

HARZFELD'S

RENTAL



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TOWN PAVILION REIMAGINED

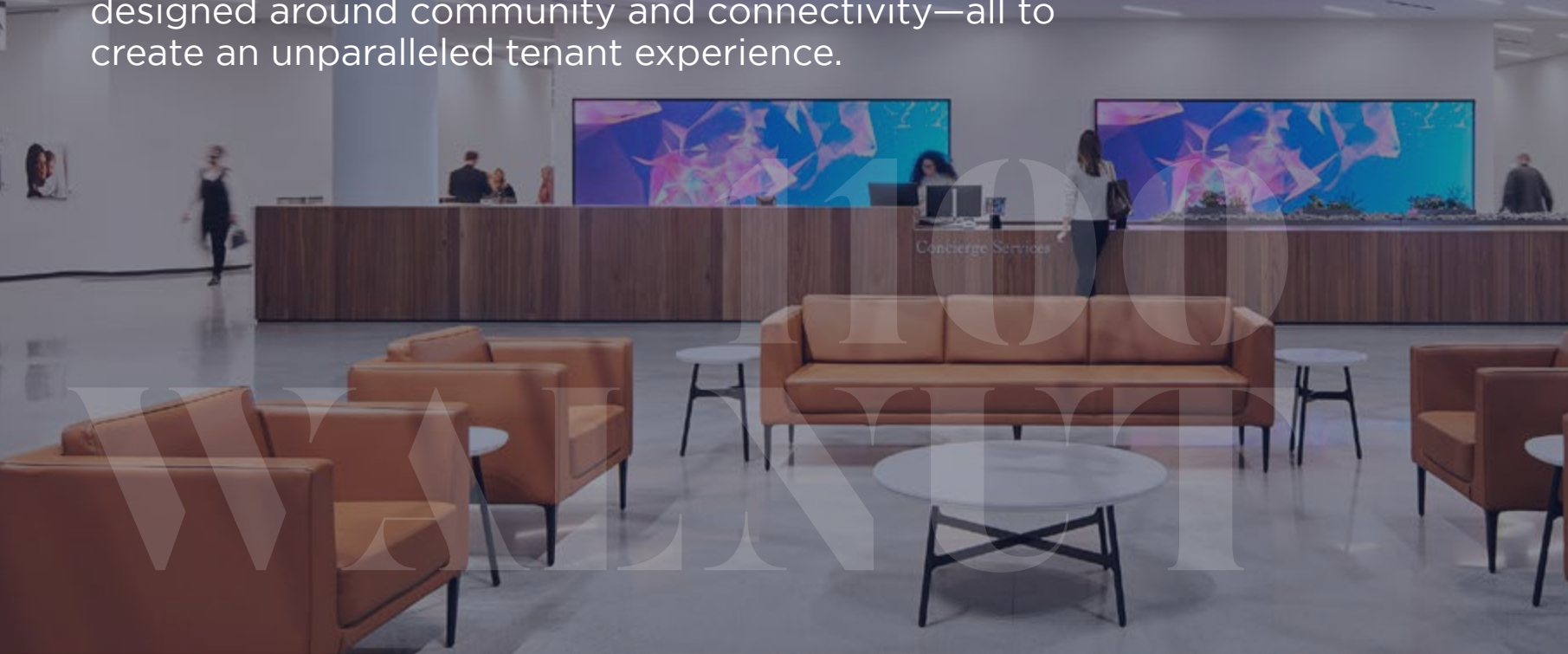
A NEW CLASS OF OFFICE

Located in the heart of a bustling downtown Kansas City, Harzfeld's is connected to the historic Town Pavilion which is being redefined as a high-end modernized oasis designed around community and connectivity—all to create an unparalleled tenant experience.

