



# For Sale Centennial Building

210 W 10th St. | Kansas City, MO 64105

**For sale ±228,616 SF Downtown creative office building or adaptive re-use opportunity**

Jones Lang LaSalle Americas, Inc., a licensed real estate brokerage



# Property Details

**BUILDING NAME:** The Centennial Building

**ADDRESS:** 210 W 10th Street  
Kansas City, MO 64105

**COUNTY:** Jackson

**YEAR BUILT:** 1950

**BUILDING TYPE:** Creative office with potential conversion to multifamily or hospitality use

**SITE AREA** 1.32 Acres

**BUILDING AREA:** 228,616 SF

**CONSTRUCTION:** Masonry

**PARKING:** 4 Levels of Covered Parking: 340-625 spaces\*  
910 Central Lot (offered separately): 113 stalls\*  
Poindexter Garage (offered separately): 995 spaces

**ZONING:** DC-15



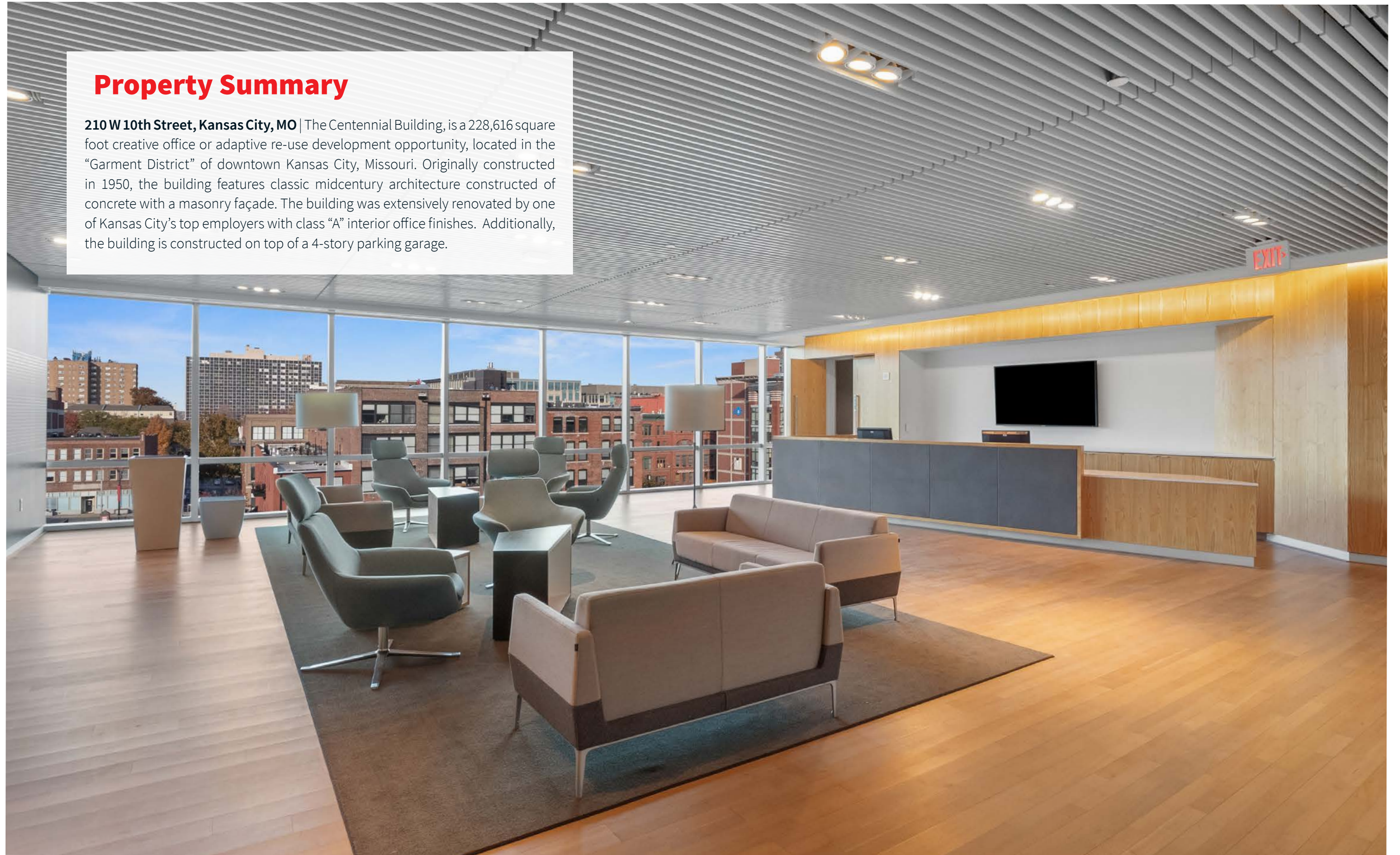
\*The 910 Central Lot is separately available for sale as supplemental parking for the Centennial Building, pricing TBD. The lot is not separately available as a development site.

