



The Creamery

2100 Central Street

OFFICE SUITES
AVAILABLE
350 sf - 1,800 sf
3D DEVELOPMENT
913-530-8992

VALET
PARKING

DEVELOPMENT

About the Building

Located in the heart of the Crossroads Art's District, the 28,827 SF Creamery Building was originally built in 1912 as a production facility for the Meridian Creamery Company and is now listed on the National Register of Historic Places.

The building was renovated in 2015 by 3D Development to have a second life as office space for a variety of office suites across four levels, including a secluded rooftop patio.

The building is centrally located and within walking distance to dozens of restaurants, thousands of residences and many entertainment and art venues. Common area amenities host collaboration among tenants which range across a variety of industries including marketing, non-profit, law, consulting, furniture, design, app development and architecture.



Building Amenities

- Indoor/Outdoor Rooftop Space with fully equipped Kitchen & Grill
- Google Fiber
- Community Kitchen & Bar
- On-site Management by 3D Management
- Securely Staffed & Automated
- Parking & Covered Parking Options
- Business Mailing Address
- Business/Brand Exposure







Neighborhood

- In the Heart of the Crossroads Art's District
- Easy access from I-35 N & S
- Just off of recently improved 20th Street
- Less than 10 min walk to two KC Streetcar stops (Crossroads & Union Station)
- Surrounded by many new and renovated multi-family residential buildings
- Steps away from Union Station via the Freight House Pedestrian Bridge



Within short walking distance to:

