

OFFICE SPACE FOR LEASE

710 CENTRAL

KANSAS CITY, MO

710 Central is located in the heart of Downtown Kansas City within walking distance to the Kansas City Streetcar, River Market, Power & Light District, Consentinos Grocery, and T-Mobile Center. Kansas City was selected to be a host City for the 2026 World Cup which is estimated to have a significant economic impact on Downtown Kansas City.

HIGHLIGHTS

- Creative office spaces ranging from 1,000 up to 15,000 SF
- Artistic windows with ample natural light
- Covered parking garages surrounding the property
- Elevator and ADA access
- 3 Blocks from KC Street Car



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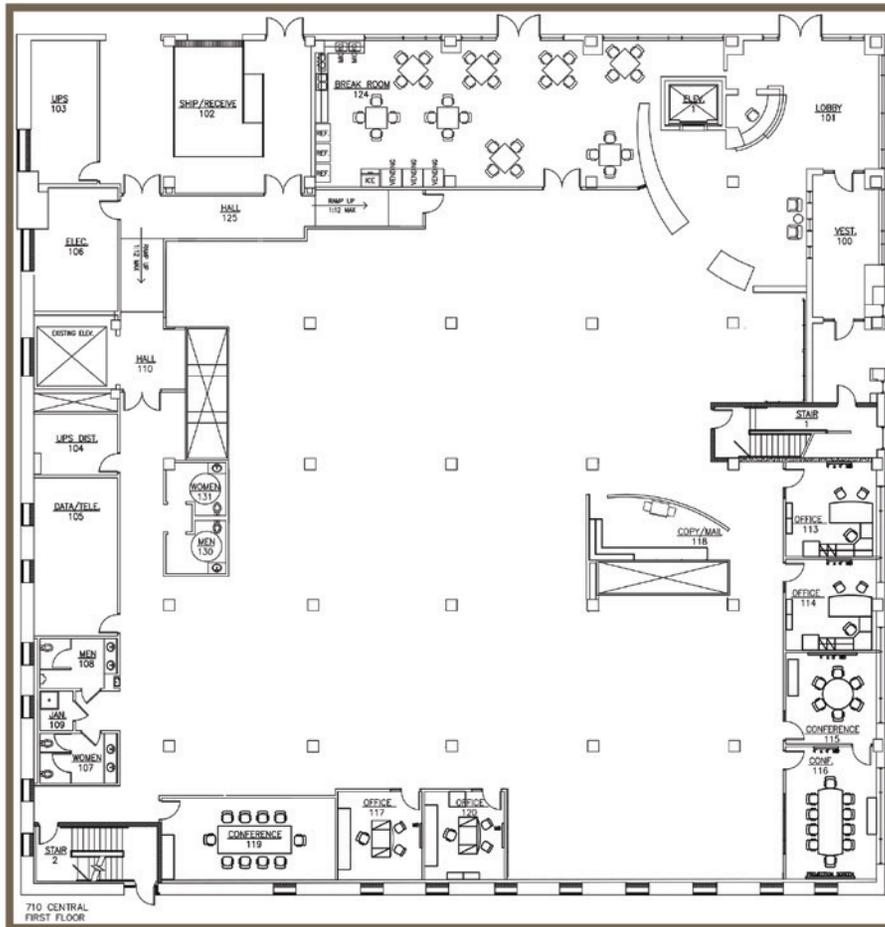


OFFICE SPACE, DOWNTOWN KC

710 Central Street | Kansas City, MO 64105

FIRST FLOOR

- 2,500 SF - 15,000 SF office space, *divisible*
- ADA access, shipping docks & drive-ins
- Building receptionist, common area breakroom exterior terrace



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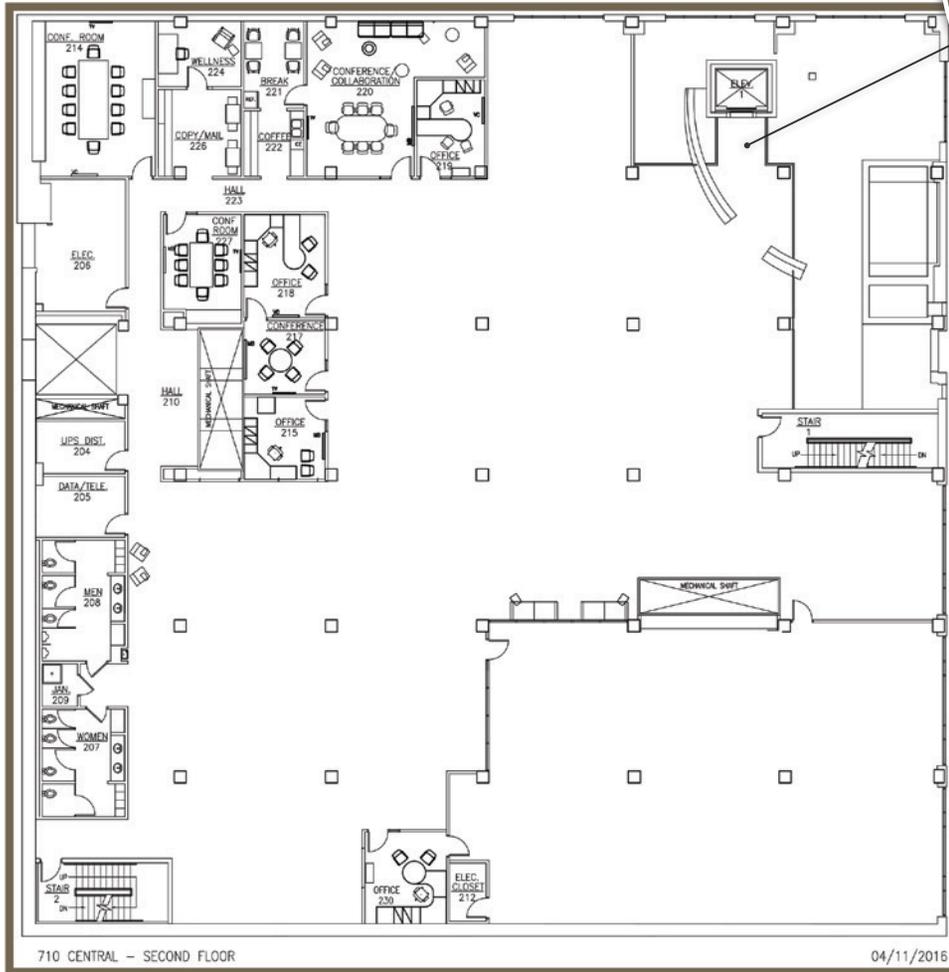


