

lightwell

A HOME FOR THE CREATIVE CLASS

AREA

REAL ESTATE ADVISORS





30 STORY CLASS A BUILDING IN THE HEART OF DOWNTOWN

104,000 SF OF CONTIGUOUS AVAILABILITY

BUILDING SIGNAGE OPPORTUNITIES ON THE TOWER AND AT THE STREET LEVEL

LOCATED ON THE STREET CAR LINE, WITH STOP AT THE FRONT DOOR

1,150 MONTHLY PARKING STALLS AVAILABLE WITHIN 2 BLOCKS

OVER THE TOP AMENITY SET:

STRANG CHEF COLLECTIVE

MADE IN KANSAS CITY

FITNESS CENTER & CLASSES

ART GALLERY & EVENT SPACE

60 PERSON MULTI-PURPOSE CENTER

“THE VAULT” PRIVATE CONFERENCE ROOM

EXECUTIVE CONFERENCE ROOM

TENANT LOUNGE

HOSPITALITY LOBBY

BUILDING AMENITIES:



FEATURE STAIRCASE AND LIGHTWELL



THE VAULT CONFERENCE ROOM



TENANT LOUNGE



TENANT LOUNGE



lightwell



50 PERSON CONFERENCE CENTER

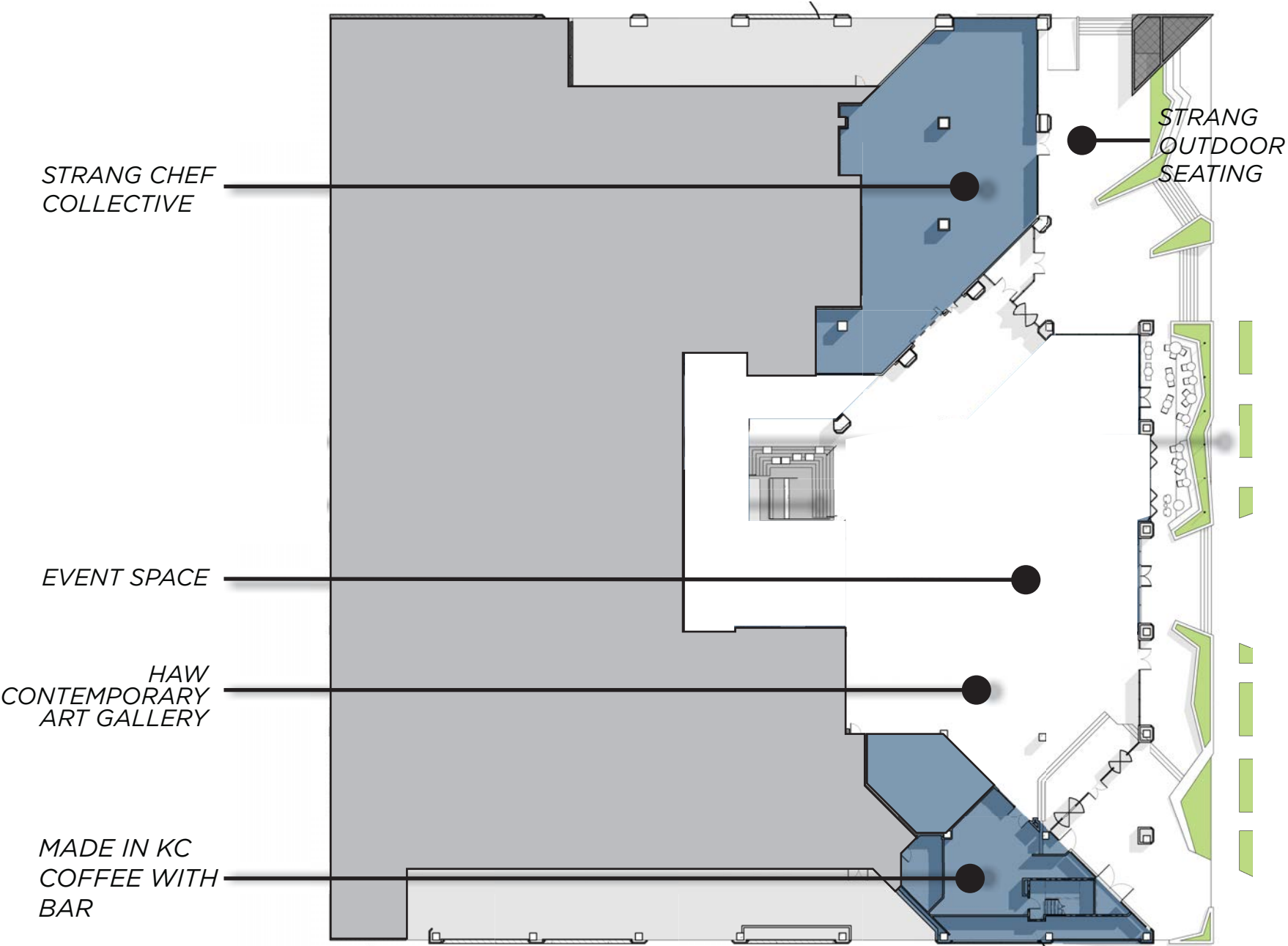
AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