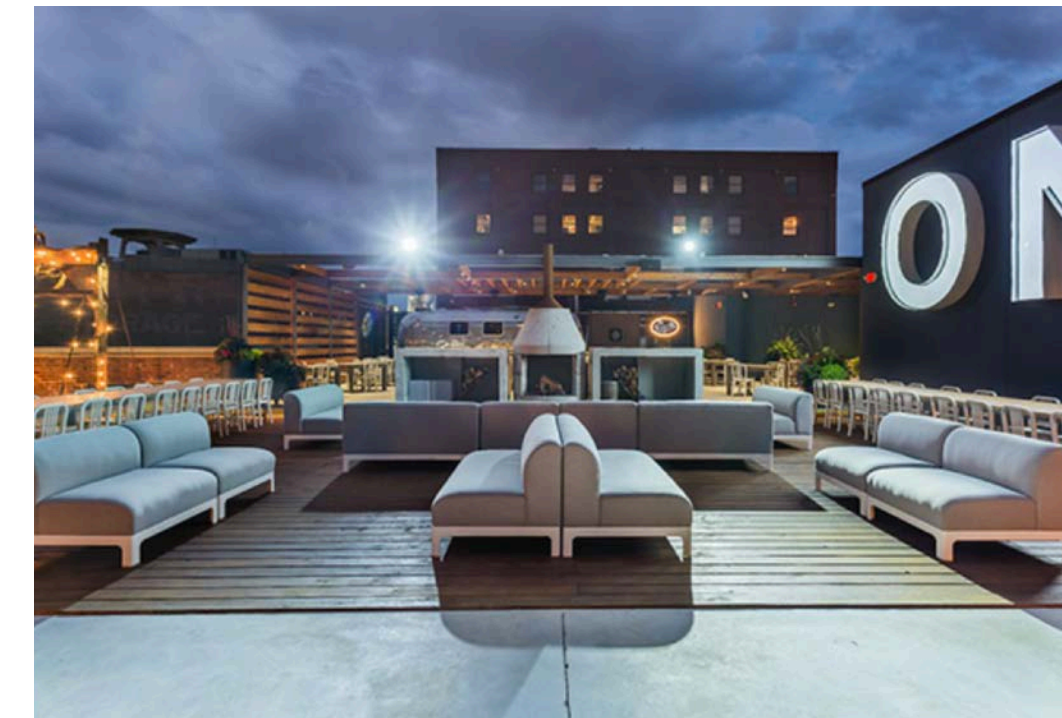
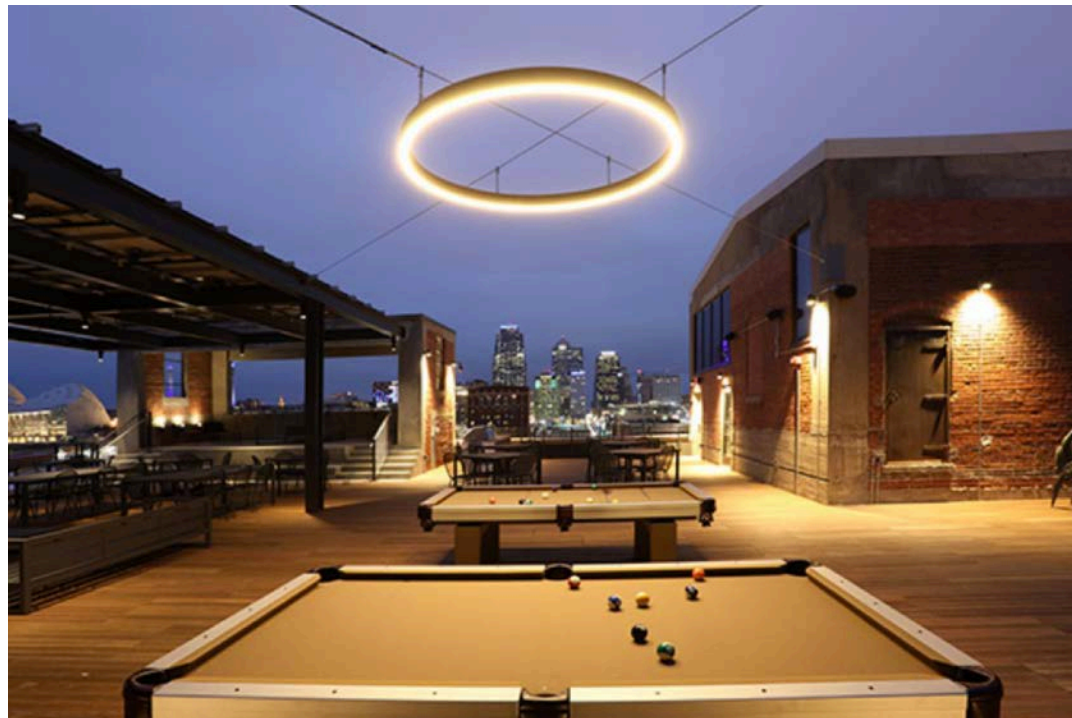
- Lulu's Asian Bistro
- The Jacobson
- Crossroads Hotel / XR Cafe / Percheron Rooftop Bar
- Boulevard Tavern
- Evolve Juicery & Paleo Kitchen
- Cafe Gratitude
- PT's Coffee
- Jack Stack BBQ
- Lidia's
- Grunauer
- Union Station
- Manny's Mexican
- theGYMkc
- Belger Arts Center
- Rockhill Grille
- Skyline Salon
- Modern Society Apparel
- Artist & Craftsman Supply
- Up-Down KC
- Made MOBB Apparel
- BOK Financial
- And more



DEVELOPMENT

DREAM / DESIGN / DEVELOP

3D Development builds contemporary spaces with historic elements inspired by the use and character of the original buildings. Each of our buildings is created for a combination of uses from offices and co-working spaces, to restaurants and event spaces. Our signature feature for each development is a thoughtfully designed rooftop space for both tenants and the community to enjoy breathtaking views of downtown Kansas City. 3D Development was founded in 2007 by Vince Bryant.



DEVELOPMENT



Vince Bryant is a self-made and motivated entrepreneur with the ability to conceive business ideas and opportunities as well as diligently execute projects and manage businesses. Vince grew up learning from an entrepreneurial father in the home building and contracting business and utilized this knowledge and spirit to form a company immediately after college graduation with continuation throughout an accomplished career while always creating business versus choosing employment.