\*Valet parking has previously been utilized to increase parking count from 340 spaces to 625 spaces



## Property Summary

**210 W 10th Street, Kansas City, MO** | The Centennial Building, is a 228,616 square foot creative office or adaptive re-use development opportunity, located in the “Garment District” of downtown Kansas City, Missouri. Originally constructed in 1950, the building features classic midcentury architecture constructed of concrete with a masonry façade. The building was extensively renovated by one of Kansas City’s top employers with class “A” interior office finishes. Additionally, the building is constructed on top of a 4-story parking garage.



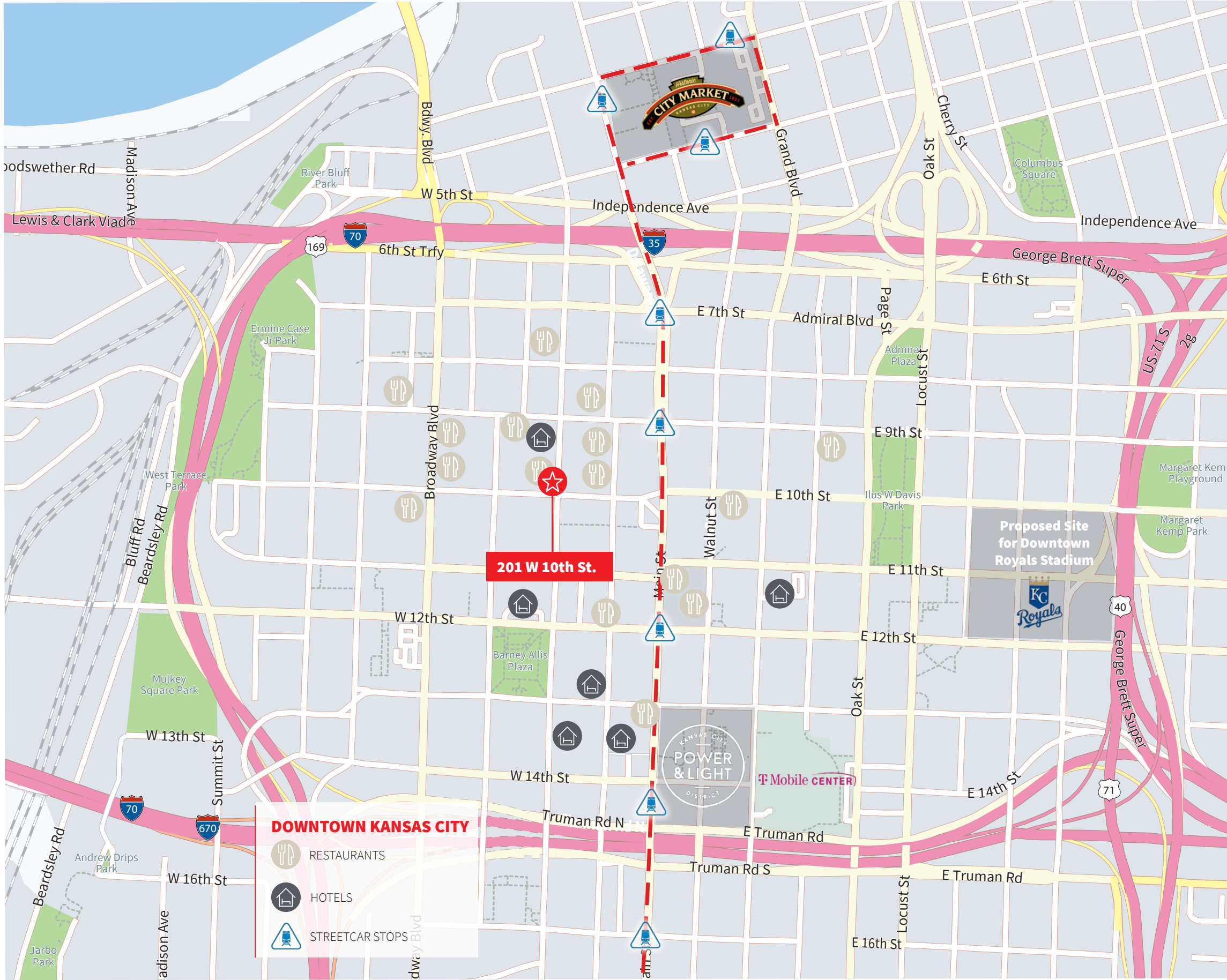