FIRST FLOOR AMENITIES:



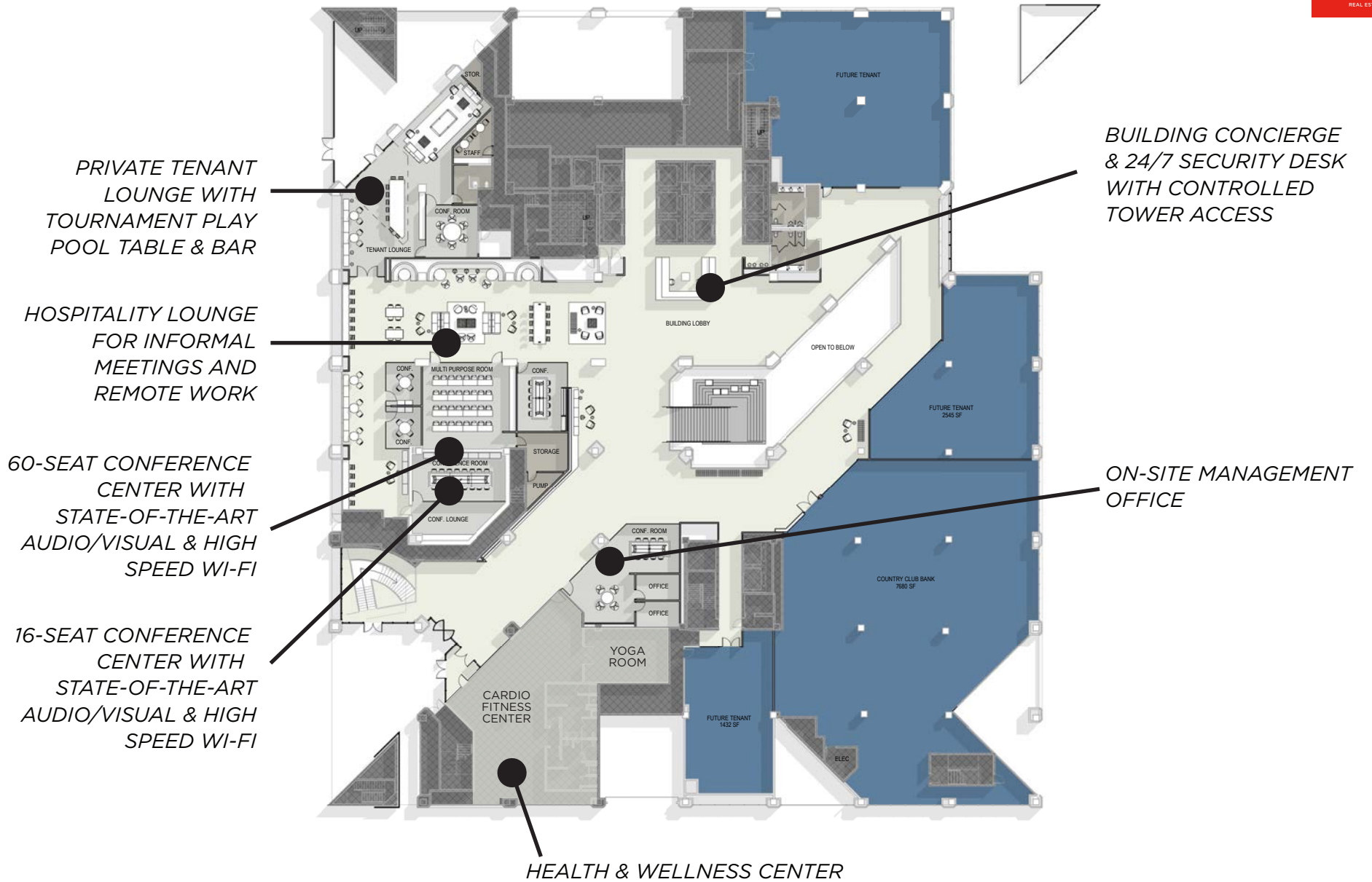
AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