Vince's focus with 3D Development has been repurposing historical landmark structures in the Crossroads Arts District of Kansas City. Entering the market at the right time, in 2012, and having the good fortune to find and put together ownership groups for: 2101 Broadway LLC, 2100 Central LLC, Corrigan Station LLC, 18McGee LLC and 1729 Grand Boulevard LLC. He has specialized in designing spaces for emerging creative office tenants, while much of the market has been developing residential projects. These commercial office projects have been conceived and created to be the top of the market and include the best amenities and green development in downtown Kansas City. All developments are Landmark historical structures with great architectural bones, yet requiring complete demolition of the interiors, new mechanical systems, elevators, windows and interior tenant finish. All buildings were vacant or in a deteriorated state, yet have come to life to be an integral part of the surrounding community. All projects include a rooftop patio with stunning KC skyline views to be utilized by tenants as well as serve as event venues for the community.

Vince also enjoys helping, mentoring and coaching. He has been active in local charities and fundraising efforts for organizations including: Big Brothers Big Sister's, Harvesters, the Grooming Project and RJ Children's Haven.



Larkin O'Keefe is President of Tria Health and is one of the original founders of the company, which started in 2009. Tria Health offers chronic condition management to self-insured employers as a way to control the rising health care costs of high-risk members responsible for driving the majority of health care spend. With a focus on member engagement and delivering improved health outcomes, Tria Health is a proven solution that produces a positive impact to a client's bottom line.

Prior to joining Tria Health, Larkin was an original founder and CEO of MedTrakRx, a pharmacy benefit manager headquartered in Overland Park, Kansas. Prior to taking over as CEO, Larkin was responsible for sales and marketing. During his tenure, MedTrakRx was consistently honored as one of Kansas City's fastest growing companies and named a 'Champion of Business' by the Kansas City Business Journal. In 2014, MedTrakRx was sold to Envision Pharmaceutical Holdings and is now part of the Rite Aid family of companies.

Larkin grew up in Wichita, Kansas and graduated from the University of Kansas. After a short stint in Dallas, Larkin moved to Kansas City, where he worked in health care sales prior to starting MedTrakRx. Larkin is professionally active in the health care community serving on the boards of the Mid-America Coalition on Health Care and the Visiting Nurse Association of KC (VNA).



DEVELOPMENT

3D Development is leading the charge for new office development in KC's Crossroads Art's District, successfully completing five commercial office projects, with two more underway. Each project has incorporated high-quality amenities, green development practices and each have created new top-of-the-market price points. While most development in the city has been focused on residential and hospitality, this group has focused on being the only office developer of size in the downtown market and fortunate in acquiring the best historical stock of landmark buildings.



PROJECT AWARDS

ON Broadway

- Kansas City Business Journal Capstone Award - Office Winner, 2015
- Historic Kansas City Preservation Award - Honorable Mention, Best Adaptive Reuse, 2015

