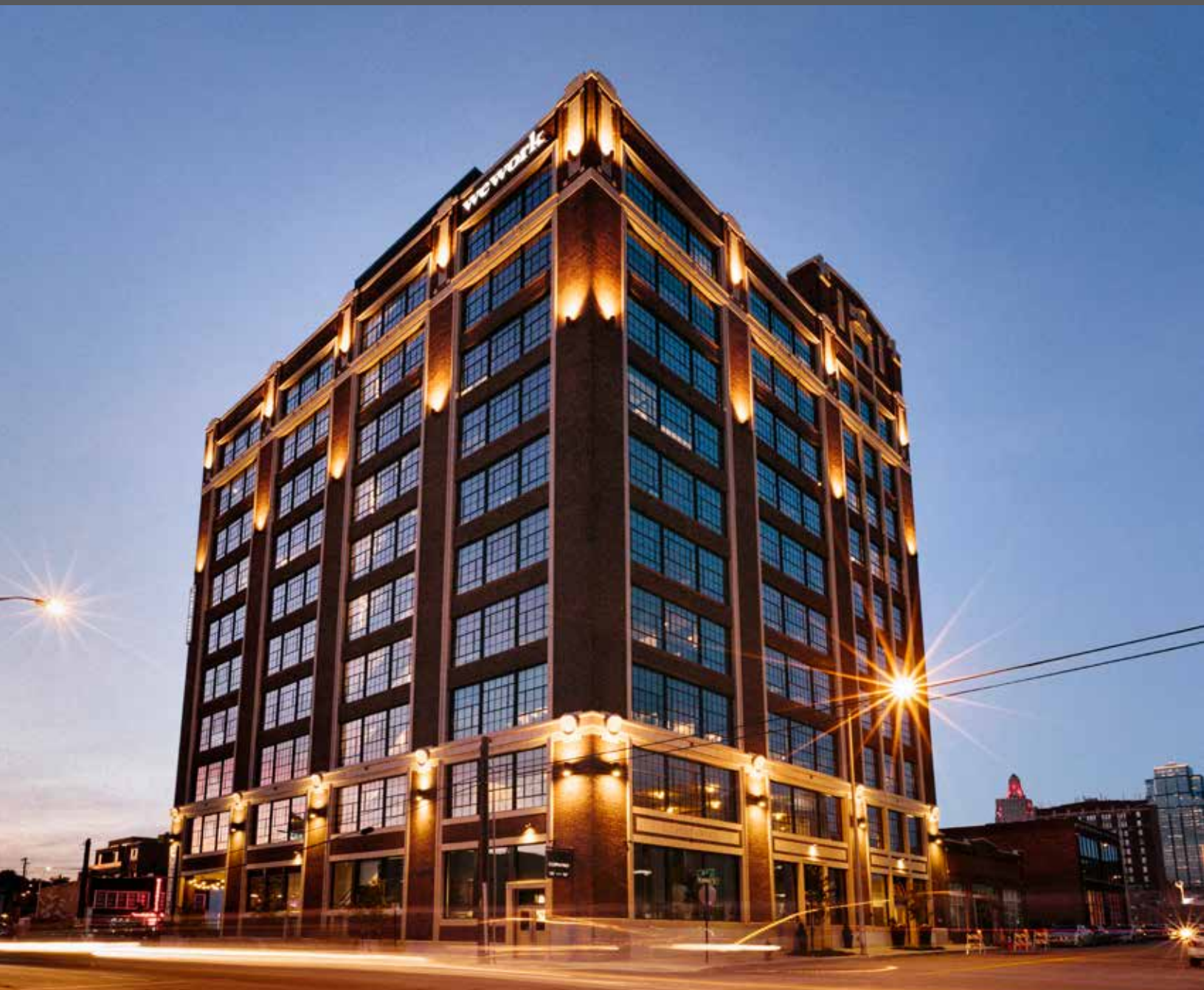


CREATE YOUR OWN VIBE

OFFICE



CORRIGAN
STATION



1828 Walnut, Kansas City, MO



corriganstation.com

An urban mixed-use development has emerged on 19th and Main in the heart of Kansas City's Crossroads Arts District.

You need to be part of it.



|| Crossroads culture personified in a location.
Collaborative. Creative. Connected. ||

Corrigan Station is directly in the middle of the Crossroads with easy access to downtown, the Power & Light District and Crown Center via the Kansas City Streetcar line with a stop located immediately outside the building on 19th and Main Street.

