

The Core of Connection

THE Union

2555 GRAND BLVD • KANSAS CITY, MO

CBRE

THE
RMR
GROUP



WHERE Convenience & Connectivity INTERSECT

Welcome to The Union, a premier office opportunity located in the heart of Kansas City. Just steps away from the building, you'll find an eclectic mix of retail, dining, hotel and entertainment options to enjoy on and off the clock. With a flurry of nearby amenities, historical landmarks and convenient access to major transportation routes, The Union is an ideal destination for any tenant.

● National WWI
Museum &
Memorial

● Liberty
Memorial
Park

● Union
Station

● Downtown
Kansas City

● Crown
Center
Shops

● Crown
Center
Square

● Building
Parking
Garage

CLASS A ASSET

595,600 TOTAL SF

183,555 SF AVAILABLE

**26,497 SF AVERAGE
FLOOR PLATE**

**BUILDING SIGNAGE
OPPORTUNITY AVAILABLE**



GRAND Location. ELEVATED Amenity Experience.

In addition to the amenity rich offerings just steps away from its doors, The Union is designed with tenant comfort in mind, featuring a range of on-site amenities for all its tenants to experience.

CLIMATE CONTROLLED WALKWAY

NEWEST OFFICE TOWER IN
CROWN CENTER

EFFICIENT FLOOR PLATE DESIGN

SECURED, COVERED HIGH RATIO PARKING:
4/1,000 PARKING RATIO

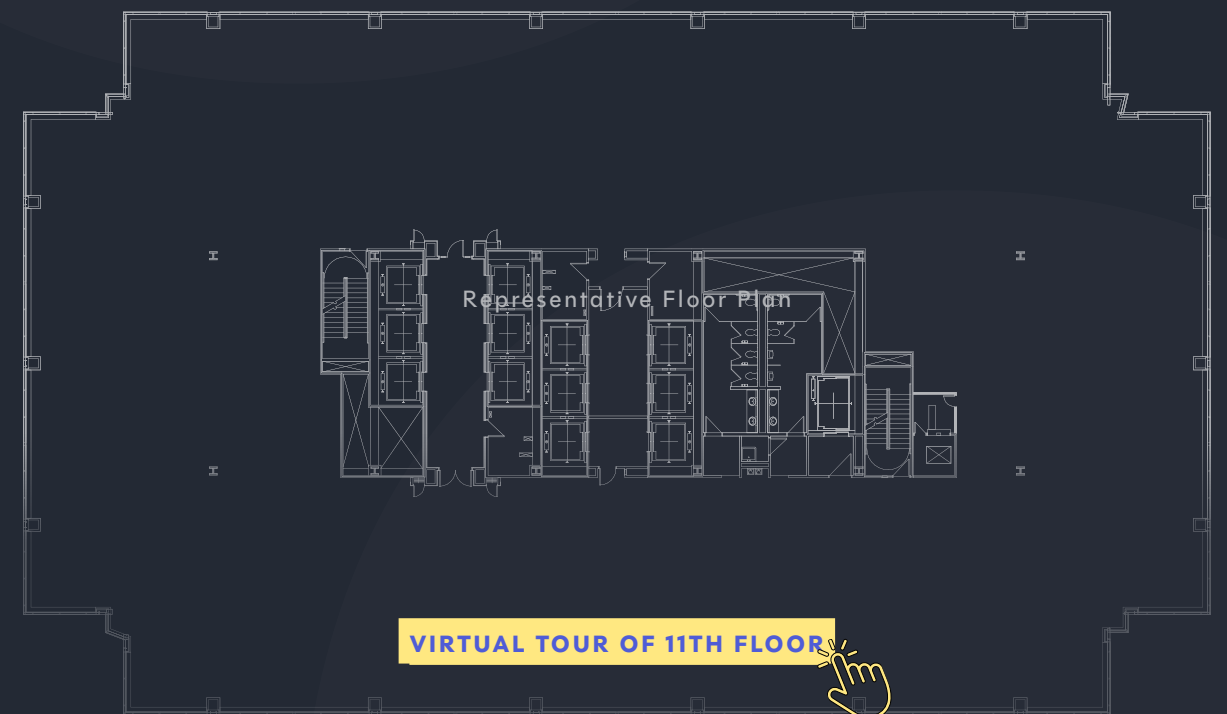
STREETCAR LINE PROXIMITY

HIGHLY AMENITIZED ENVIRONMENT:
UNION STATION, CROWN CENTER
& UNION HILL

ON-SITE SECURITY

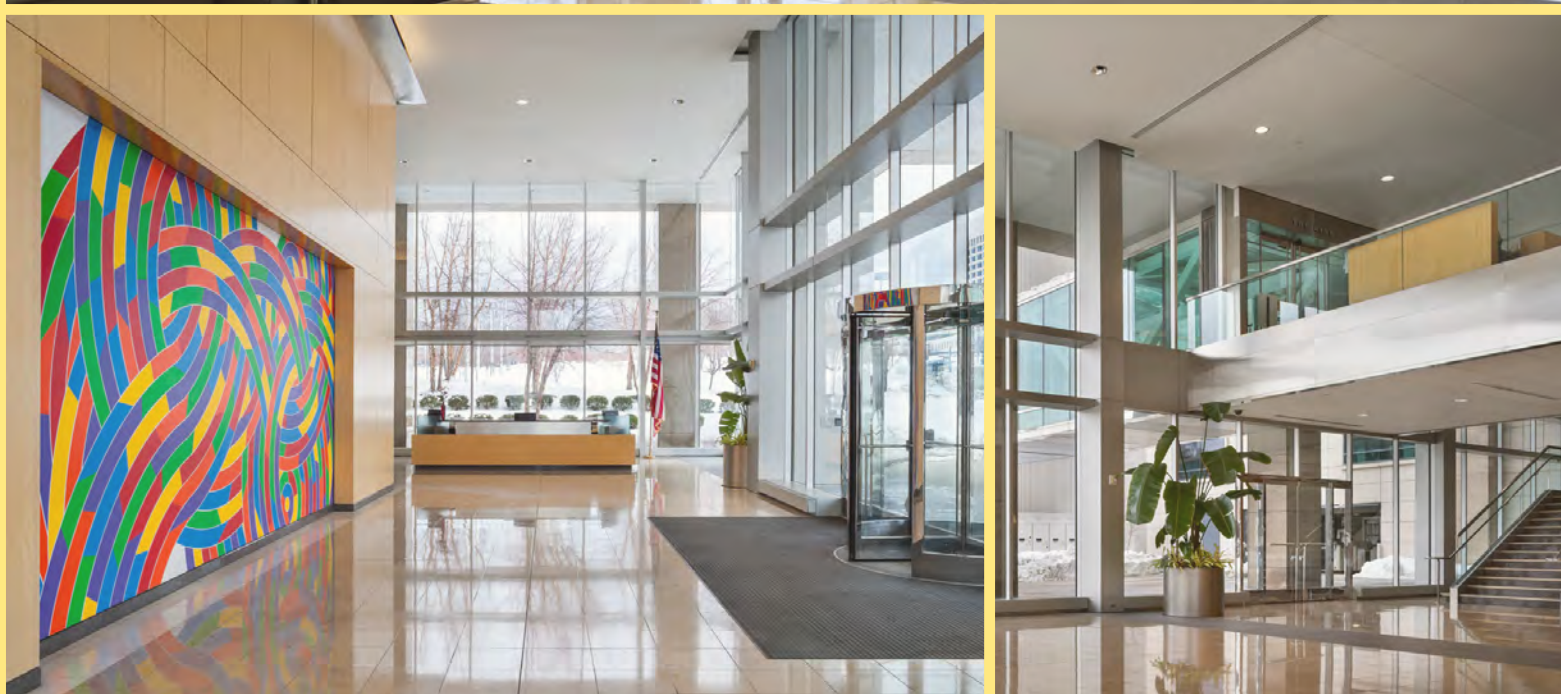
DIRECT ACCESS TO THE
LINK SKYWAY SYSTEM

CLOSE PROXIMITY TO
MAJOR HWY I-35 AND RTE 71



FLEXIBLE Floor Plate Options

With **26,497 SF** average floor plates accompanied by large block contiguous options that are nearly column free, The Union offers flexible, spacious floor plate configurations that can be customized to suit the specific needs of any tenant.



62 Amenities

THE LINK JOINS TOGETHER 62 AMENITIES WITHIN A COVERED

INTERCONNECTED SKYWALK INCLUDING:

2

Hotels
(1,444 rooms)