The Creamery

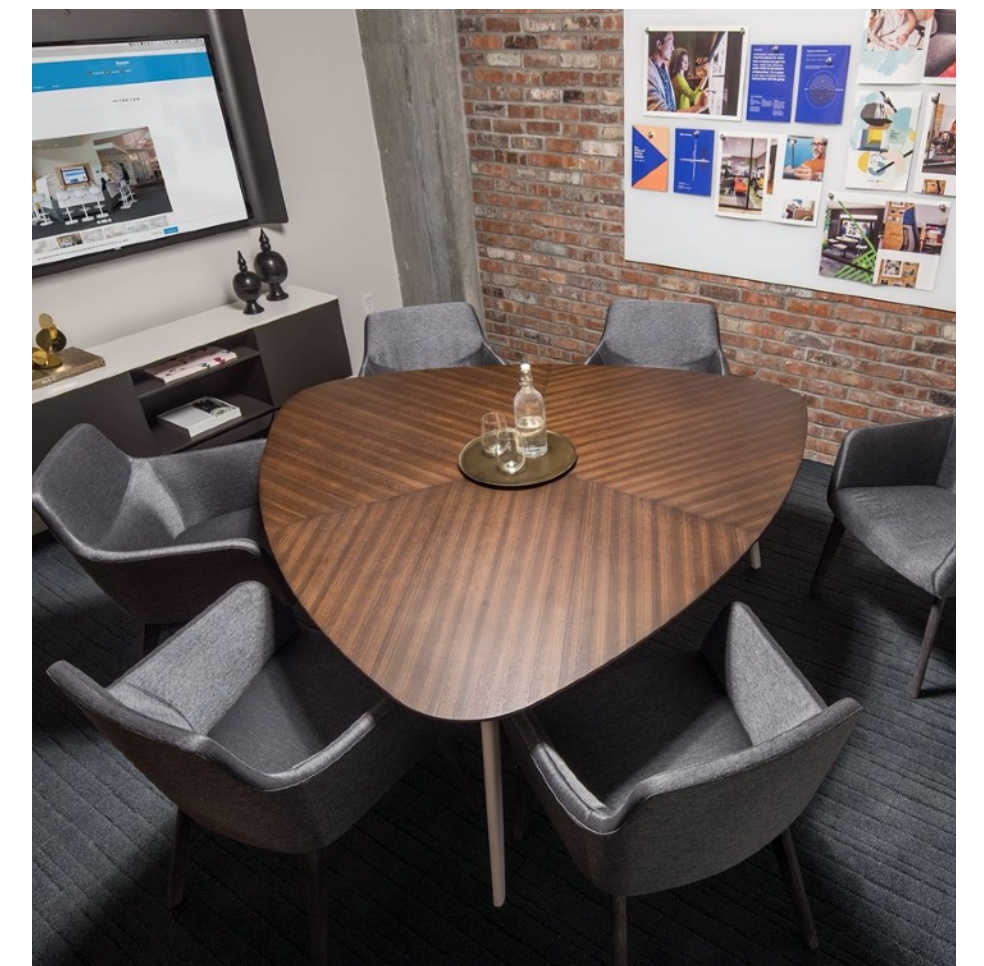
- Kansas City Business Journal Capstone Award - Adaptive Reuse Winner, 2016
- Historic Kansas City Preservation Award - Merit Best Adaptive Reuse, 2016

Corrigan Station

- Urban Land Institute Developments of Distinction Award, 2019
- U.S. Green Building Council - LEED Silver, 2018
- U.S. Green Building Council - Award of Merit, 2019
- Kansas City Business Journal Capstone Award - Mixed-Use Winner, 2017
- Economic Development Cornerstone Award, 2017
- Historic Kansas City Preservation Award - Merit Best Adaptive Reuse, 2017

19Main - Corrigan II

- American Institute of Architects Kansas City - Architecture Medium Merit, 2019
- American Institute of Architects Central States Region - Architecture Medium Merit 2020