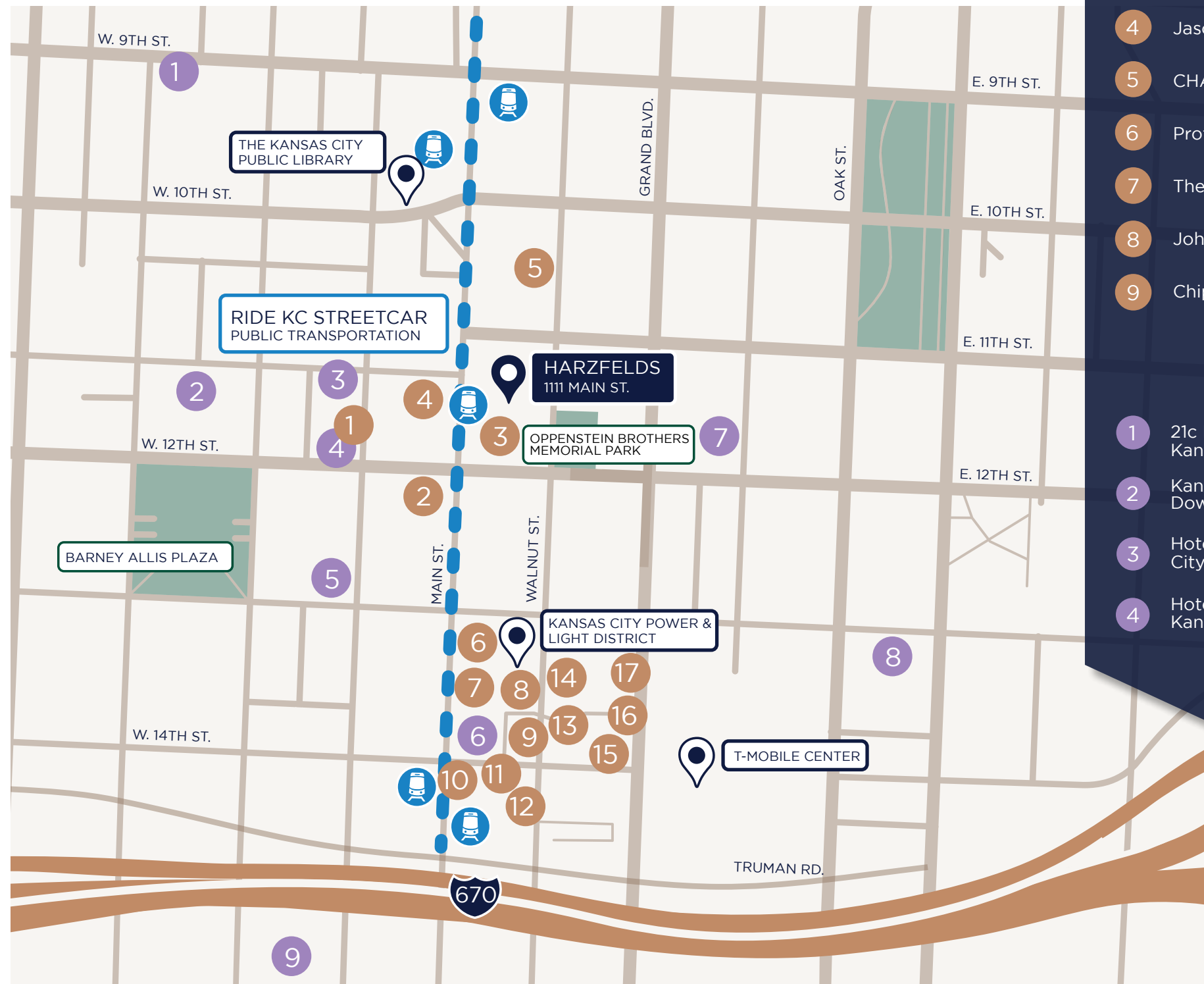
After undergoing an art-focused upgrade in 2021, the new improvements drastically transform the building. In addition to the aesthetic improvements and new finishes – which incorporate exposed concrete, bright white walls, and natural wood tones – additional features include:

- Lobby with bank, coffee shop, shipping center, and convenience store
- Concierge/security desk in Rotunda
- Polished concrete flooring
- Interior aluminum storefronts
- Wood/metal switchback chairs
- Updated elevator lobby banks
- Featured wall element
- Video walls and innovative displays
- Improved sound system

KANSAS CITY'S 1st
Kansas City's first
multi-tenant downtown
building with a security
turnstile visitor
management system



