



TOWN PAVILION

1000







# REDEFINED, REIMAGINED

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# A NEW CLASS OF OFFICE

The historic Town Pavilion is being redefined as a high-end modernized oasis designed around community and connectivity—all to create an unparalleled tenant experience.

Located in the heart of a bustling downtown Kansas City, Town Pavilion features distinctive, practical and customizable office space. With virtually column-free interiors and 23,000-square-foot floor plates, the property offers unique, flexible space for businesses large and small.





# TOWN PAVILION REIMAGINED

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

- Concierge/security desk in rotunda
- Video walls and innovative displays
- Polished concrete flooring
- Wood/metal switchback stairs
- Updated elevator lobby banks
- Art-focused wall element at Walnut entry
- Improved sound system
- Interior aluminum and glass retail and dining storefronts
- Lobby with bank, coffee shop and convenience store





# 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<br><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 Town Pavilion 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

Town Pavilion 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.





# TENANT EXPERIENCE

**The Town Pavilion tenants enjoy a wide variety of amenities throughout the building and beyond.** In the 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 building expand beyond its walls as tenants will experience convenient parking and elevated walkways for easy urban downtown travel.

## ON-SITE PROPERTY MANAGEMENT

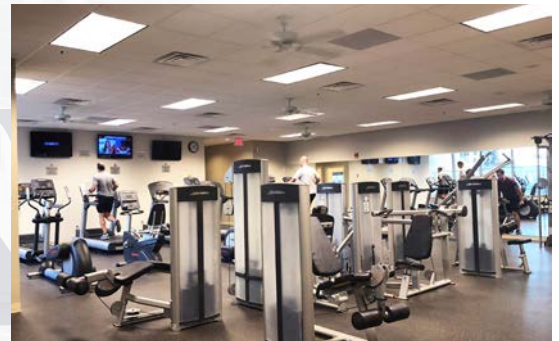
On-site property management provides hands-on knowledge of the building with the ability to answer calls in a timely and efficient manner. Our on-site team includes engineers, maintenance, and a full management staff.

## TENANT RELATIONS

Tenants enjoy convenient access to Town Pavilion's tenant relations and marketing representative, who can assist with your building-wide promotions, tenant events, tenant contact luncheons, building activities, conference room reservations and more.

## FITNESS CENTER

Our expansive fitness center offers an endless variety of exercise options, including free weights, treadmills, strength training, aerobics, yoga and stretching area. The facility includes locker rooms and showers for both men and women.