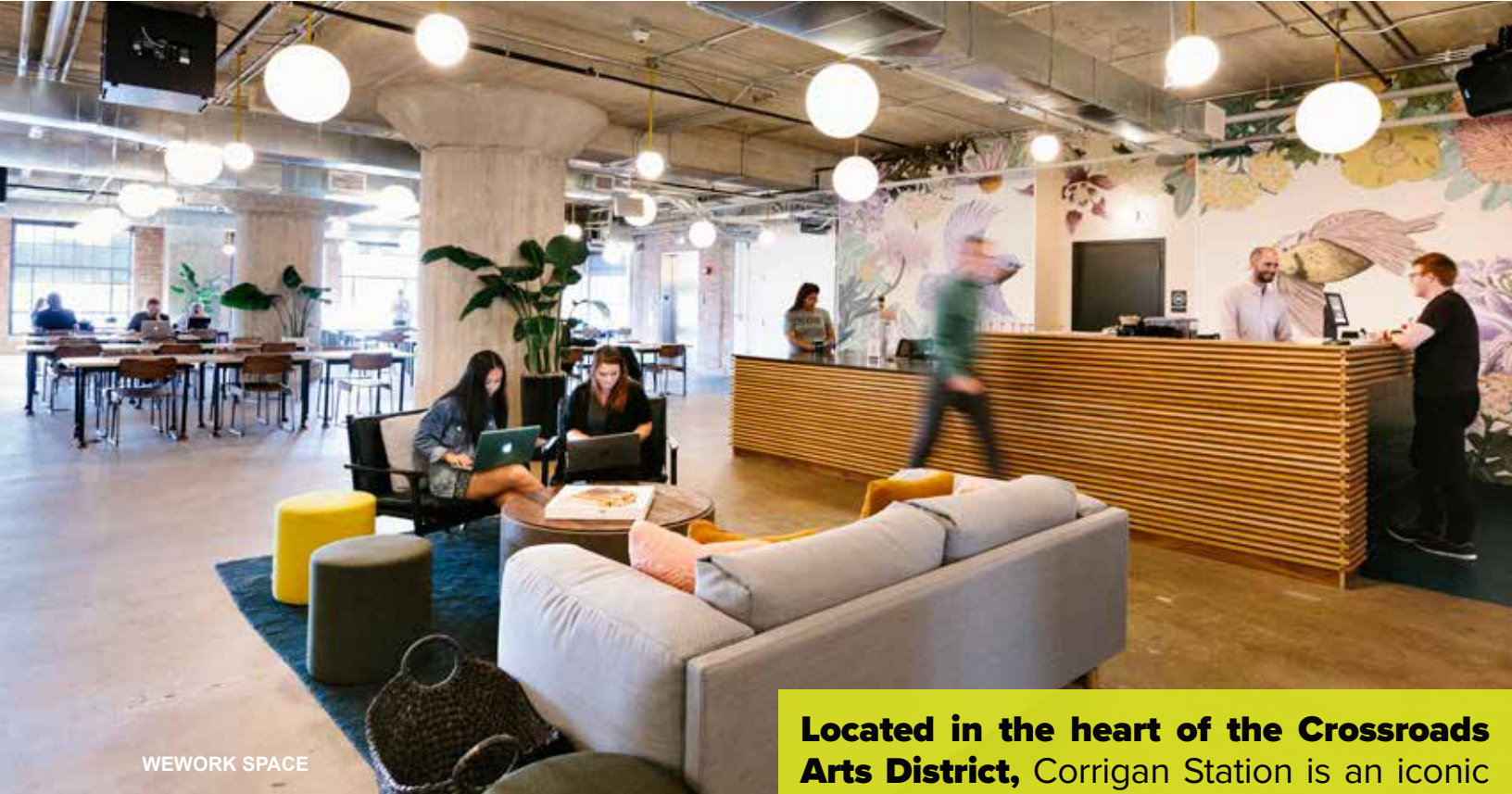
Home of First Fridays, The Crossroads Arts District is comprised of more than 40 art galleries, a concentration of creative architectural and design firms, multiple restaurant and retail concepts, nightlife, and one million square feet of hip, urban, and high-tech office space.