A VIBRANT DOWNTOWN ADDRESS



LEGEND

RESTAURANTS

- | | |
|------------------------------|--|
| 1 Tavernonna Italian Kitchen | 10 BRGR Kitchen + Bar |
| 2 Yard House | 11 Bristol Seafood |
| 3 Planet Sub | 12 801 Chophouse |
| 4 Jason's Deli | 13 County Road Ice House |
| 5 CHARISSE KC | 14 Guy Fieri's Dive & Taco Joint |
| 6 Protein House | 15 The Dubliner |
| 7 The Drunken Fish | 16 No Other Pub
<i>By Sporting KC</i> |
| 8 Johnny's Tavern | 17 McFadden's Sports Saloon |
| 9 Chipotle Mexican Grill | <i>and much more.</i> |

HOTELS

- | | |
|--------------------------------------|--|
| 1 21c Museum Hotel Kansas City | 5 Hotel Kansas City |
| 2 Kansas City Marriott Downtown | 6 Hilton President Kansas City |
| 3 Hotel Indigio Kansas City Downtown | 7 Ambassador Hotel Kansas City |
| 4 Hotel Phillips Kansas City | 8 Holiday Inn Express Kansas City Downtown |
| 9 Loews Kansas City Hotel | |

URBAN LIVING

Thousands of new, character-rich lofts line the re-energized streets of downtown. Accessible, affordable and walkable, the variety of living options along with a downtown grocery and a variety of retail and dining offerings make working and living downtown an attainable reality for those seeking the urban lifestyle.

TRANSPORTATION

A Ride KC streetcar stop is just outside the front doors of Harzfeld's currently serving from the River Market to Crown Center with future extensions underway. The building is also conveniently located near multiple mass transit lines making access easy and affordable.

ENTERTAINMENT

Harzfeld's is just steps away from the Power and Light District, downtown's premier entertainment district as well as the T-Mobile Center, recognized in the Top 5 of America's busiest arenas and a Top 15 worldwide venue. Downtown Kansas City is the prime location for dining, live music and nightlife.





NUTS & BOLTS

OFFICE TOWER	10 Floors 51,720 rentable square feet
FLOOR SIZES	5,000 rentable square-foot floor plates
OPERATING EXPENSES	Base year
SERVICES	Janitorial service five nights per week, heating and air conditioning and utilities for general office use and maintenance is included in the rental rate.
SECURITY	Uniformed security personnel on-site 24/7 and on-site, controlled camera network
CARD ACCESS	Card access system controls building access after hours
UTILITIES	<ul style="list-style-type: none">• All electric, 5 watts/sq.ft. capacity for lights, heat and power• 3 primary power feeds from three separate substations provide redundant electrical power
HVAC	Variable air volume HVAC system controlled by a computerized Energy Management System with multiple zones per floor; each floor may be dampered for after-hours use.
ELEVATOR	3 elevators
CEILING HEIGHT	9' ceiling with slim line grid and acoustic ceiling tiles
FIRE & LIFE SAFETY	Fully sprinklered building with all fire and life safety systems monitored 24 hours a day
PARKING	Up to three (3) spaces per 1,000 square feet available for tenants' use at current market rates. Parking garages and surface lots are controlled by Harzfeld's ownership.
ACCESSIBILITY	A unique system of covered, climate-controlled walkways connects Harzfeld's with the parking garages and nearby buildings
LOADING DOCK	Located on Level A of Town Pavilion with access off Walnut Street for semi-trucks and city delivery vans

TENANT EXPERIENCE



The Harzfeld's tenants enjoy a wide variety of amenities throughout the building and beyond. In the connected Town Pavilion lobby, tenants have access to an area expert available providing a variety of services. Throughout the year tenants are invited to enjoy building wide events featuring monthly vendors and various tenant appreciation events. Amenities of the buildings expand beyond its walls as tenants will experience convenient parking and elevated walkways for easy urban downtown travel.



ON-SITE PROPERTY MANAGEMENT

Provides hands-on knowledge of the building in a timely manner.