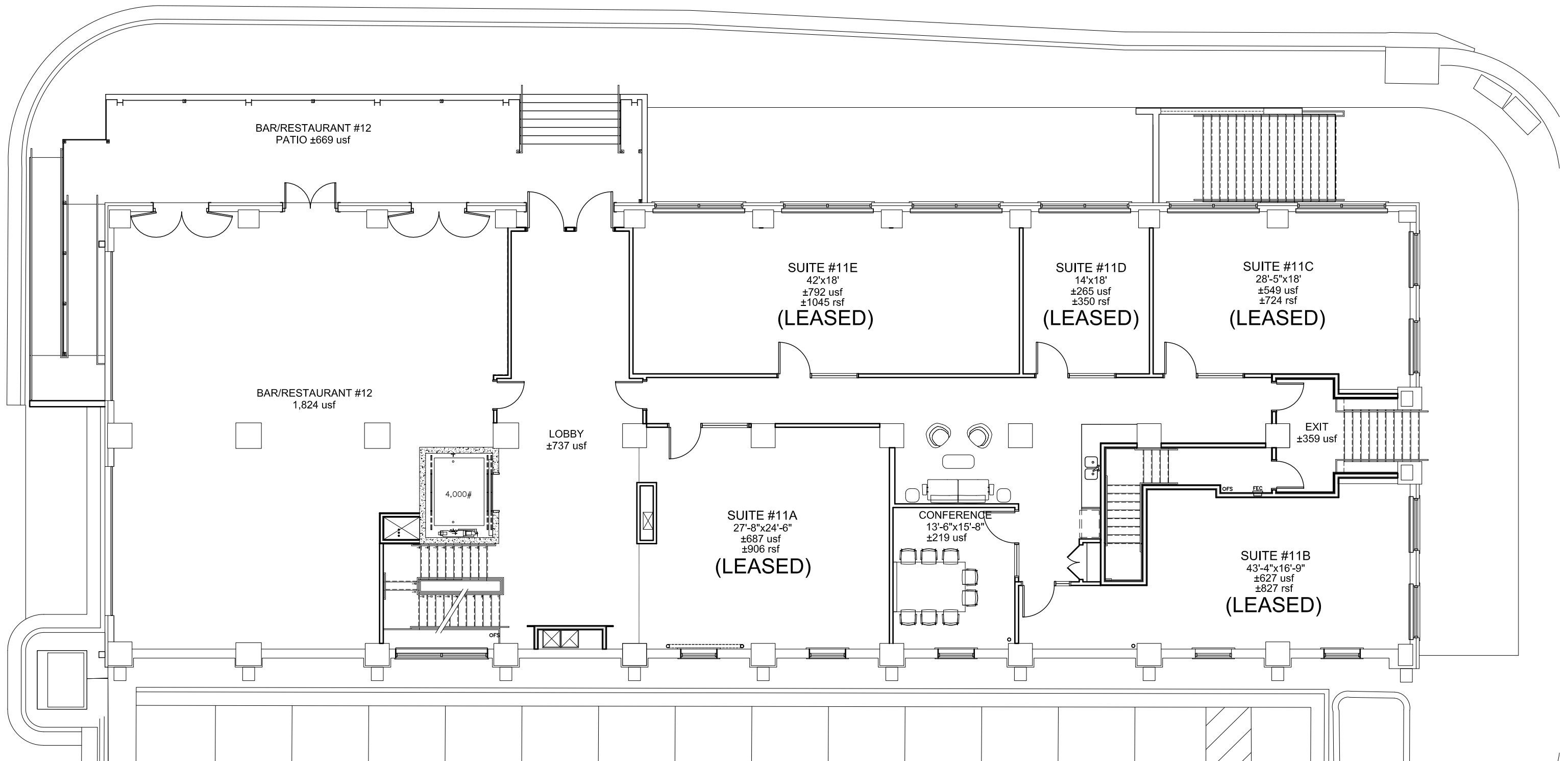
TEAM AWARDS

- Vince Bryant - AIA Kansas City Preservationist of the Year - for outstanding dedication and contribution to the advancement of historical preservation in KC, 2017
- Vince Bryant, Urban Hero Downtown Council - commitment to downtown Kansas City, 2016