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SECOND FLOOR

- 2,500 SF - 15,000 SF office space, **divisible**
- ADA access, break rooms, common areas and waiting areas included



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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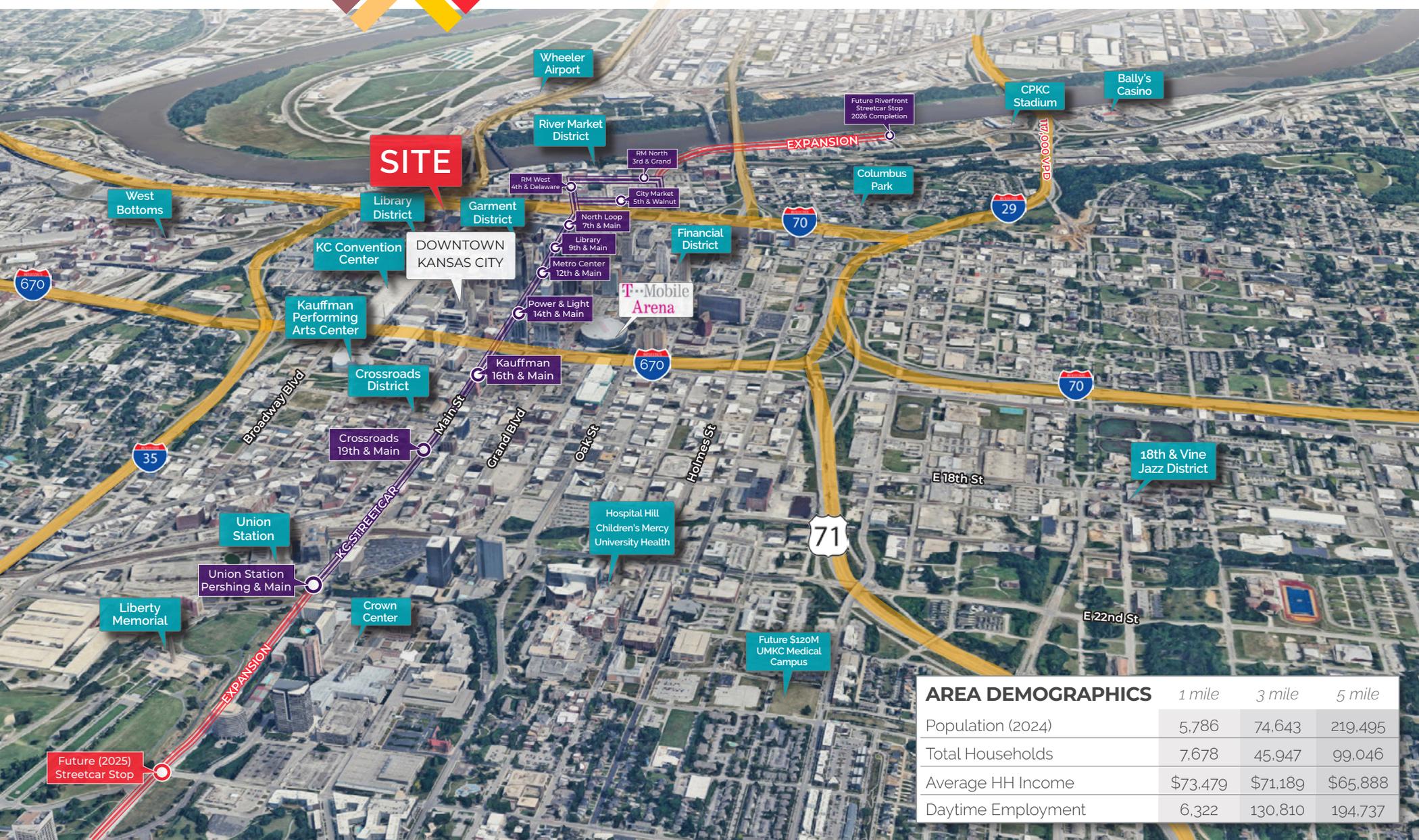
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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Population (2024)	5,786	74,643	219,495
Total Households	7,678	45,947	99,046
Average HH Income	\$73,479	\$71,189	\$65,888
Daytime Employment	6,322	130,810	194,737

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