

PREMIER HEADQUARTERS SITE



SITE HIGHLIGHTS

- **Two proposed building concepts ranging from 320,000 SF - 525,000 SF**
- Enclosed Parking
- First-Floor Retail
- Ideal for build-to-suit and corporate headquarters location
- Prominent Signage Visibility
- Located in the heart of bustling downtown Kansas City with walkability to Kansas City Power and Light District, restaurants, Bus Station, and the KC Streetcar.

PROPERTY CONTACTS

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DYNAMIC CONCEPT

- **320,000 SF Building**
- 10 Stories
- 50,000 SF Retail
- 1,300 Below-grade parking spaces
- TIF Approved



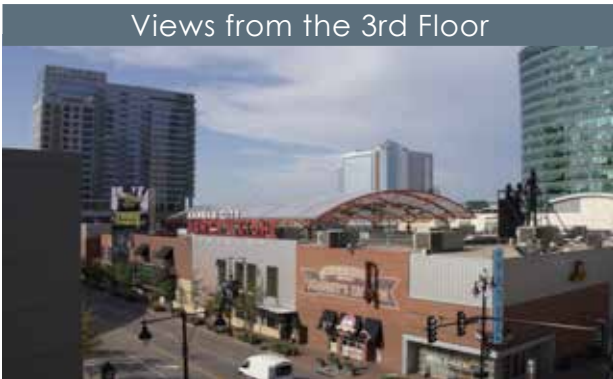
TWIST CONCEPT

- **525,000 SF**
- 25 Stories
- 21,000 SF Floor Plates
- Enclosed Parking
- First-floor Retail
- Ideal build-to-suit and corporate headquarters location



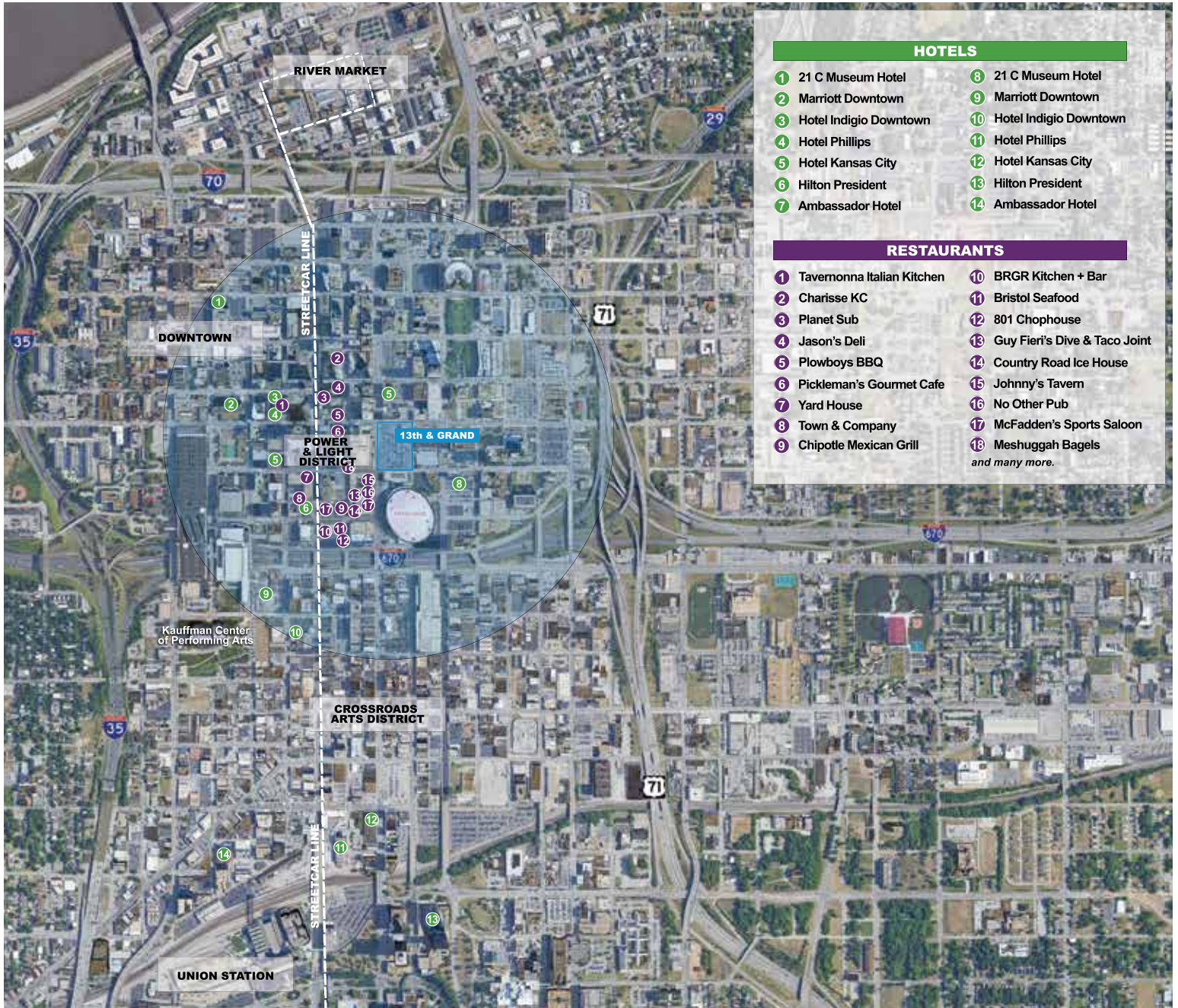


Views from the 3rd Floor



Views from the 10th Floor





HOTELS

- | | |
|--------------------------|---------------------------|
| 1 21 C Museum Hotel | 8 21 C Museum Hotel |
| 2 Marriott Downtown | 9 Marriott Downtown |
| 3 Hotel Indigio Downtown | 10 Hotel Indigio Downtown |
| 4 Hotel Phillips | 11 Hotel Phillips |
| 5 Hotel Kansas City | 12 Hotel Kansas City |
| 6 Hilton President | 13 Hilton President |
| 7 Ambassador Hotel | 14 Ambassador Hotel |

RESTAURANTS

- | | |
|------------------------------|----------------------------------|
| 1 Tavernonna Italian Kitchen | 10 BRGR Kitchen + Bar |
| 2 Charisse KC | 11 Bristol Seafood |
| 3 Planet Sub | 12 801 Chophouse |
| 4 Jason's Deli | 13 Guy Fieri's Dive & Taco Joint |
| 5 Plowboys BBQ | 14 Country Road Ice House |
| 6 Pickleman's Gourmet Cafe | 15 Johnny's Tavern |
| 7 Yard House | 16 No Other Pub |
| 8 Town & Company | 17 McFadden's Sports Saloon |
| 9 Chipotle Mexican Grill | 18 Meshuggah Bagels |
- and many more.

DOWNTOWN KANSAS CITY BY THE NUMBERS

- | | |
|---|---|
| 34 Percentage of Kansas City jobs concentrated in downtown | 9 Billion Dollars invested in completed developments (or those under construction) in downtown |
| 110,615 Number of wage and salaried workers | 281 Eat and drink locations from international flavor to unrivaled craft beer breweries |
| 26.5 Million SF of commercial office space | 3400 Hotel rooms offered in over 20 hotels |
| 8+ Million Number of annual streetcar riders | 43 Residential complexes including apartments and lofts offered in the Downtown District |
| 50 Percentage of the 31,000 people living Downtown between the ages of 20-34 | |

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LEASING CONTACT

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