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WEWORK SPACE

- Corrigan Station is fully leased with street front office space available
- More than 90,000 SF of space on-site with more than 1,000 daily users
- Creative office layout, open floor plan, abundant natural light and 11' ceilings
- One-of-a-kind views from every floor range from skyline to "the heart" of the Crossroads
- Dedicated adjacent parking garage
- Door-step access to the KC Streetcar line
- On-site restaurants and meeting spaces accommodate multiple gathering options and needs
- 2-story rooftop clubhouse and meeting space with spectacular panoramic skyline views

Located in the heart of the Crossroads Arts District, Corrigan Station is an iconic historic landmark that received a new life as a vibrant, mixed-use destination for tenants and visitors. The site offers prime visibility, great access and connectivity, and desirable co-tenancy – a perfect fit for retailers seeking a **modern space in the heart of the action.**

- Rooftop garden patio with bar, pool tables and lounge areas
- Large, open, lower-level lounge with meeting and presentation space
- Additional secure tenant storage
- LEED™ certification with energy efficient design that includes solar panels and Daikin HVAC
- Walk Score® of 86, Transit Score® of 70



|| Rooftop : The best views in the Crossroads perfect for business meetings, hosting clients or relaxing after work.

Clubhouse and Conference Room – for tenant use during normal business hours, complete with kitchenette, lounge, board table and expansive windows

Rooftop Patio Bar and Outdoor Kitchen – one of the area's largest rooftop patios with green space, seating, outdoor bar and grill, game areas and extensive skyline views

|| Lobby: Warm, welcoming and inviting, ideal for a quick bite or impromptu meeting.

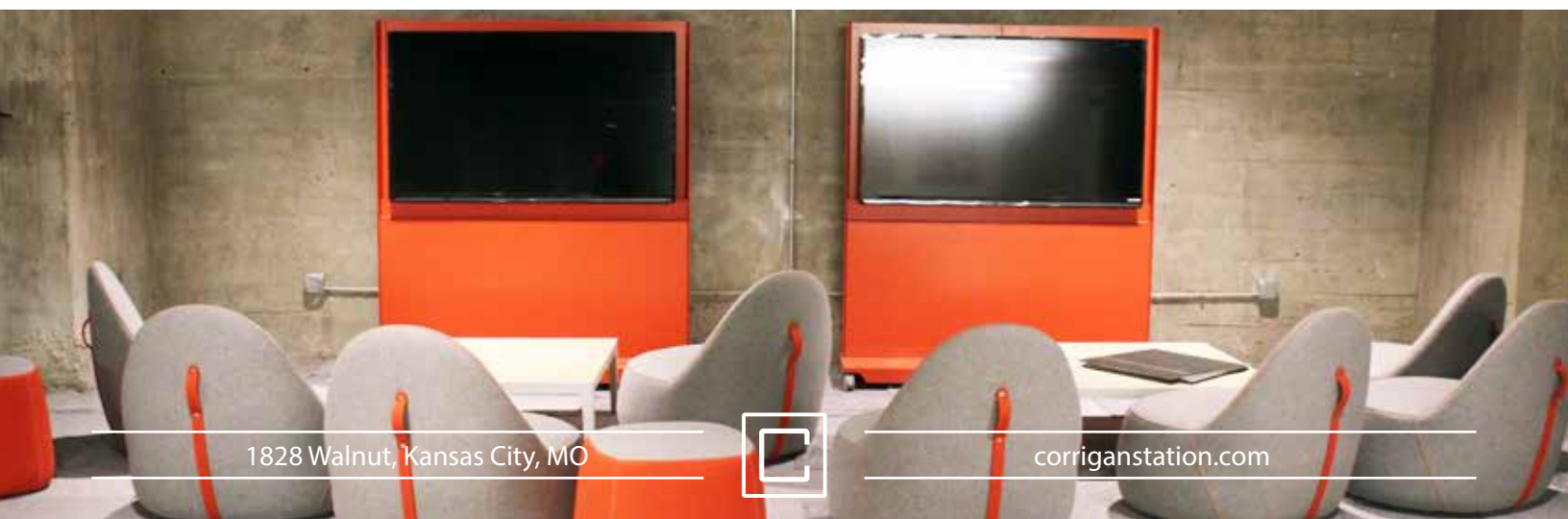
Meeting, dining and gathering space for tenants and guests

Signature restaurant Corvino by award-winning chef Michael Corvino

|| Lower Level: Urban character with stone walls and concrete ceilings. The epitome of a cool hang-out space.