## ACCESSIBILITY

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

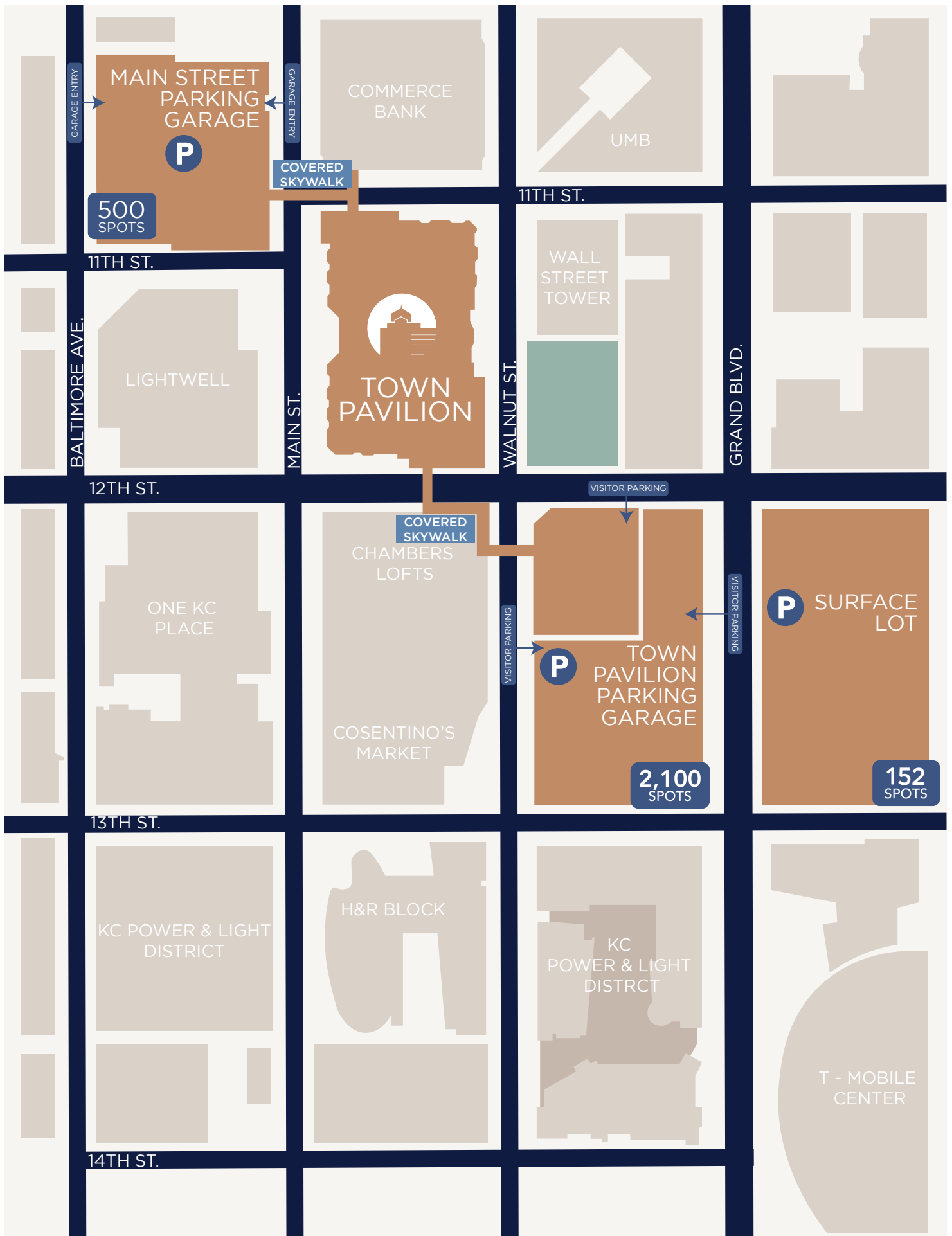
## WALKWAYS

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.



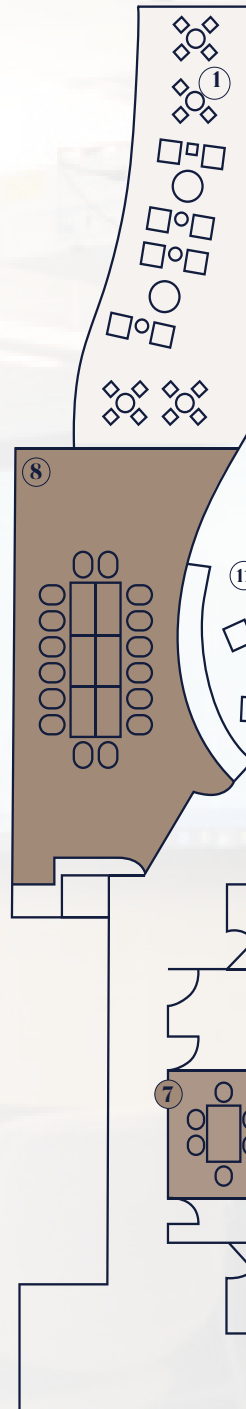
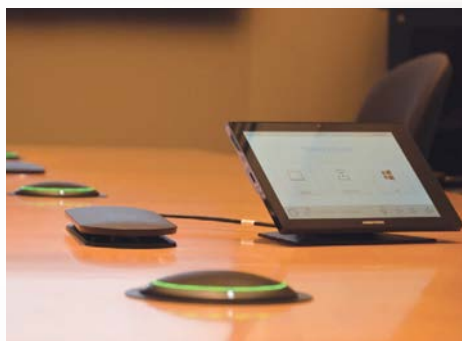