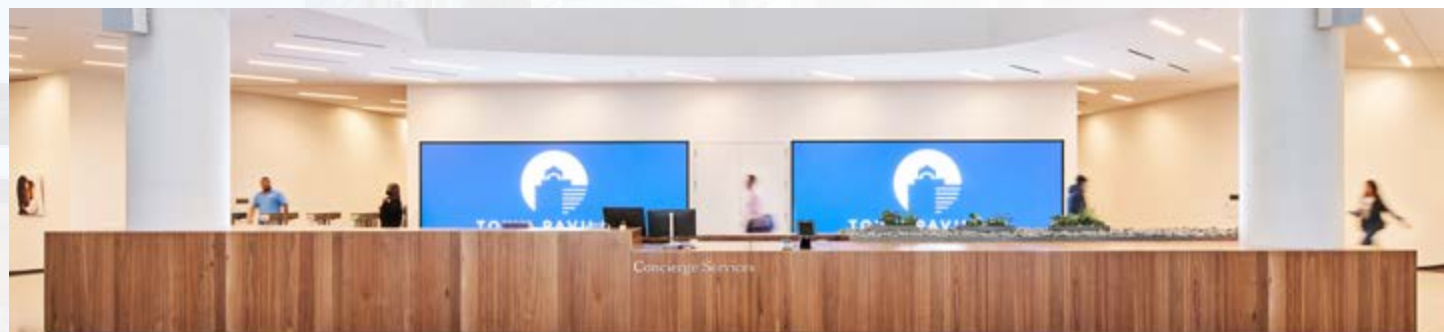
TENANT RELATIONS

Assists in tenant events, building activities and more.



RECYCLING

Building recycling of paper, glass, metal and plastic.



ACCESSIBILITY

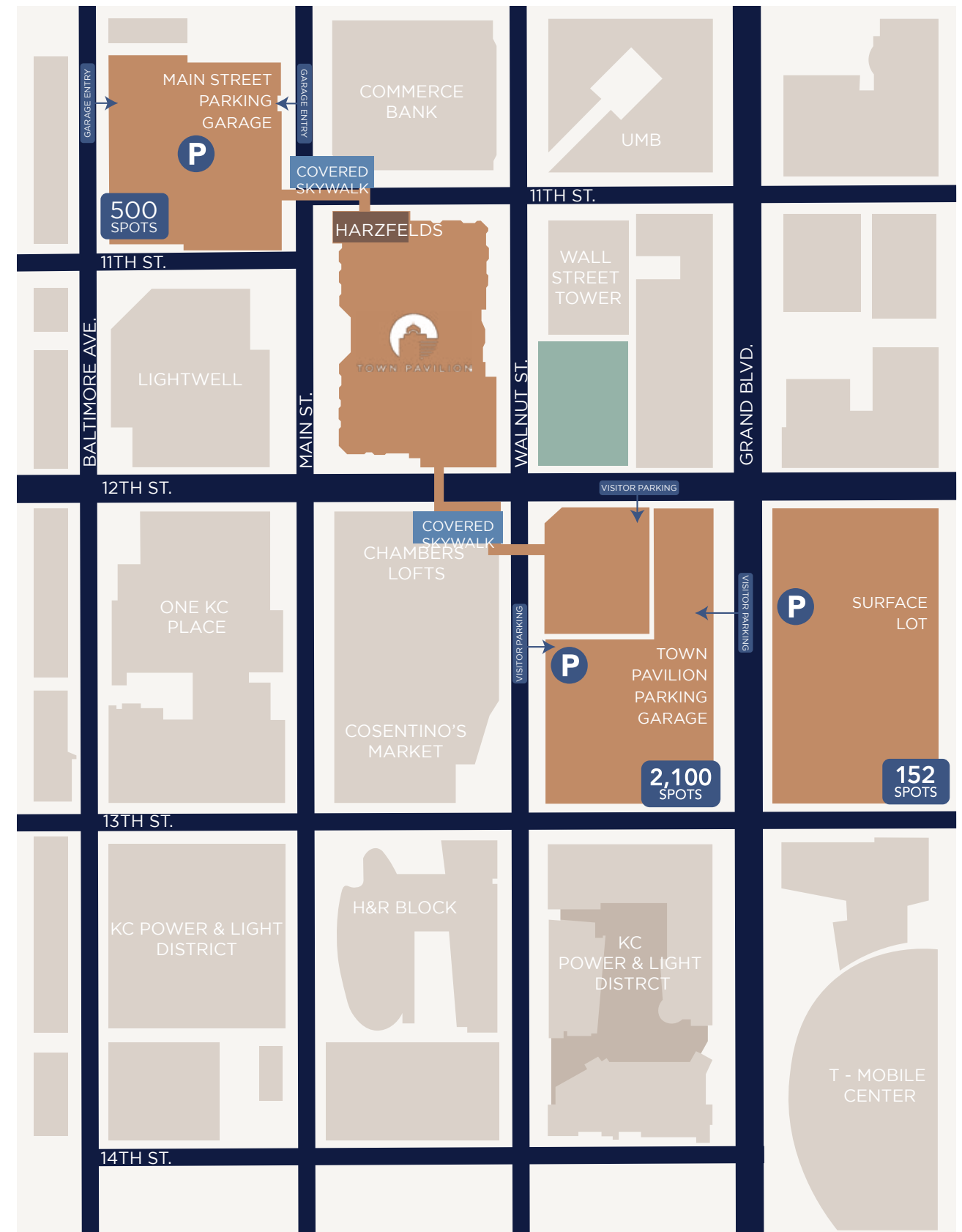
Enjoy quick access to nearly every major highway, Charles B. Wheeler Downtown Airport and Kansas City International Airport.

