

## COMMERCIAL SPACE FOR LEASE AT MARK TWAIN TOWER



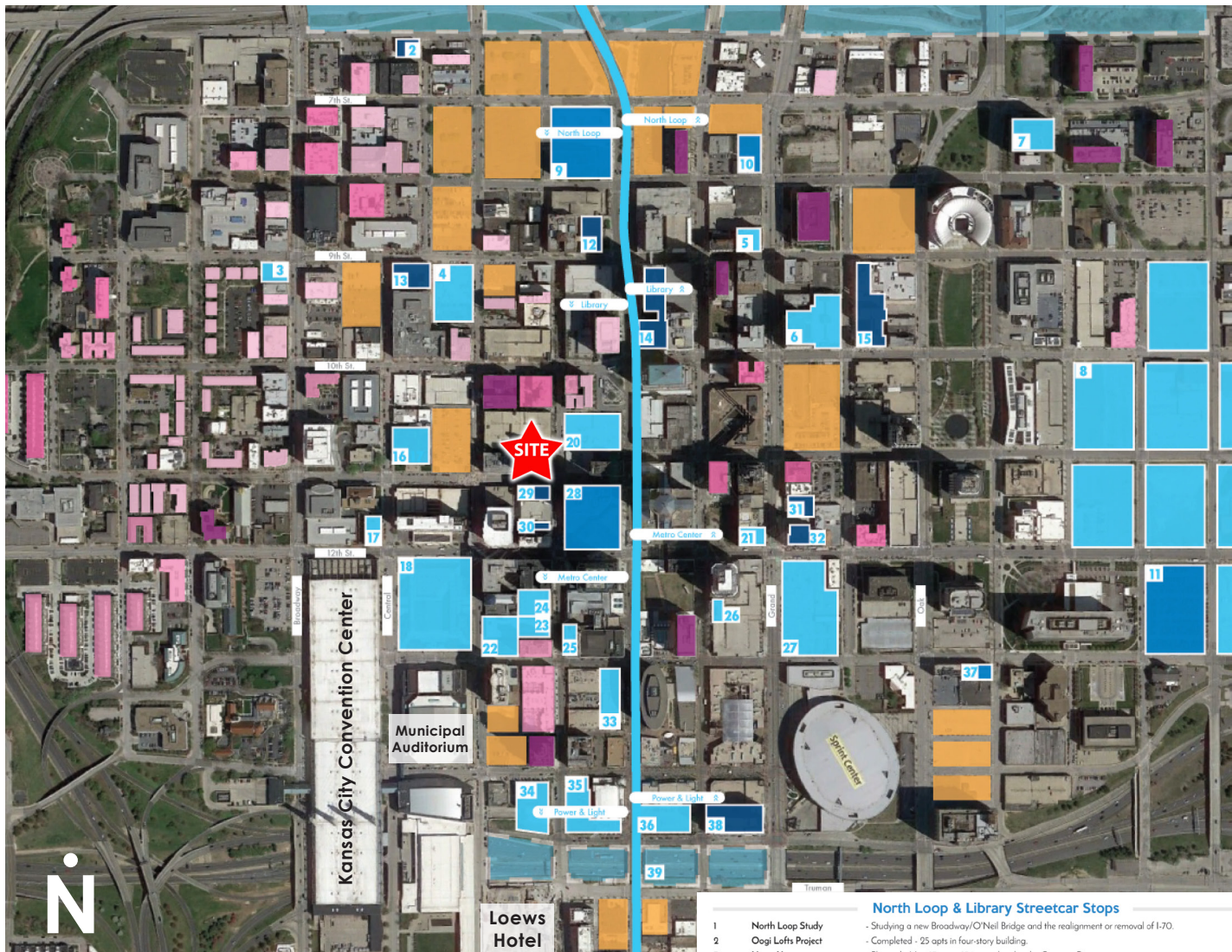
### SPACE HIGHLIGHTS

- **2,465 SF Space with Baltimore Entrance**
- **3,136 SF Space with 11th Street Entrance**
- Newly redeveloped historic building in the heart of Downtown
- Street level retail and restaurant lease opportunities
- 222 Residential Units above Retail
- One Block from Streetcar on the Evolving Baltimore Corridor

### LEASING CONTACT

**ERIN JOHNSTON**  
P (816) 701-5028  
[ejohnston@copaken-brooks.com](mailto:ejohnston@copaken-brooks.com)





The perfect location surrounded by high-density residential, office, and hotels. Just 2-3 blocks from Kansas City Convention Center and Municipal Auditorium, and 4 blocks from the new Loews Hotel and Kauffman Center for Performing Arts.

## DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
Population	15,235	85,261	232,584
Households	9,053	37,499	97,879
Avg HH Income	\$76,525	\$38,766	\$40,955

### North Loop & Library Streetcar Stops

1	North Loop Study	- Studying a new Broadway/O'Neil Bridge and the realignment or removal of I-70.	
2	Oogi Lofts Project	- Completed - 25 apts in four-story building.	\$5.7M
3	Hyatt House	- Planned - New 13-story, 156 room hotel in the Garment District.	\$36M
4	Cambria Hotel	- Planned - New construction of a 149 Room hotel.	\$28M
5	Scarritt Building	- Planned - Converting the Scarritt bldg. into 193-unit apts.	\$50M
6	Embassy Suites Hotel	- Under Construction - Old Federal Reserve Bank to become 301-room Embassy Suites.	\$100M
7	AT&T Building-Maxus Properties	- Planned - Maxus Properties to convert the AT&T bldg. into 362,000sf of office space.	\$63M
8	East Village	- Planned - Mixed use project including 400 units of new apts.	
9	Flashcube Building	- Under Construction - Office Building will be renovated into 184 apts. and 36K sf of commercial space.	\$69M
10	718 Grand Lofts	- Under Construction - Bldg. being renovated into 16 new apts.	
11	KCATA: East Village Transit Center	- Under Construction - KCATA's new transit center, 3,400 sf of office space.	\$5M
12	McCown Gordon Construction	- Completed 2019 - Renovation of three-story bldg at 850 Main St.	\$10.5M
13	21C Hotel	- Completed July 2018 - Renovation of Savoy bldg into a 120-room boutique hotel and art gallery space.	\$50M
14	Commerce on Main	- Completed - Former 30-story office bldg. is now 355 apts. & 100K sf of office space.	\$140M
15	East 9 at Pickwick Plaza Apts	- Completed - Old bus terminal is now 260 apts & 35K sf of retail.	\$65M

### Metro Center Streetcar Stop

16	Downtown YMCA	- Planned - Lyric Theatre facade retained with an addition of a full-service YMCA.	\$39M
17	Folly Theater (improvements)	- Planned - Renovations and improvements to the Folly Theater.	\$1.6M
18	Barney Allis Plaza	- Planned - City is redesigning the plaza as well as building a 400-space garage.	\$61.7M
19	Kansas City Athletic Club	- Planned - Mark Twain Tower to become a 154-unit apartment building.	\$61M
20	1034 Main Tower	- Planned - Copaken Brooks plans a new 600K sf office tower.	
21	Canopy by Hilton	- Planned - The 80K sf bldg is slated to become a new 110-room Hilton Canopy hotel.	\$30M
22	13th and Wyandotte	- Planned - New construction project from Platform Ventures set to create 70K sf of office space.	\$132.5M
23	Old Kansas City Club Bldg	- Planned - Part of Platform Ventures project. Being converted into a 144-room hotel.	\$59.5M
24	Muehlebach Building	- Planned - Being converted into 117 apts.	\$25.6M
25	Saxon at the Midland	- Planned - The Cordish Company will convert the bldg into 117 affordable apts.	
26	Jenkins Music Building	- Planned - Renovation of Jenkins Music Building into 16 apts.	\$24.3M
27	13th & Grand Office Tower	- Planned - Copaken Brooks plans to build a 500,000sf office tower.	
28	Lightwell	- UC - Somera Road is renovating City Center Square into 250,000sf of office space.	
29	Indigo Hotel & Fairfax Lofts	- Completed - Brookfield bldg. now home to 118-room hotel and 97 apartments.	\$33M
30	New Yorker Apts	- Completed 2018 - Former Hotel Bray converted into 29 affordable apts. and a Made in KC cafe.	\$14.9M
31	Ambassador Hotel	- Completed - The nine-story addition to the boutique hotel will add 70 rooms.	\$3.5M
32	The Grand Apts	- Completed - 20-story office bldg converted into 203 apts.	\$69M