Lounge and Gathering Space – easily accessible lounge area plus a meeting and assembly area for tenant functions accommodating up to 100 people

Storage Rooms – secure storage for tenants





RELAX & ENJOY THE PARC II

The PARC connects the new structure and the historic Corrigan Building featuring a fast-casual diner, SAUCED.

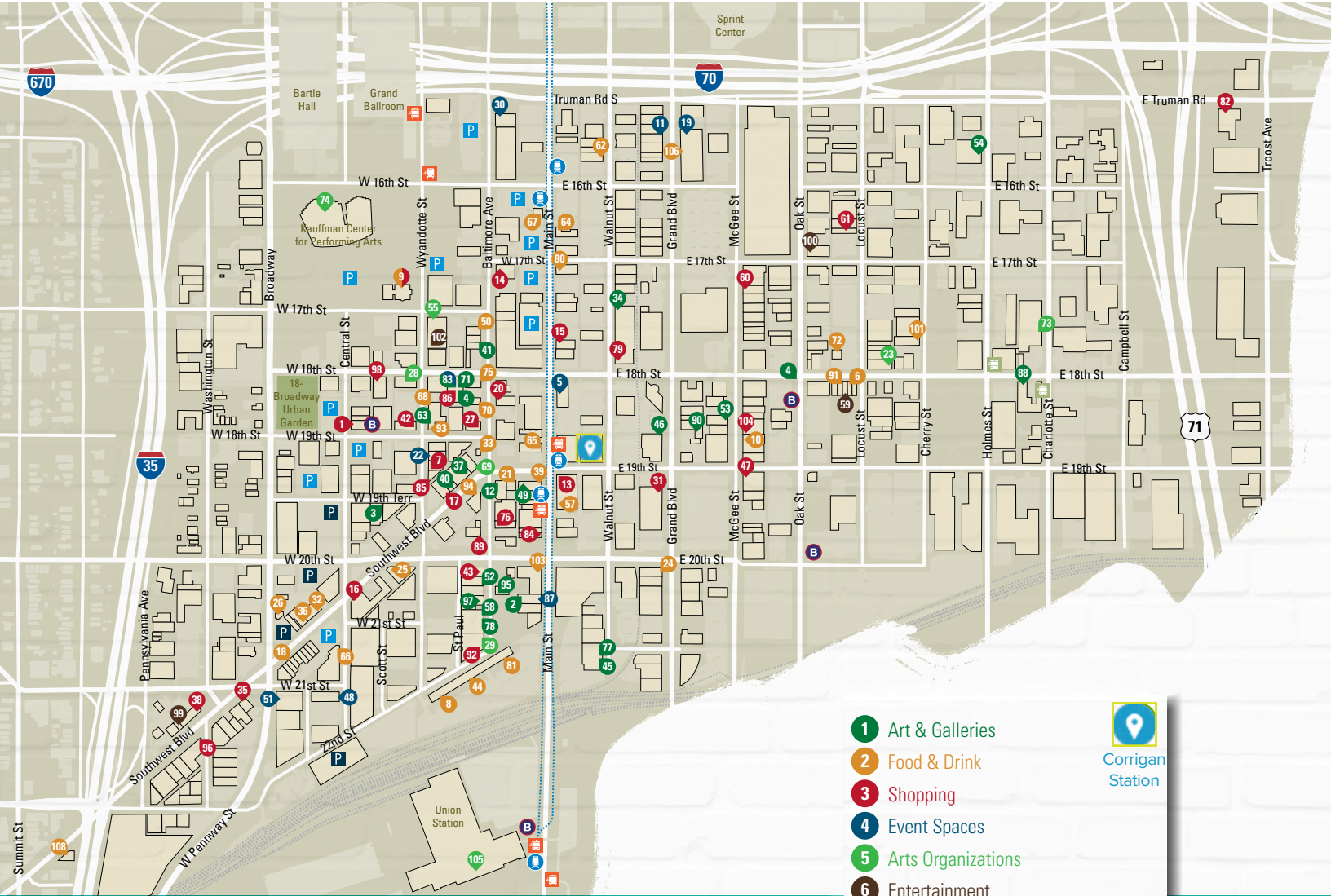
SAUCED is an Urban Lunch Counter that will feature Chik Bites, Burgers, Pulled Pork, Chicken Sandwiches, and Salads. They will be open starting at 10:30 and close when they are sold out.