WALKWAYS

A unique system of covered, climate-controlled walkways connects Town Pavilion with nearby buildings spanning more than six city blocks.

PARKING

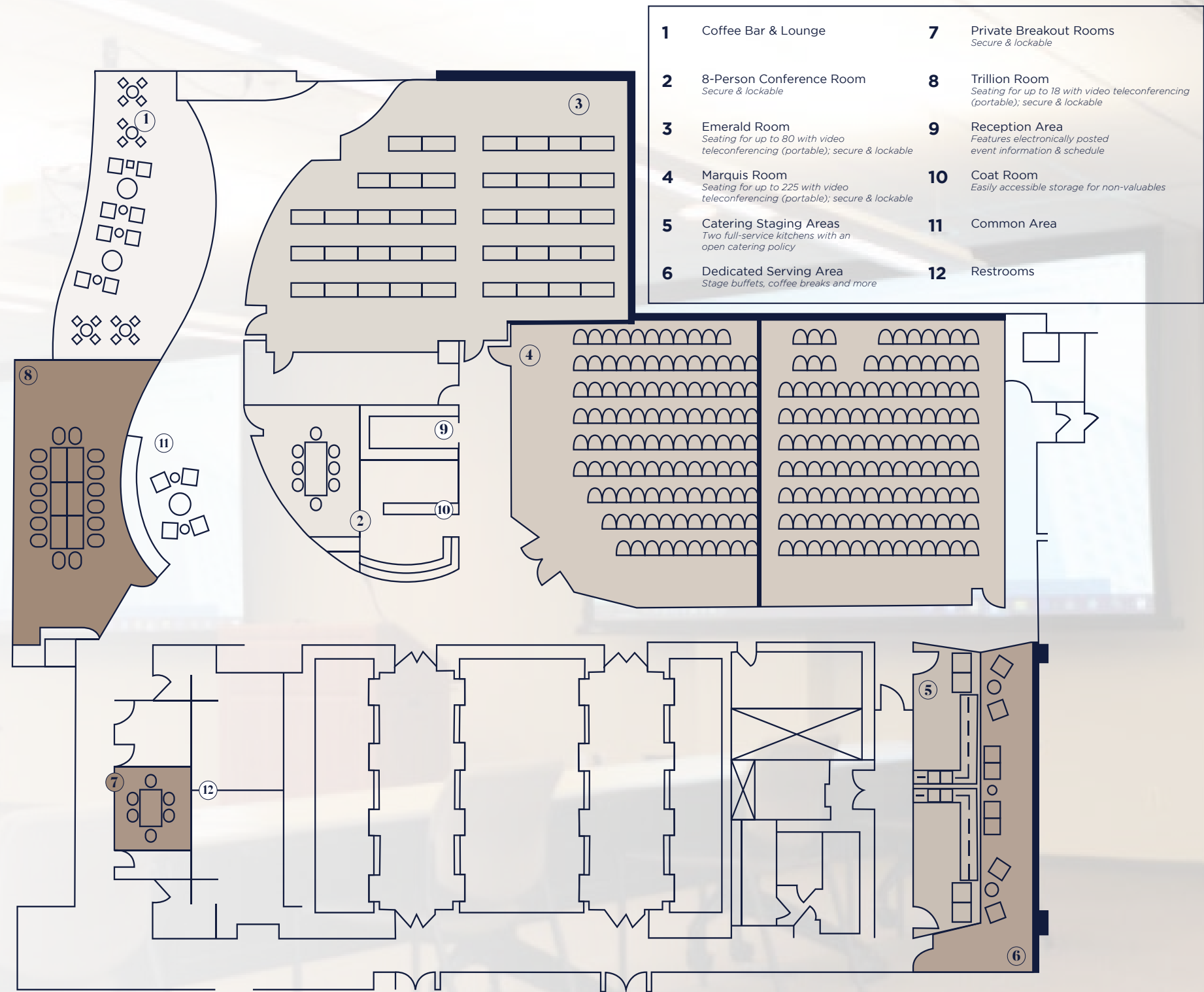
Two attached garages offer more than 2,752 parking spaces and on-site security to tenants and guests. Parking garages and surface lots are controlled by Town Pavilion ownership and include a charging station and bicycle storage.