SECOND FLOOR AMENITIES:



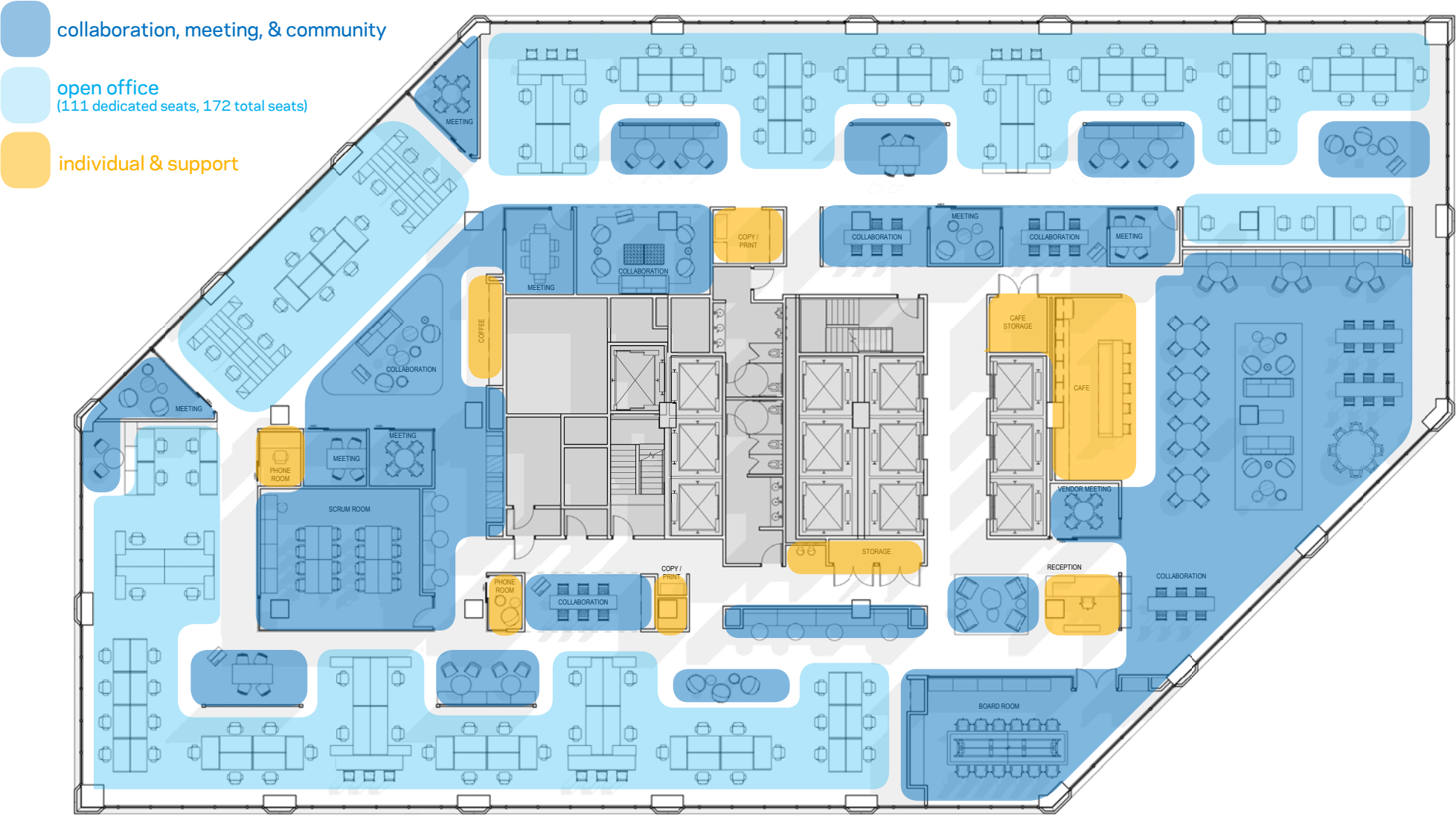
AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