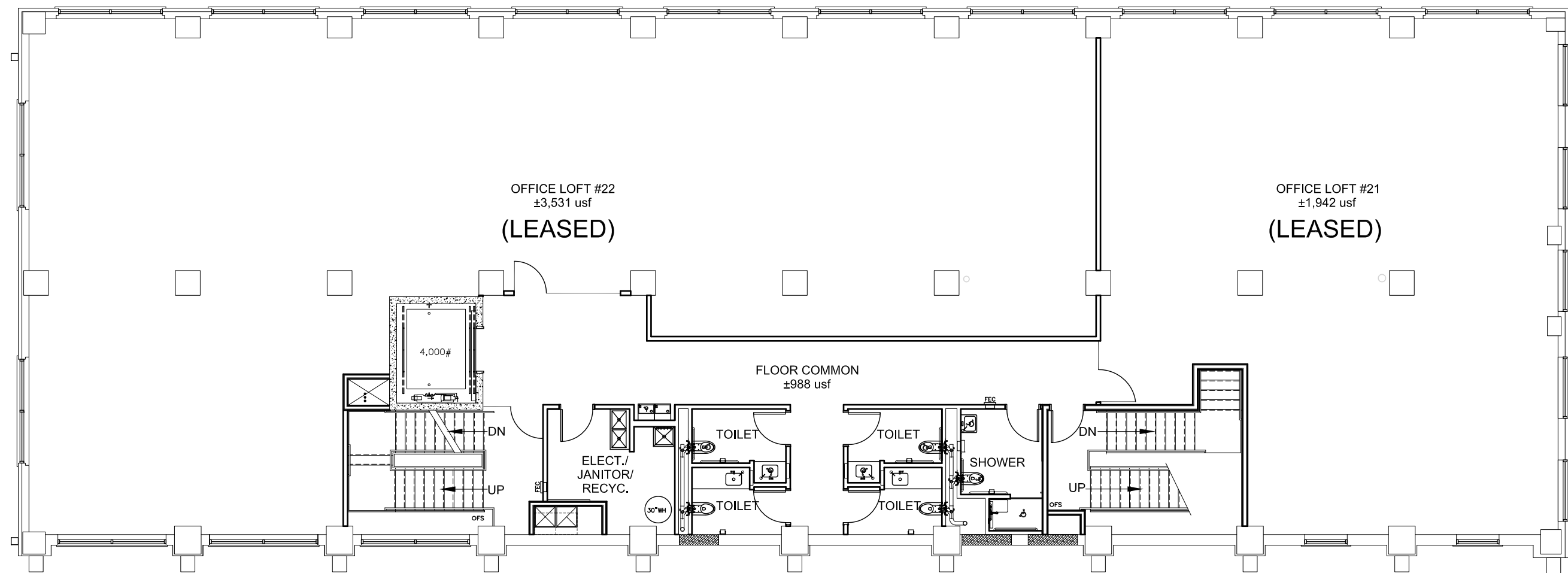


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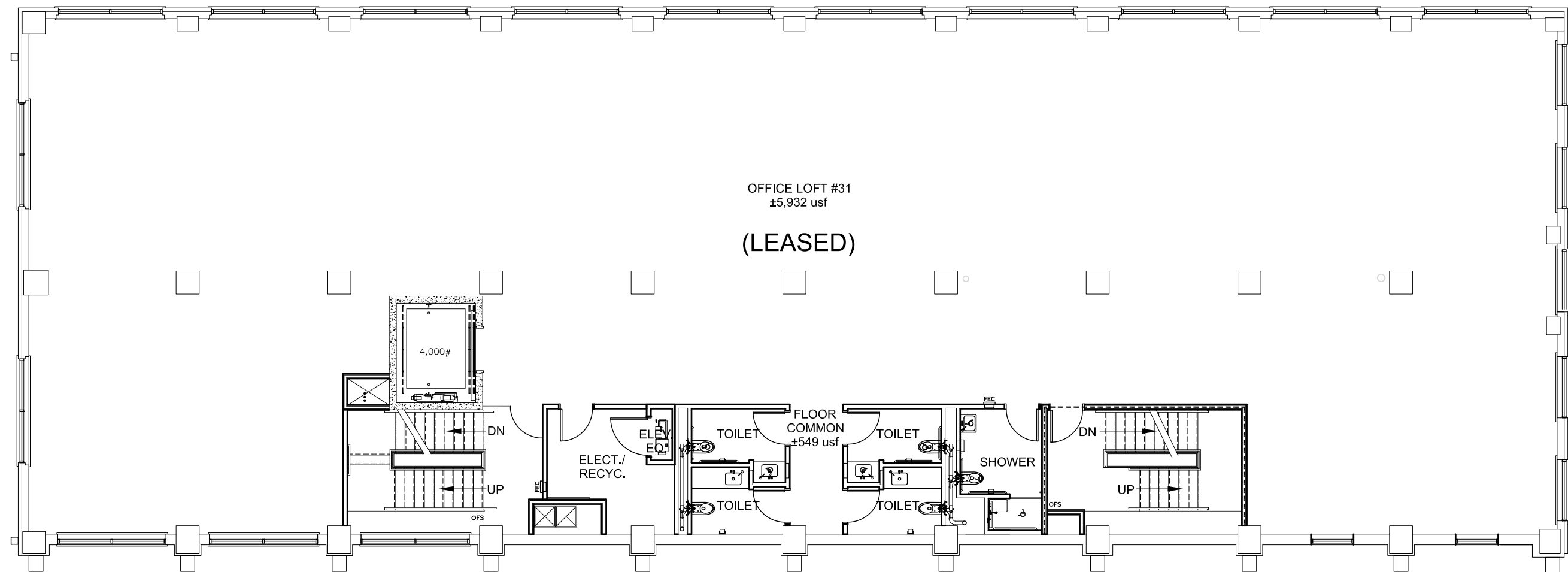
DEVELOPMENT

