



TOWN PAVILION

1014





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



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 Indigo 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

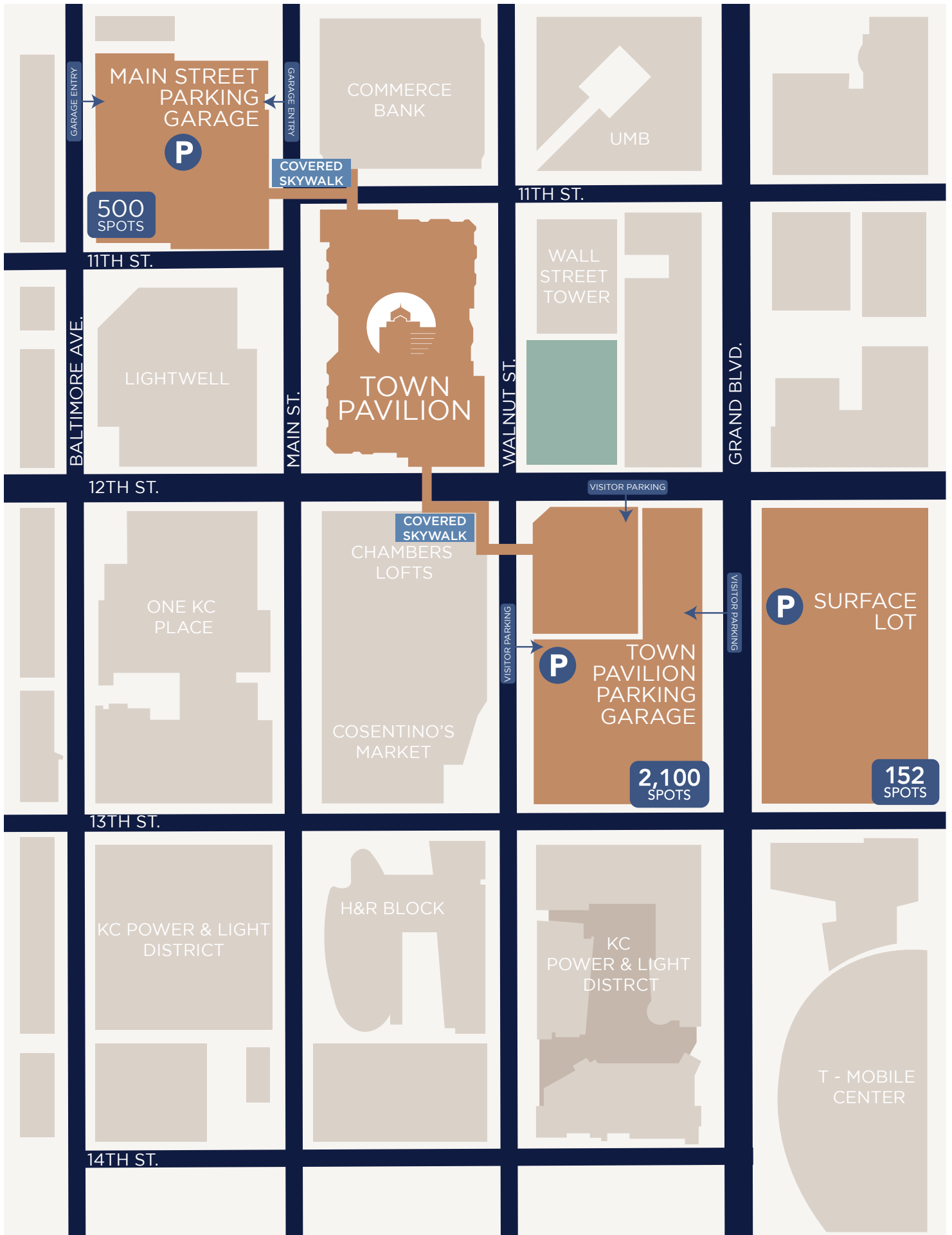
Enjoy quick access to nearly every major highway, Charles B. Wheeler Downtown Airport and Kansas City International Airport.