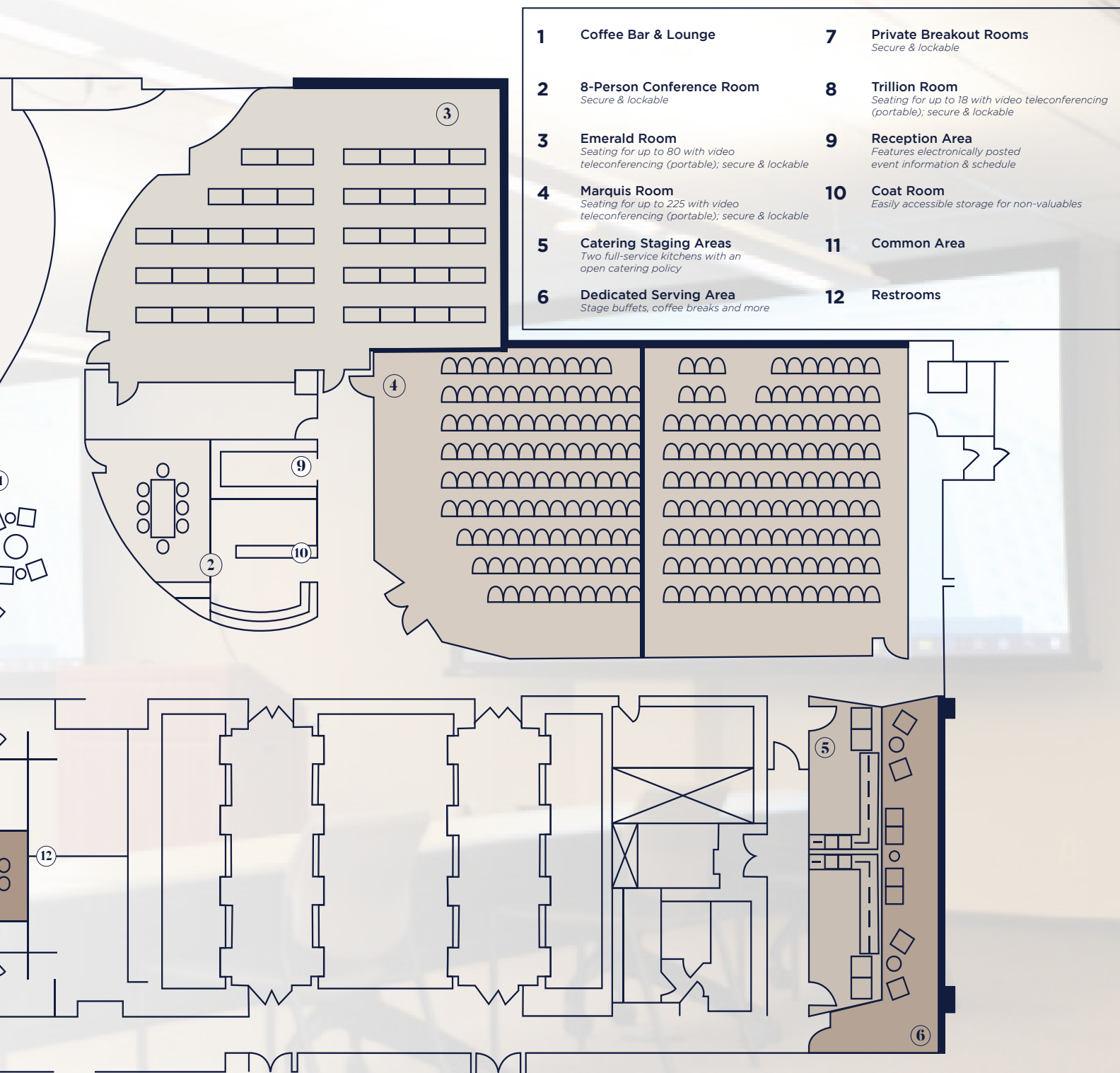
# THE CONFERENCE CENTER

**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 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







## 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





# DOWNTOWN KANSAS CITY

## BY THE NUMBERS

Source: Downtown Council

**34** Percentage of Kansas City jobs concentrated in downtown

**110,615** Number of wage and salaried workers

**26.5 Million** Square footage of commercial office space

**8+ Million** Number of streetcar riders

**50** Percentage of the 31,000 people living Downtown between the ages of 20-34

**9 Billion** Dollars invested in completed developments (or those under construction) in downtown

**281** Eat and drink locations from international flavor to unrivaled craft beer breweries

**3400** Hotel rooms offered in over 20 hotels

**43** Residential complexes including apartments and lofts offered in the Downtown District



# NUTS & BOLTS

<b>OFFICE TOWER</b>	34 Floors 833,426 rentable square feet
<b>FLOOR SIZES</b>	22,500 TO 55,000 rentable square-foot floor plates
<b>OPERATING EXPENSES</b>	Base year
<b>SERVICES</b>	Janitorial service five nights per week, heating and air conditioning and utilities for general office use and maintenance is included in the rental rate.
<b>SECURITY</b>	Uniformed security personnel on-site 24/7, Kansas City's first multi-tenant downtown building with a security turnstile visitor management system, and on-site, controlled camera network
<b>CARD ACCESS</b>	Card access system controls building access after hours plus elevator access to each floor
<b>UTILITIES</b>	<ul style="list-style-type: none"><li>• All electric, 5 watts/sq.ft. capacity for lights, heat and power</li><li>• 3 primary power feeds from three separate substations provide redundant electrical power</li><li>• Under floor raceway (Walker Duct System) for power-voice and data cabling on 4' x 7' grid</li></ul>
<b>HVAC</b>	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.
<b>ELEVATOR</b>	16 HIGH-SPEED ELEVATORS in two banks and one freight elevator
<b>FLOOR LOAD</b>	100 LBS OVERALL 1,200 square foot area per floor at 150 lbs.
