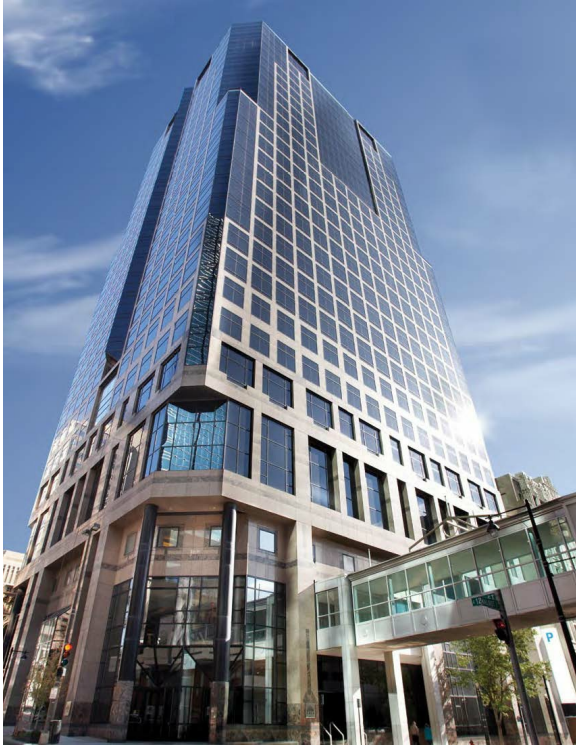


## 1201 Walnut Building

1201 Walnut St | Kansas City, MO | US | Jackson County

Available SF: 70,867 | Lease Rate: \$23.5 | Lease Terms: Gross Full Service



### Property and Area Description

Located in the heart of the Kansas City central business district and steps away from the Sprint Center and Power & Light District. This Class A 29 story office tower is constructed on air right above the Town Pavilion parking garage. Major tenants include Stinson Morrison Hecker, Grant Thornton, BKD and the Veterans Administration. Professional environment. Efficient floor plates. Access to state-of-the-art conference center. Redundant electrical power. Generous parking ratio in attached parking garage. Located on the bus line. Connected by sky-walk to six city blocks.

### Population



**709,480**

10 Mile Radius

**1,727,358**

20 Mile Radius

**2,092,387**

30 Mile Radius

Source: ESRI®, 2024

### Households



**305,655**

10 Mile Radius

**708,689**

20 Mile Radius

**842,153**

30 Mile Radius

Source: ESRI®, 2024

### Transportation

**Nearest Highway:** U.S. 71 (1 mi.)

**Nearest Interstate:** I-670 (0.3 mi.)

**Ingress/Egress Notes:** Property is accessible via Walnut St between 12th and 13th St.

**Nearest Airport:** Charles B. Wheeler Downtown Airport (MKC) (2 mi.)

**Nearest Commercial Airport:** Kansas City International (MCI) (20.7 mi.)

**Distance to Mass Transit:** 0.1

**Rail Served:** No

**Rail Served By:** Other

**Rail Infrastructure in Place:** Unknown

### Utilities

**Electric:** Evergy - John Engelmann

**Natural Gas:** Spire - Theresa Garza, Economic Development Project Manager

**Water:** City of Kansas City - Travis Kiefer

**Sewer:** City of Kansas City - Travis Kiefer

Building Type:	Office
Available SF:	70,867
Total SF:	480,886
Number of Stories:	29
Expandable:	No
Zoning:	Office
Site Size:	0.49 Acres
Year Built:	1991
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Metal or Steel
Lease Rate:	\$23.5
Lease Terms:	Gross Full Service
Last Updated:	Nov 25, 2020

## Economic Development Contact

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### Y

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