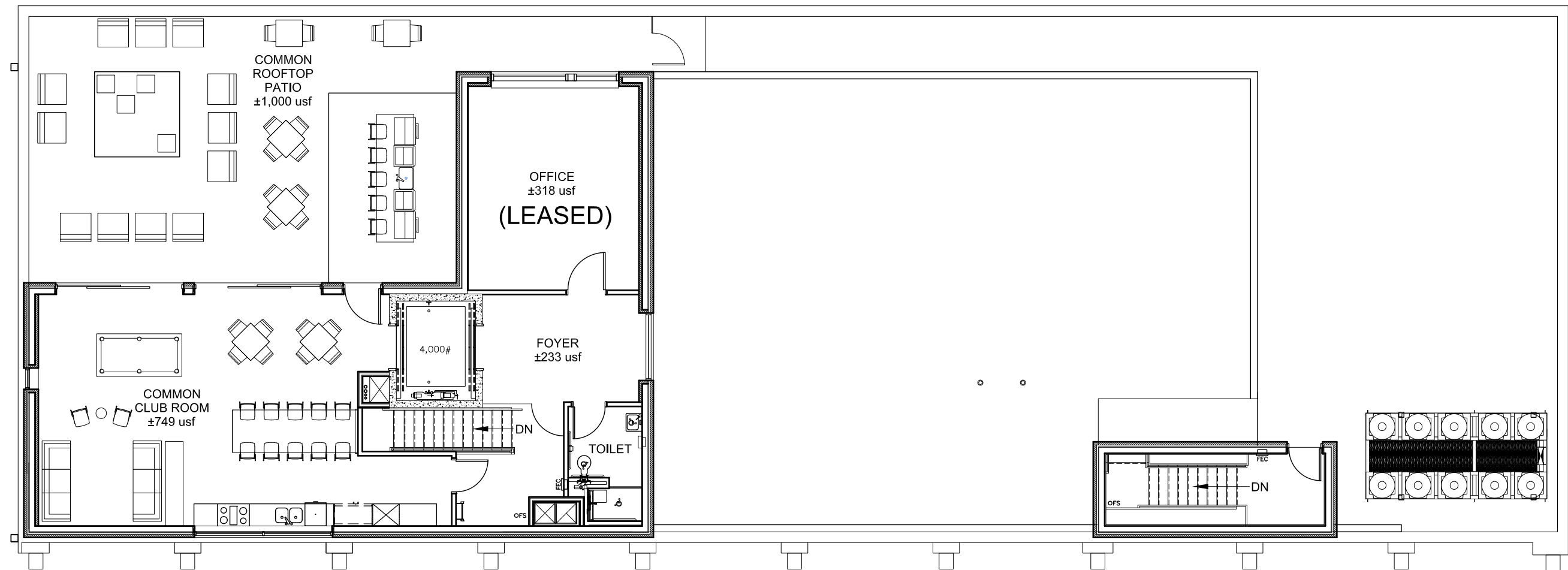


the creamery building
first level plan



the creamery building
second level plan





the creamery building
penthouse and roof top plan