# Location

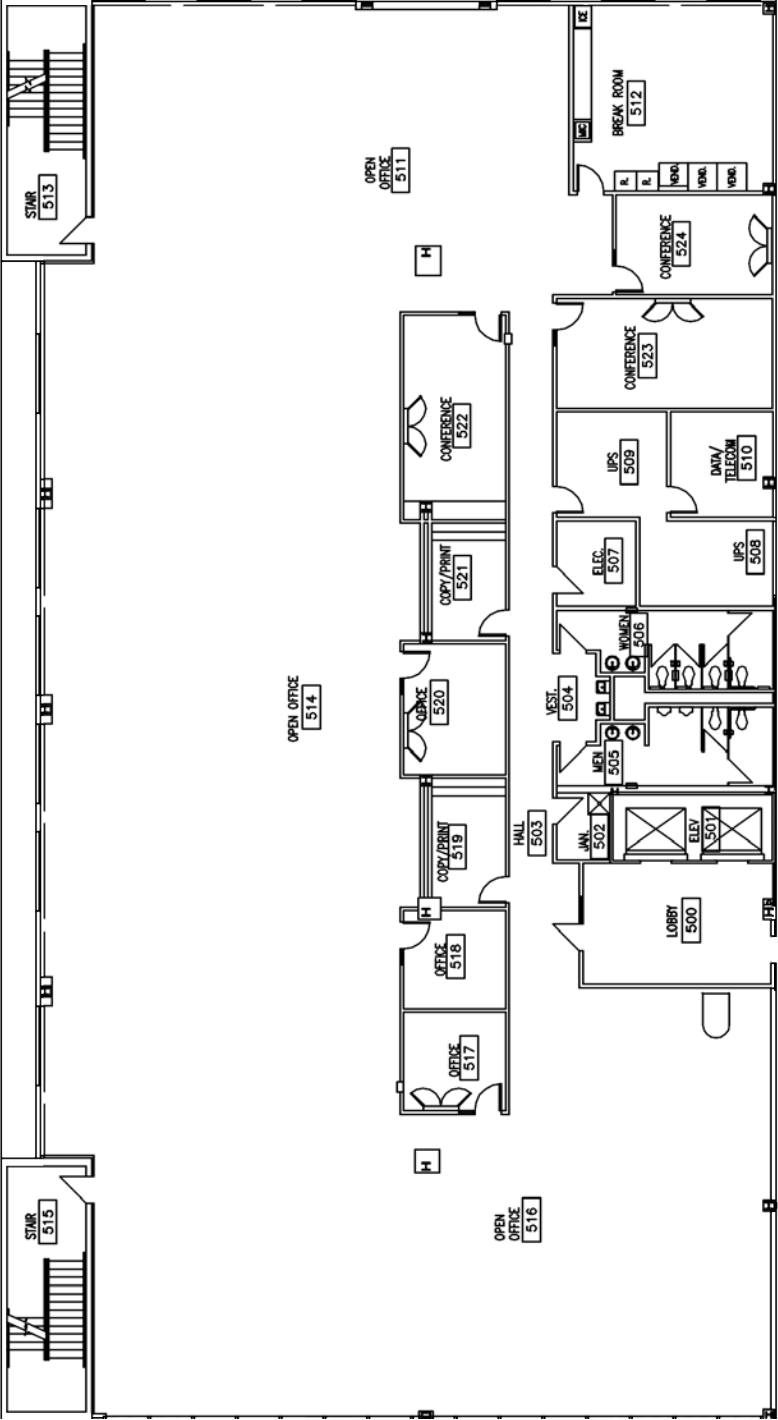
The Kansas City Garment District is located in downtown Kansas City, Missouri to the east of Quality Hill, across Broadway Boulevard. In the 1930s, several large clothing manufacturers clustered here, making Kansas City's garment district second only to New York City's in size. Its old industrial buildings have since been redeveloped into loft apartments, offices, and restaurants. Henry Perry, father of Kansas City-style barbecue, got his start in 1908 from a stand in an alley in the neighborhood.