THE CONFERENCE CENTER

Whether you need an auditorium, training center or a small conference room, The Conference Center at Town Pavilion is designed with business in mind—the perfect setting for innovation and productivity. Located on the fourth floor of the connected Town Pavilion building and encompassing a combined 14,000 square feet, The Conference Center features an inspired mixture of natural light and controlled environments—with all of the additional amenities and technology you need to ensure an impressive, successful event that goes off without a hitch.

- Online Bookings
- Virtual conferencing capabilities
- Cameras in all three rooms with zoom and full room viewing capabilities
- State-of-the-art AV equipment
- Wireless microphones
- Wireless presentation capability from anywhere in the room



1	Coffee Bar & Lounge	7	Private Breakout Rooms <i>Secure & lockable</i>
2	8-Person Conference Room <i>Secure & lockable</i>	8	Trillion Room <i>Seating for up to 18 with video teleconferencing (portable); secure & lockable</i>
3	Emerald Room <i>Seating for up to 80 with video teleconferencing (portable); secure & lockable</i>	9	Reception Area <i>Features electronically posted event information & schedule</i>
4	Marquis Room <i>Seating for up to 225 with video teleconferencing (portable); secure & lockable</i>	10	Coat Room <i>Easily accessible storage for non-valuables</i>
5	Catering Staging Areas <i>Two full-service kitchens with an open catering policy</i>	11	Common Area
6	Dedicated Serving Area <i>Stage buffets, coffee breaks and more</i>	12	Restrooms

MARQUIS ROOM

- Capacity for 225 people
- Two 7,000-lumen laser projectors
- Two 132-inch diagonal electric recessed screens

EMERALD ROOM

- Capacity for 80 people
- 7,000-lumen laser projector
- 132-inch electric recessed screens

TRILLION ROOM

- Capacity for 18 people
- 90-inch wall-mounted display



AIR QUALITY & CLEANING

Harzfeld's is equipped with MERV 13 filters, the highest rated filters with

85%

efficiency at removing particulates from the air.

Harzfeld's provides a breath of fresh air for its tenants with Exchange Fresh Air Circulation that filters indoor air out of the building and replaces it with fresh air from outside. With tenant safety in mind, staff also routinely perform high touchpoint cleaning while utilizing Certified Free cleaning products.

COMING EARLY THIS FALL

- Group fitness classes
- Personal training
- New cardio equipment with digital technology
- Additional strength equipment including Pilates Reformer
- Towel service
- Healthy vending

HEALTH & WELLNESS

Our expansive fitness center offers an endless variety of exercise options including free weights, treadmills, a yoga area and more. The fitness center is managed and professional staffed by Elevation Corporate Health and will provide free health assessments, equipment orientation, programming, CPR classes and more.

PLUS:

- Private corporate rentals available
- Online portal provided for personal tracking and incentives



MOTHER'S ROOM

A private room for nursing mothers.



ELKAY WATER FILTRATION DEVICES

Offers clean, filtered water throughout the building.



CASUAL DINING

Now it's possible to leave the office for lunch—without leaving the office. The connected Town Pavilion offers a tempting course of dining options for breakfast, lunch, coffee and more!



RETAIL SERVICES

Harzfeld's has convenience around every corner, providing a host of business and personal services so you can run your errands without leaving the building.



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