

# the Pershing Buildings

Over 550,000 SF of office space

Availability ranging up to 250,000 SF

\$22.50/SF Full-Service

A CITY WITHIN A CITY  
in the heart of Kansas City

2400-2480 Pershing Road x Kansas City, MO 64108





Attract the best talent by offering a vibrant urban experience with all the conveniences of a corporate office park.

- Walking distance to Union Station and the Streetcar stop
- Minutes from Crossroads Arts District, Power & Light District, and River Market
- Enjoy some of the best local breweries, restaurants, and shopping downtown
- Complex offer two hotels, attractions, live theater, seasonal ice-skating rink, entertainment pavilion, 40 shops, restaurants & exhibits, outdoor events & festivals
- 4/1000 covered parking
- Rooftop Deck
- Coffee Shop
- Tenant Conference Room
- Fitness Center
- Madrigal's Elite Detailing  
a first-rate car wash and auto detailing service
- 24/7 Garage Security



## Downtown Kansas City Demographics

### Job Density <per acre>

- 0.02 - 26.3
- 26.3 - 52.58
- 52.58 - 78.86
- 77.86 - 105.14

Source: Downtown Council of Kansas City



31,664

Population Estimate

Source: EMSI



18,514

Residential Units



44,185

Daytime Workers



34

Median Age



\$614.59

Avg. Annual Spending on  
Entertainment & Recreation

## Completed Investment in Downtown KC <in last 20 years>\*

\$413

RETAIL

\$1,087

ARTS & CULTURE

\$536

INFRASTRUCTURE & TRANSIT

\$777

HEALTH & EDUCATION

\$1,020

HOSPITALITY

\$1,665

OFFICE

\$2,609

RESIDENTIAL

\* millions of dollars





# the Pershing Buildings

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