### Power & Light Streetcar Stop

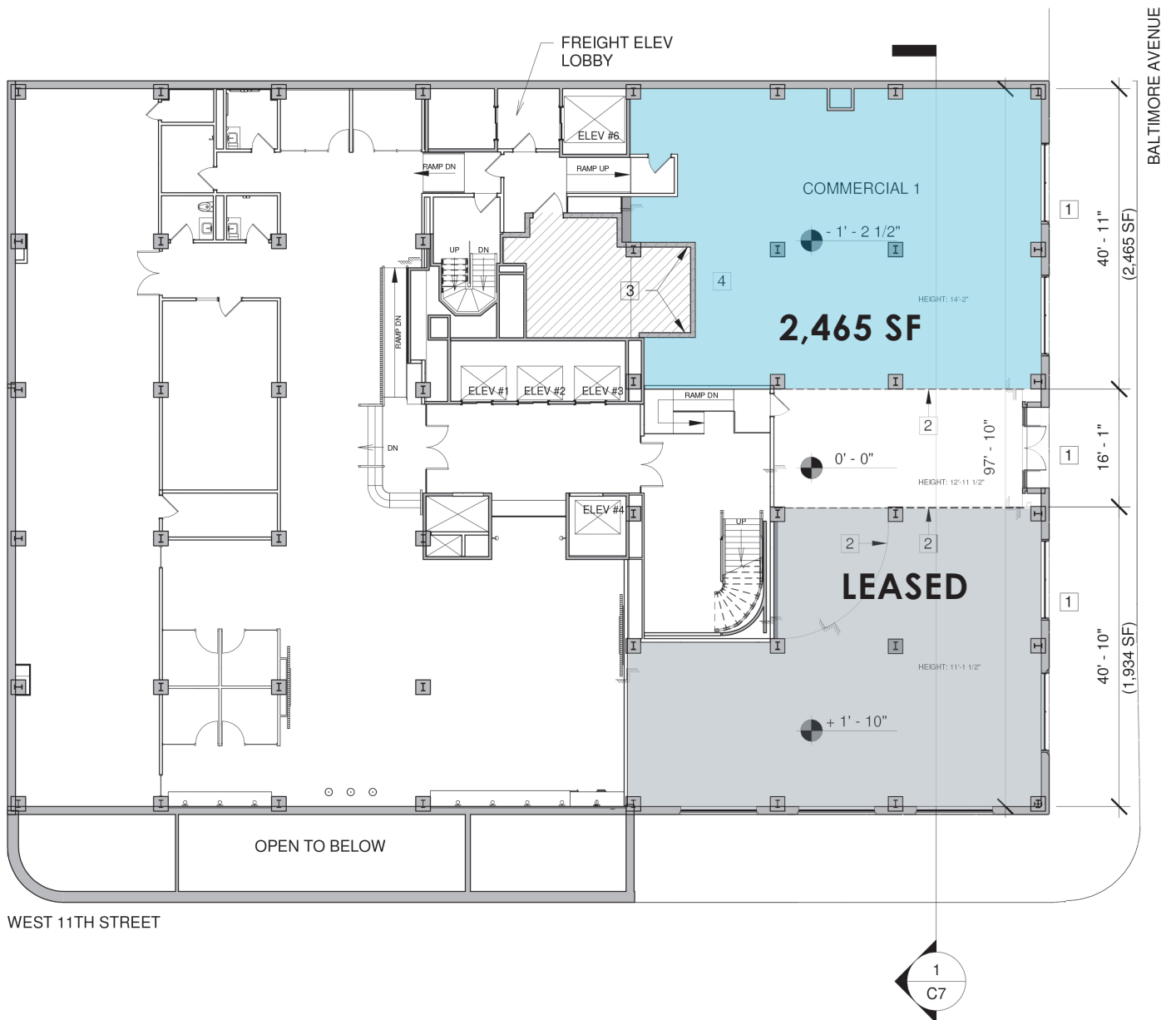
33	Sirato Office Tower	- Planned - Slated for a new 25-story/250,000sf office tower.	\$132M
34	Waddell & Reed	- Planned - Waddell & Reed's newly announced downtown headquarters.	\$140M
35	Four Light	- Planned - Cordish Co. plans to build a hotel/residential tower.	
36	Three Light	- Planned - Construction of a 300-unit condo/apart tower will begin by the end of 2018.	\$130M
37	Holiday Inn Express	- Under Construction - Interstate bldg will become a 7-story, 76-room hotel.	\$9.5M
38	Two Light	- Completed May 2018 - The 24-story, 296-unit apt.	\$120M
39	Central Downtown Park Study	- Downtown stakeholders are studying building a deck over I-670.	