WALKWAYS

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

PARKING

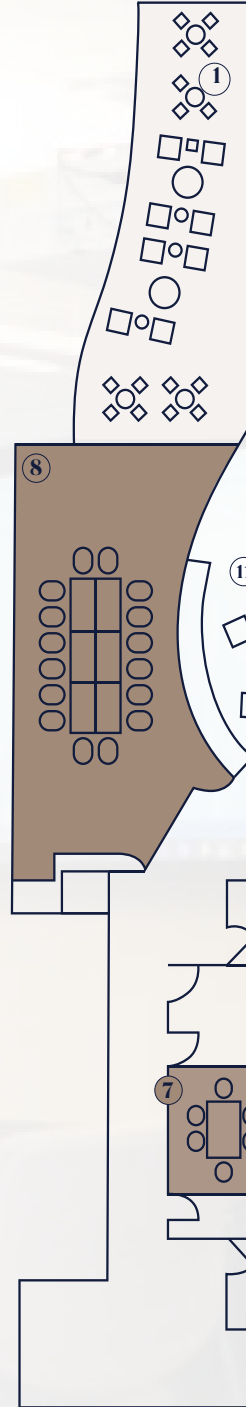
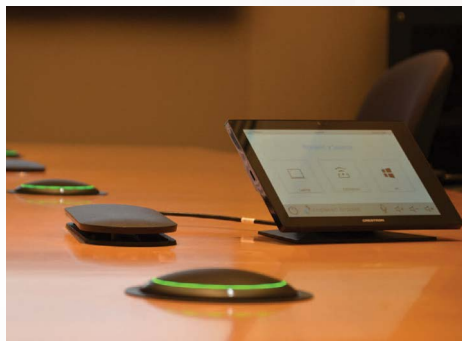
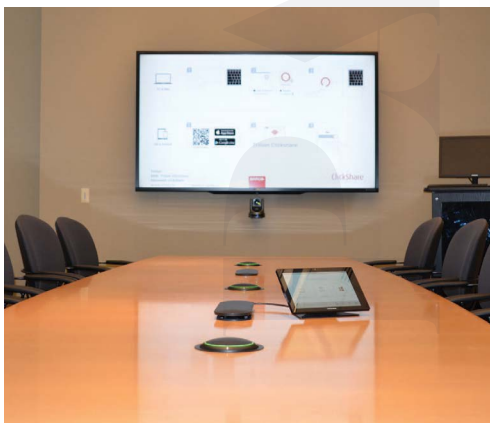
Two attached garages offer more than 2,752 parking spaces and on-site security to tenants and guests.