21

Restaurants

21

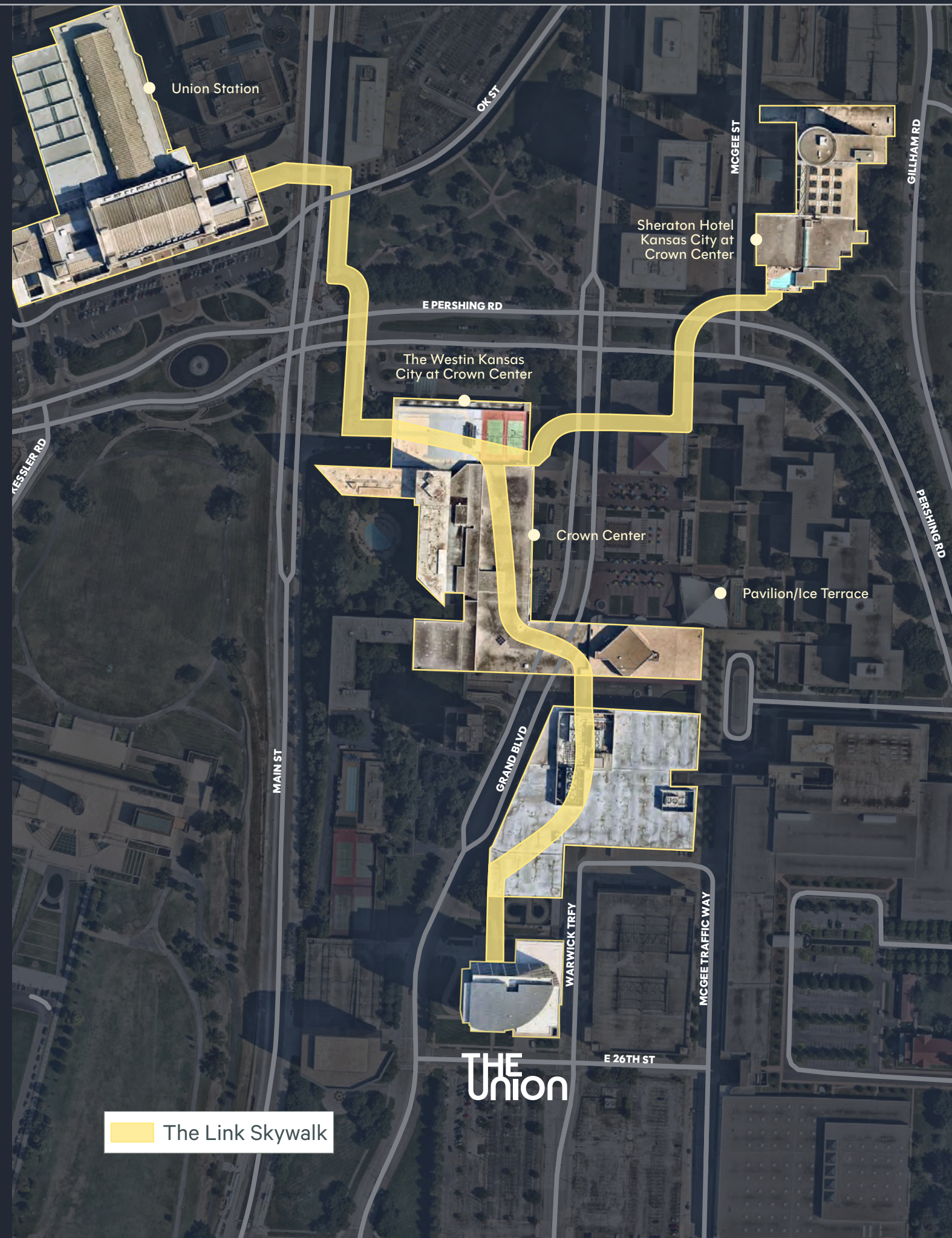
Retail

1

Fitness Centers

17

Entertainment Venues



Wake Up
ICON at Galleria
2705 McGee

Streetcar to Workout
F45
Crossroads KC

Get Coffee
Café Corazón
Crossroads KC

Streetcar to Work
The Union
2555 Grand

Get Lunch
Burnt Ends BBQ
Crown Center

Ride Streetcar
Downtown Meeting

2:00 PM



BIG City Experience All Within Walking **DISTANCE**

Unlock a world of convenience at The Union! Step into a vibrant community where work, play, and relaxation blend seamlessly together. From effortless commutes to gourmet eats, entertainment hotspots and retail havens, there are endless opportunities available within arm's reach. Make the most of your day with a dynamic mix of activities, amenities, and experiences that elevate your workday.



Retire for the Day
ICON at Galleria
2705 McGee

Baseball Game
KC Royals
Location TBD

Drinks & Dinner
Pierpoint
Union Station

Pick Up New Suit
Halls

Client Meeting
The Westin
Crown Center

Work
The Union
2555 Grand

10:30 PM

7:00 PM

5:30 PM

5:00 PM

4:00 PM

3:45 PM



Multifaceted METRO

The Kansas City metro boasts a diverse population of approximately 2.5 million residents, making it one of the largest cities in the Midwest. Some of Kansas City's most notable attractions like The National World War I Museum, Crown Center and Liberty Memorial are located just a short walk from The Union.

The city also pulls from a rich talent pool, bolstered by several prominent universities, including the University of Missouri-Kansas City (UMKC) and The University of Kansas, which produce a steady stream of graduates in diverse economic fields. The unemployment rate for Kansas City stands at 3.6%, lower than the national average of 4.1%. This vibrant educational ecosystem positions the metro as an attractive hub for employers seeking skilled professionals to drive innovation and growth.

WITHIN 5 MILES OF THE UNION

252,000
People

14,150
Businesses

129,000
Housing Units

258,600
Employees

\$84,700
Average Household Income

37.6%
Bachelor's Degree or Higher

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