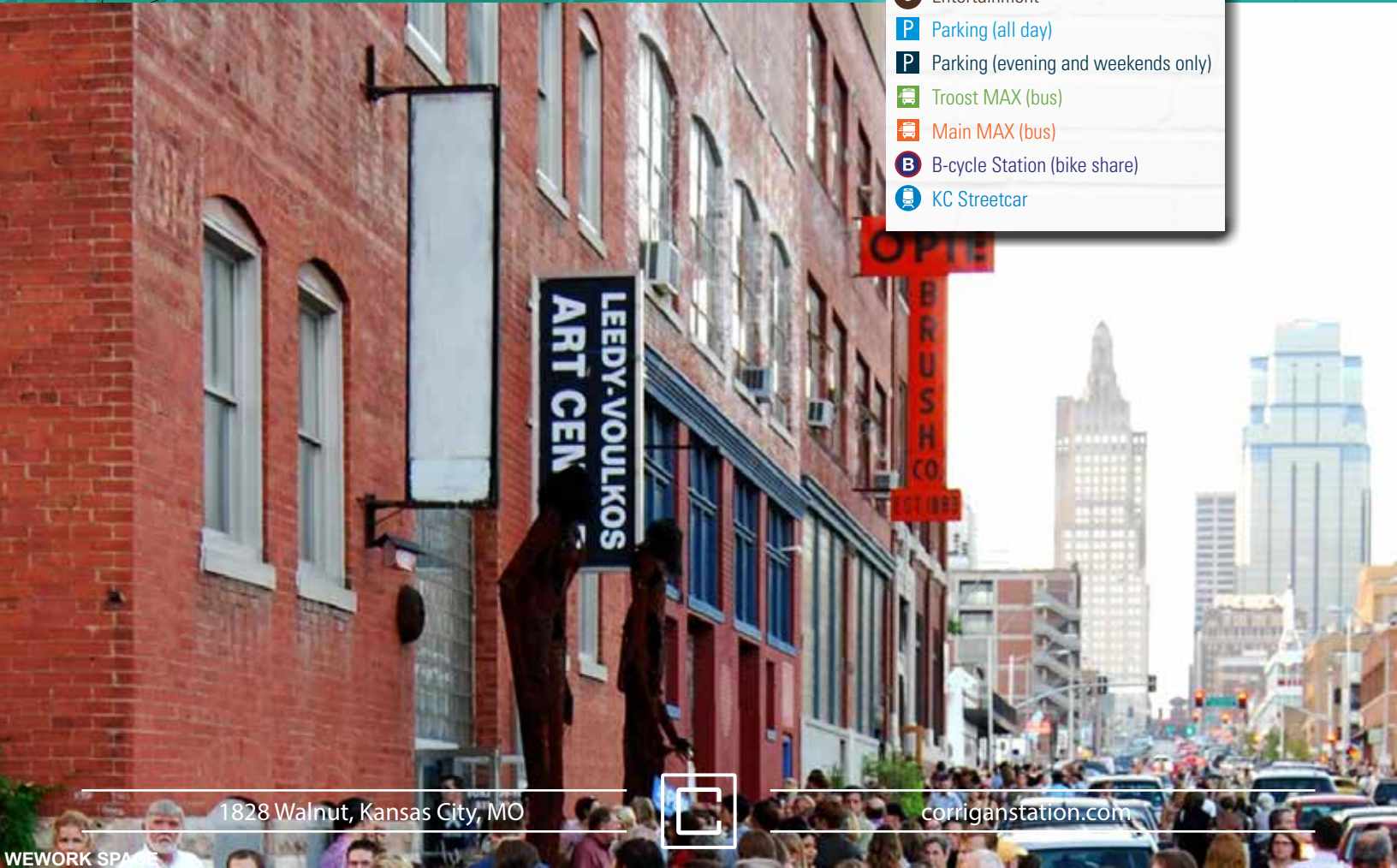
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- 1 Art & Galleries
- 2 Food & Drink
- 3 Shopping
- 4 Event Spaces
- 5 Arts Organizations
- 6 Entertainment
- P Parking (all day)
- P Parking (evening and weekends only)
- 🚌 Troost MAX (bus)
- 🚌 Main MAX (bus)
- B B-cycle Station (bike share)
- 🚊 KC Streetcar