### Legend

Orange Development Site Blue Planned/Under Construction/Completed Pink 1-50/51-100/101-150/150+ Housing Units

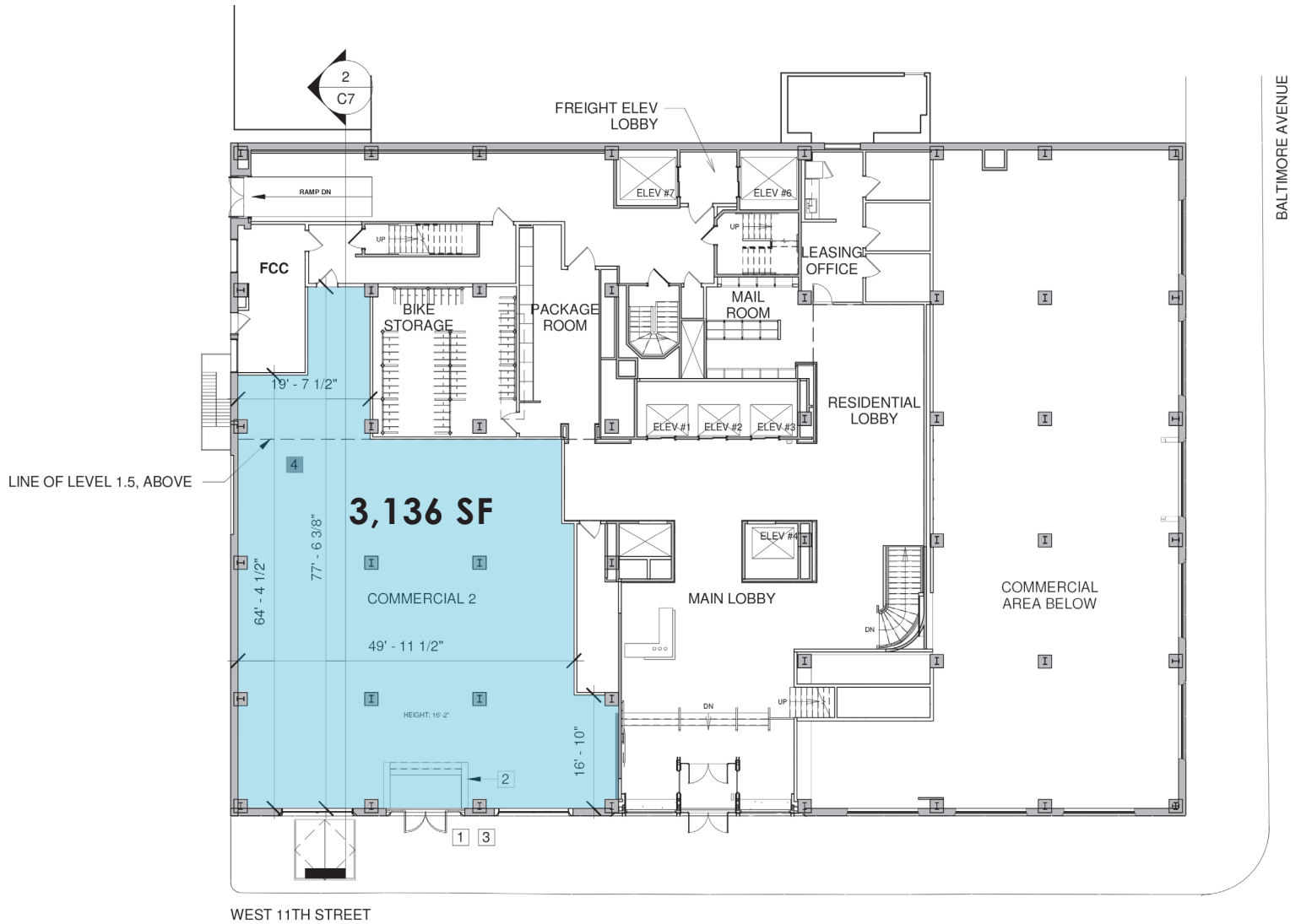
# COMMERCIAL 1

2,465 SF



## COMMERCIAL 2

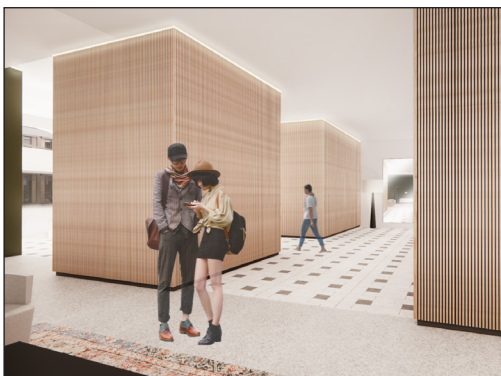
3,136 RSF



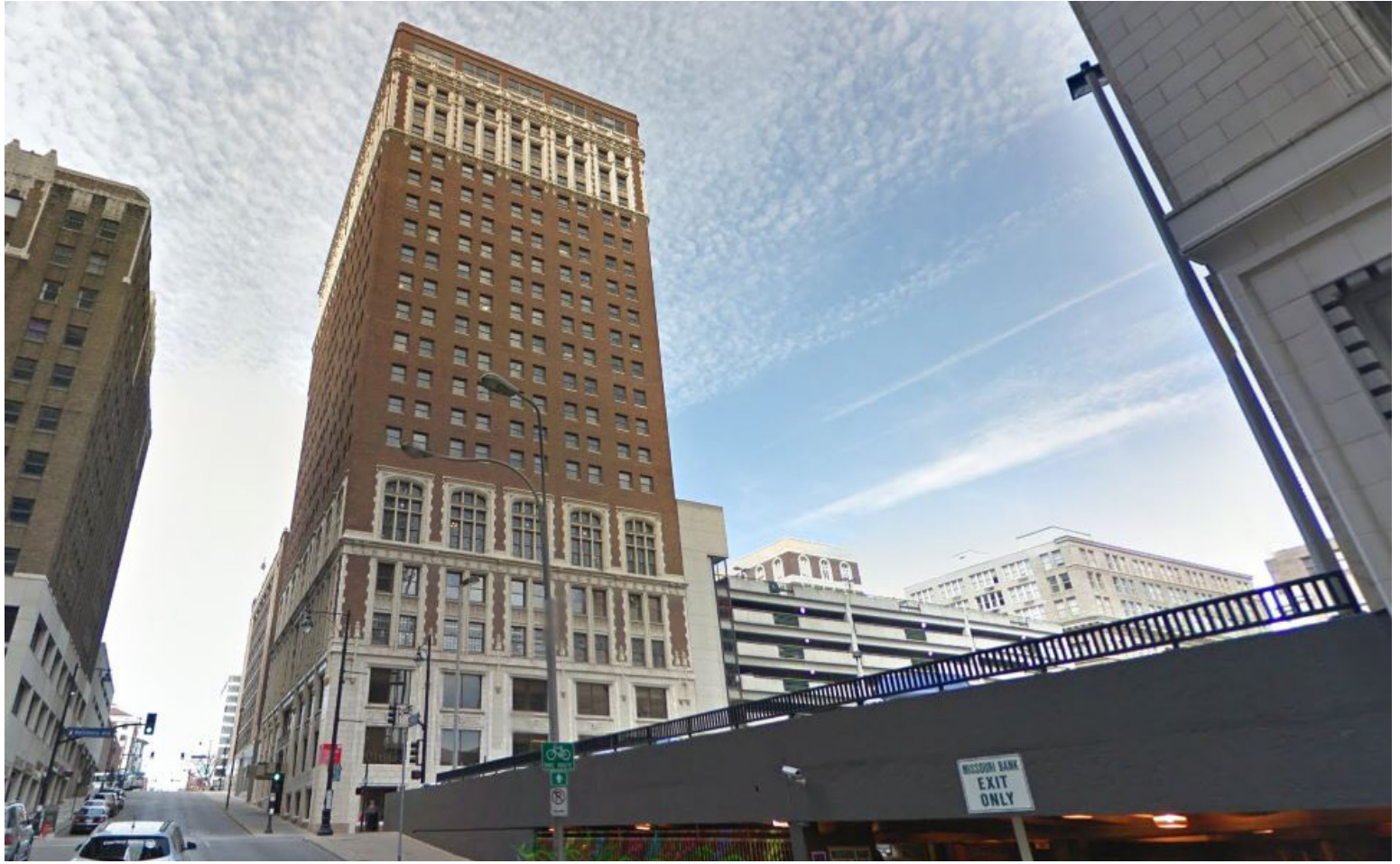


## The Mark Apartments

222 Units on 22 Stories with luxury amenities. Currently under construction with expected opening in Fall of 2022.



# COMMERCIAL SPACE FOR LEASE AT MARK TWAIN TOWER



## LEASING CONTACT

**ERIN JOHNSTON**

P (816) 701-5028

[ejohnston@copaken-brooks.com](mailto:ejohnston@copaken-brooks.com)

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.