<b>CEILING HEIGHT</b>	9' CEILING with slim line grid and acoustic ceiling tiles
<b>FIRE &amp; LIFE SAFETY</b>	Fully sprinklered building with all fire and life safety systems monitored 24 hours a day
<b>PARKING</b>	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 Town Pavilion ownership.
<b>ACCESSIBILITY</b>	A unique system of covered, climate-controlled walkways connects Town Pavilion with the parking garages and nearby buildings
<b>LOADING DOCK</b>	Located on Level A with access off Walnut Street for semi-trucks and city delivery vans on Level A





## CASUAL DINING

Now it's possible to leave the office for lunch—without leaving the office. Town Pavilion offers a tempting course of dining options for breakfast, lunch, coffee and more, including Plowboys Barbecue, Scooter's Coffee, Johnny C's Deli & Pasta, Planet Sub and more!

## RETAIL SERVICES

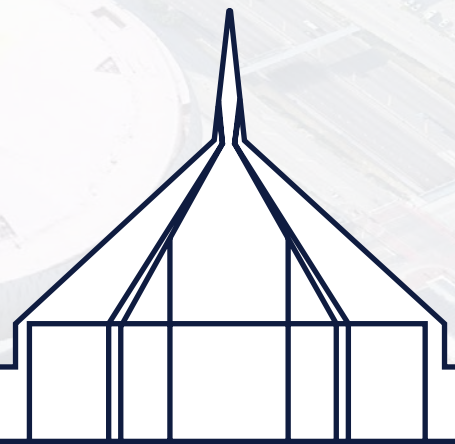
Town Pavilion offers convenience around every corner, providing a host of business and personal services so you can run your errands without leaving the building. Retail tenants include Bank Midwest, FedEx, State Farm, Town News (an on-site convenience store), and others coming soon.



# DYNAMIC, DISTINCTIVE



# ON THE MARKET



34	23,377 SF						
33	LEASED						
32	LEASED						
31	LEASED						
30	LEASED						
29	6,742 SF		LEASED				
28	LEASED						
27	LEASED						
26	7,600 SF		LEASED				
25	23,377 SF						
24	23,377 SF						
23	LEASED						
22	LEASED						
21	LEASED						
20	LEASED					2,445 SF	
19			6,458 SF				
18	1,295 SF		LEASED			1,311 SF	
17	16,653 SF						
16	LEASED						
15	LEASED						
14	LEASED						
13	LEASED						
12			1,351 SF				
11	LEASED						
10	LEASED						
9	LEASED						
8	LEASED					6,102 SF	
7	LEASED						
6	FITNESS CENTER			12,145 SF			
5		1,416 SF		1,402 SF		9,311 SF	
4	CONFERENCE CENTER			LEASED			
3	LEASED						
2	LEASED						
1	RETAIL		LOBBY		CASUAL DINING		



## VIRTUAL TOUR

Take a 3D virtual tour of the space step-by-step.



## FLOORED

Create customized space layouts in real-time.





## TOWN PAVILION

1100 Walnut St.  
Kansas City, MO 64106  
[www.townpavilionkc.com](http://www.townpavilionkc.com)

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