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|| Convenient Parking: days, evenings, weekends **Access the Crossroads with convenience ||**

- 4-stories, 277 spaces
- Electric vehicle charging stations
- Custom art installation by local artists
- Street-level retail and restaurant space
- Public parking for Crossroads District patrons



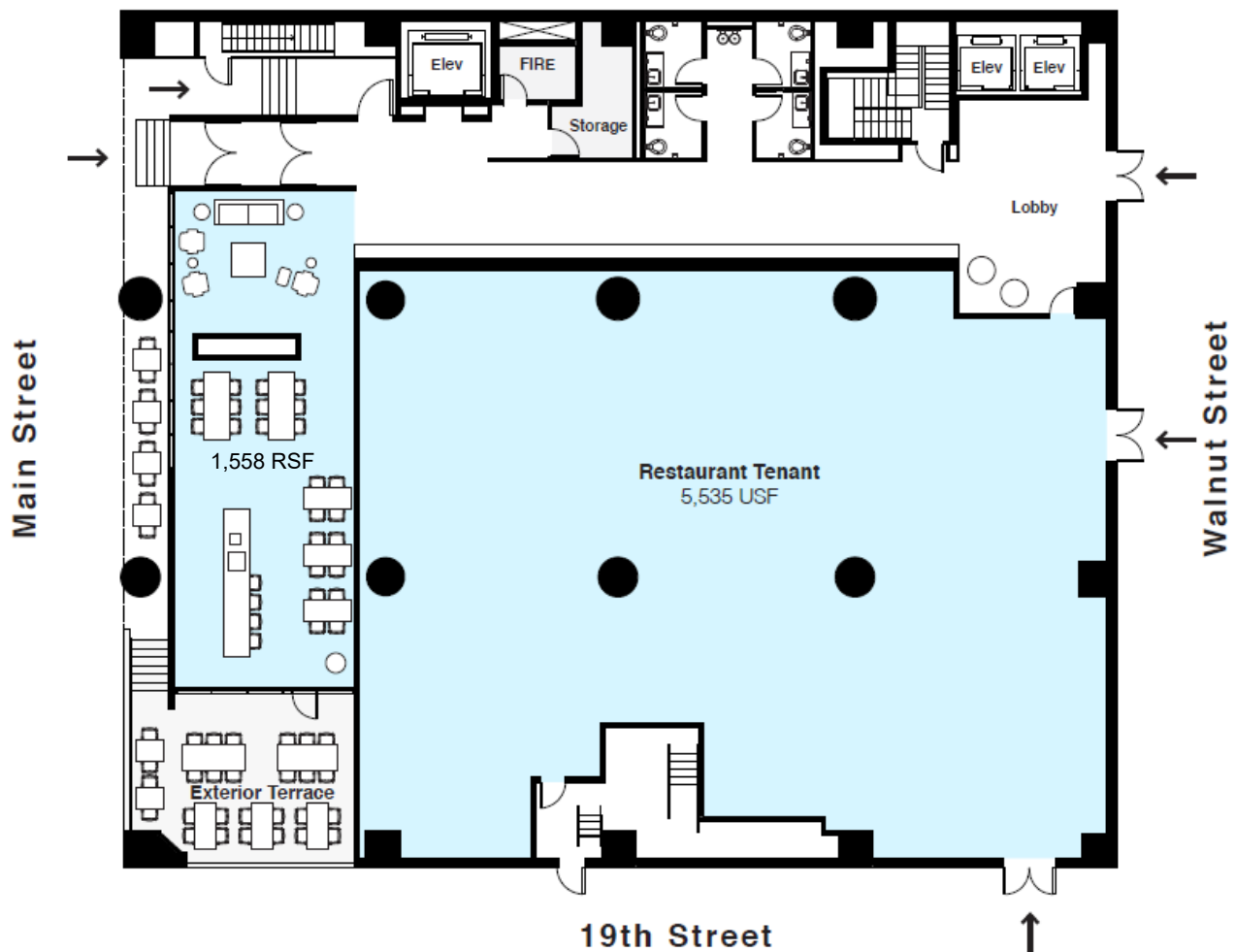
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1ST FLOOR

- 1,558 RSF
- Second generation space
- Street front access to 19th Street
- Overlooks the ParC
- Outdoor Patio



Can you see yourself here? Take the next step.
Make your appointment today!



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3D development