FULL FLOOR CONCEPTUAL PLAN:



AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112
P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

THE ULTIMATE ENVIRONMENT TO SUPPORT COMPANY CULTURE:

ATTRACT AND RETAIN TALENT



OUTSIDE ENVIRONMENT

- > BEST-IN-CLASS BARS, RESTAURANTS AND ENTERTAINMENT
- > AT THE BUSIEST STREETCAR STOP CONNECTING RIVER MARKET TO CROWN CENTER...SOON THE COUNTRY CLUB PLAZA
- > WALKING DISTANCE TO OVER 12,000 RESIDENTIAL UNITS
- > OVER 2,000 HOTEL ROOMS WITHIN 4 BLOCKS
- > ADJACENT ROOFTOP PARK AND GROCERY

INSIDE ENVIRONMENT

- > STATE-OF-THE-ART CONFERENCE CENTER
- > TENANT LOUNGE WITH TOURNAMENT PLAY POOL TABLES
- > CARDIO FITNESS AND YOGA FACILITY
- > HOTEL-STYLE LOBBY WITH SOFT SEATING AND PRIVATE MEETING AREAS
- > CONTEMPORARY ART, LIVING WALL AND ABUNDANT NATURAL LIGHT
- > MADE IN KC, FEATURING COFFEE, FOOD, BEVERAGES AND BAR SERVICE
- > EVENT SPACE