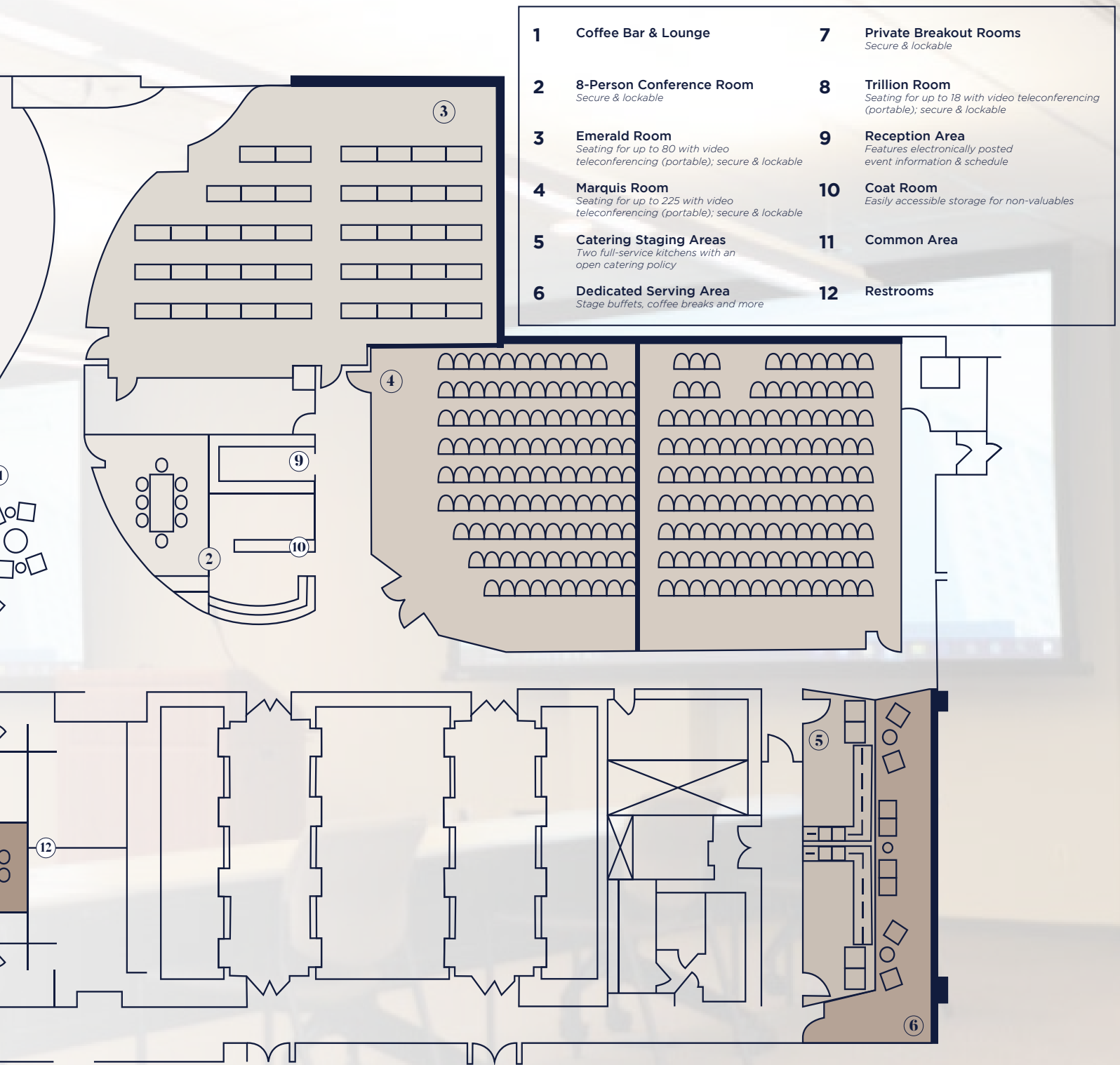


THE CONFERENCE CENTER

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

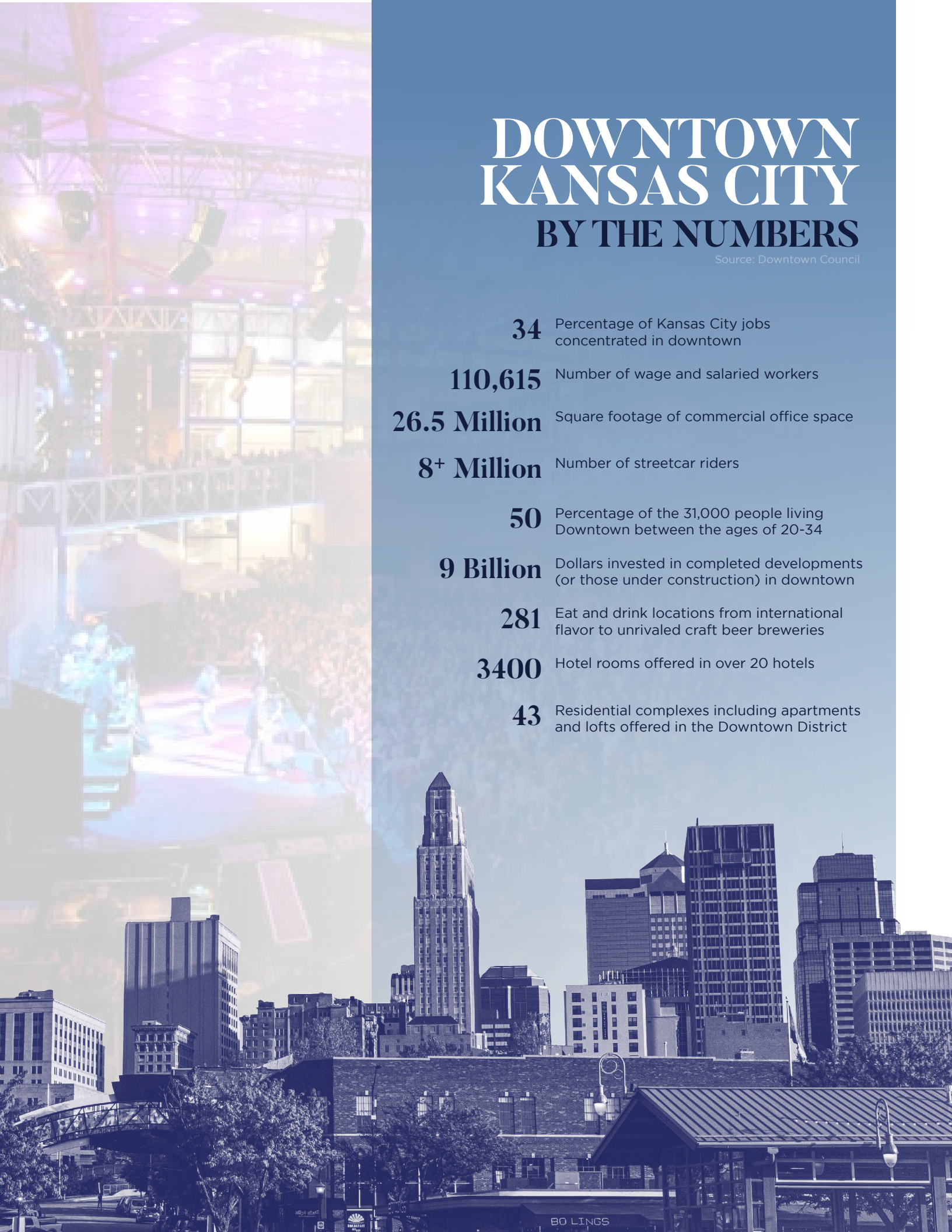
- Capacity for 225 people
- Two 7,000-lumen laser projectors
- Two 132-inch diagonal electric recessed screens