# Representative Floorplans



Floors 5-8 South End  
+/-42,500 SF



Floors 5-8 North End  
+/-13,500 SF



## Potential Development Concepts



# RESIDENTIAL



## DEVELOPMENT SUMMARY

**REDUCED FLOOR PLATE: 48,110 GSF**  
**EXISTING FLOOR PLATE: 56,670 GSF**  
**TOTAL REDUCTION: 8,560 SF**

UNIT MIX	AV. SF	# OF UNITS / FLOOR
(S) STUDIO	450-500 SF	3
(M1) MICRO 1 BD	590-830 SF	23
(1) ONE BEDROOM	670-930 SF	19
(2) TWO BEDROOM	1,090-1,170 SF	3

48 UNITS

\*NEW MECHANICAL SYSTEM ASSUMED



# HOSPITALITY

## LEGEND

☐ HOTEL SUITE

REDUCED FLOOR PLATE: 48,110 GSF  
EXISTING FLOOR PLATE: 56,670 GSF  
TOTAL REDUCTION: 8,560 SF

TYPICAL SUITES	AV. SF	# OF UNITS / FLOOR
	406-1,056 SF (REF PLAN)	58 UNITS





## Why Buy?



Beautiful midcentury exterior design with class “A” office interior finishes



Ability to control an entire city block/meaningful development scale



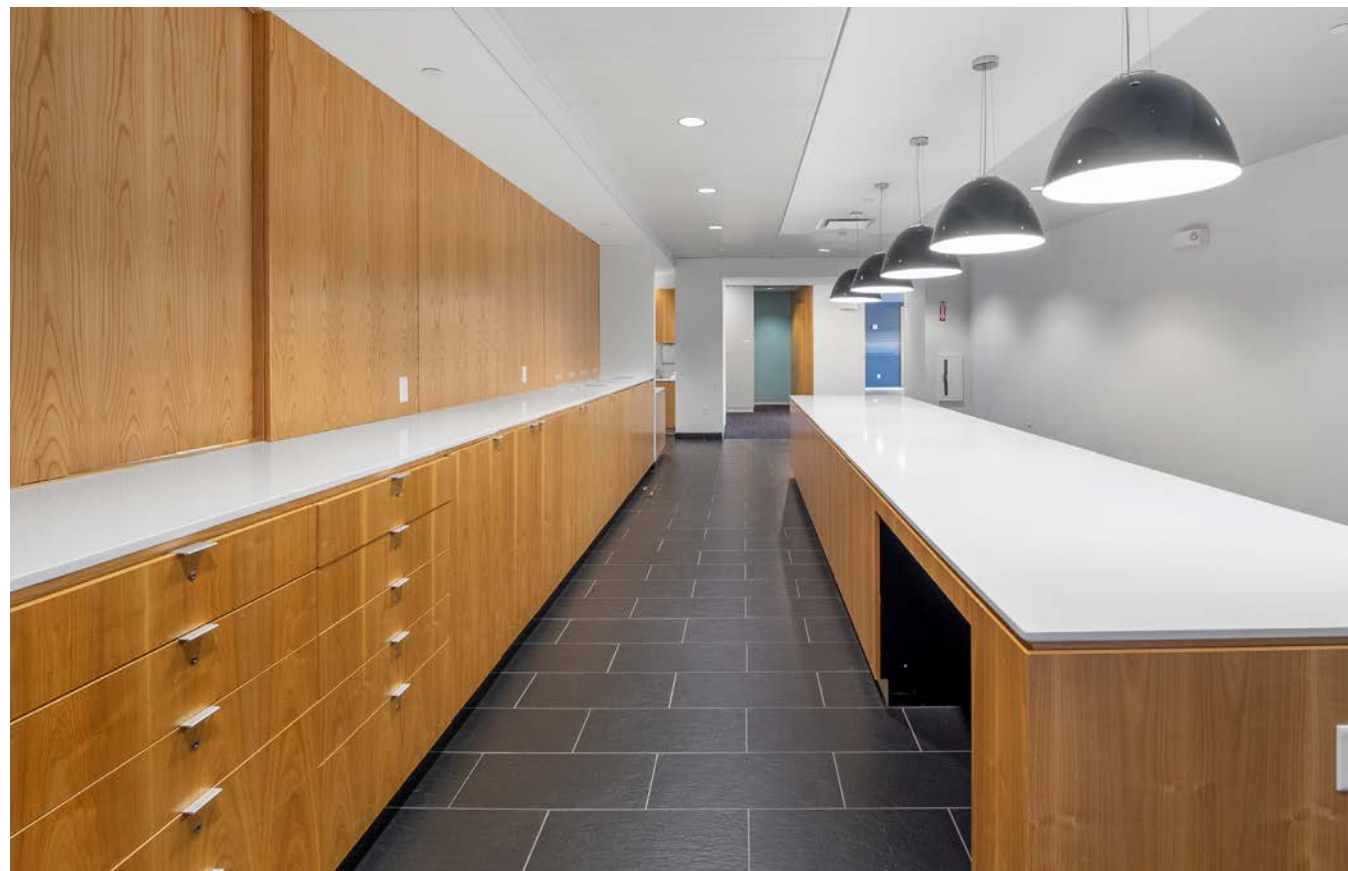
Opportunity to convert use or mix uses with hospitality and/or multifamily development



4-story garage under building



Offered significantly below replacement cost







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