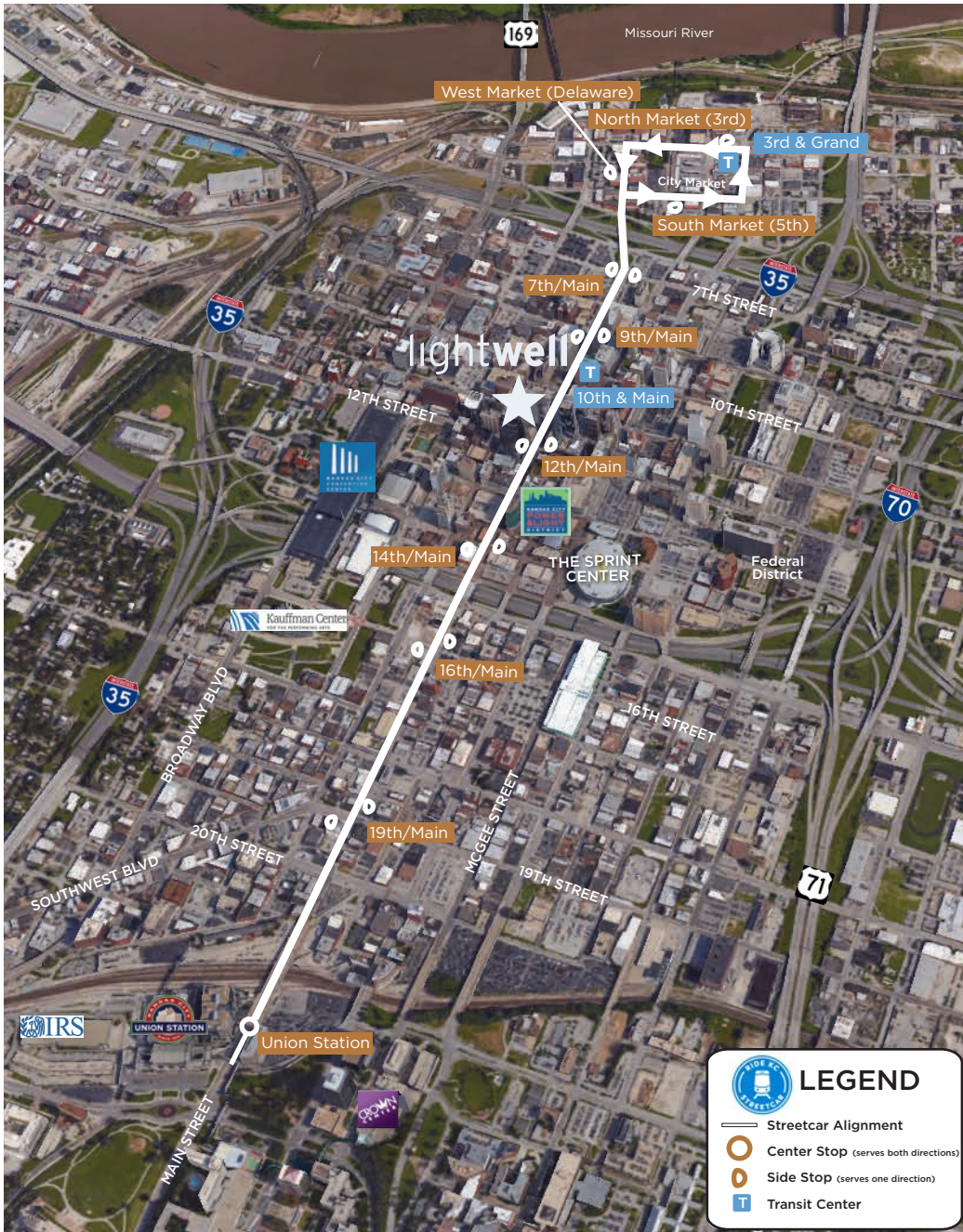
AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

CENTER OF THE CITY:



KC STREETCAR:

- > 43% OF RIDERS ARE TAKING THE STREETCAR TO WORK
- > MAIN STREET STOP AT THE BUILDING'S FRONT DOOR
- > EASY & CONVENIENT CONNECTION TO THE RIVER MARKET & CROSSROADS
- > 8 MILLION RIDES TO DATE
- > AVERAGE DAILY RIDERSHIP OF 5,794 PEOPLE
- > \$1.8 BILLION HAS BEEN INVESTED WITHIN THE STREETCAR BOUNDARY SINCE 2012
- > 3.5 MILE MAIN STREET EXTENSION PROJECT UNDERWAY, CONNECTING DOWNTOWN TO THE PLAZA

AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

DOWNTOWN KANSAS CITY:



AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

lightwell

1100 MAIN STREET
DOWNTOWN KANSAS CITY
lightwellkc.com

AREA
REAL ESTATE ADVISORS

LEASING INFORMATION:

TIM SCHAFFER

D 816.876.2535

E TSCHAFFER@OPENAREA.COM

SEAN CRAVEN

D 816.777.2838

E SCRAVEN@OPENAREA.COM

AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.