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

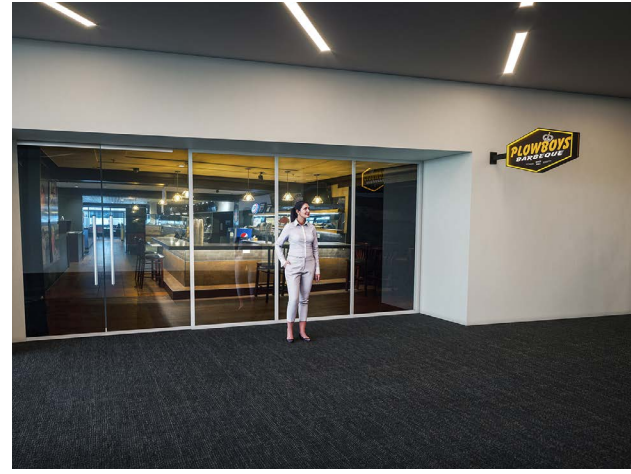
281 Eat and drink locations from international flavor to unrivaled craft beer breweries

3400 Hotel rooms offered in over 20 hotels

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

NUTS & BOLTS

OFFICE TOWER	34 Floors 833,426 rentable square feet
FLOOR SIZES	22,500 to 55,000 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, Kansas City's first multi-tenant downtown building with a security turnstile visitor management system, and on-site, controlled camera network
CARD ACCESS	Card access system controls building access after hours plus elevator access to each floor
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• Under floor raceway (Walker Duct System) for power-voice and data cabling on 4' x 7' grid
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	16 high-speed elevators in two banks and one freight elevator
FLOOR LOAD	100 lbs overall 1,200 square foot area per floor at 150 lbs
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 Town Pavilion ownership.
ACCESSIBILITY	A unique system of covered, climate-controlled walkways connects Town Pavilion with the parking garages and nearby buildings
LOADING DOCK	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 Jason's Deli, Plowboys Barbecue, Scooter's Coffee, Planet Sub and more!

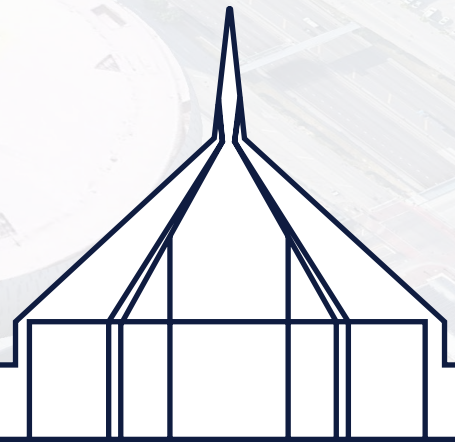
RETAIL SERVICES

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**

A modern office lobby with a dark carpet and recessed ceiling lights. A lounge area is visible, featuring a glass-fronted counter and a sign above the entrance. Several people are sitting on a sofa and talking. A person is standing in the foreground, looking towards the lounge area.

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	3,651 SF	LEASED	2,445 SF
19	6,458 SF		
18	1,295 SF	LEASED	1,311 SF
17	3,998 SF		
16	LEASED		
15	LEASED		
14	LEASED		
13	LEASED		
12	2,916 SF	LEASED	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



FLOOR PLANS
Click on any available space to view its floor plan



VIRTUAL TOUR

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



FLOORED

Create customized space layouts in real-time.



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