

REVERB RETAIL SPACE AVAILABLE



RETAIL SPACE HIGHLIGHTS

- **1,655 SF Retail Space Available**
- Ground Floor of REVERB, the Crossroads' new exclusive 14-Story, 132-Unit Luxury Apartment Community
- All new construction allows for fully customized build-out
- Breathtaking views of Downtown from inside the retail space
- Perfect for coffee shop, boutique, or unique neighborhood amenity space
- On the KC Street-Car Line

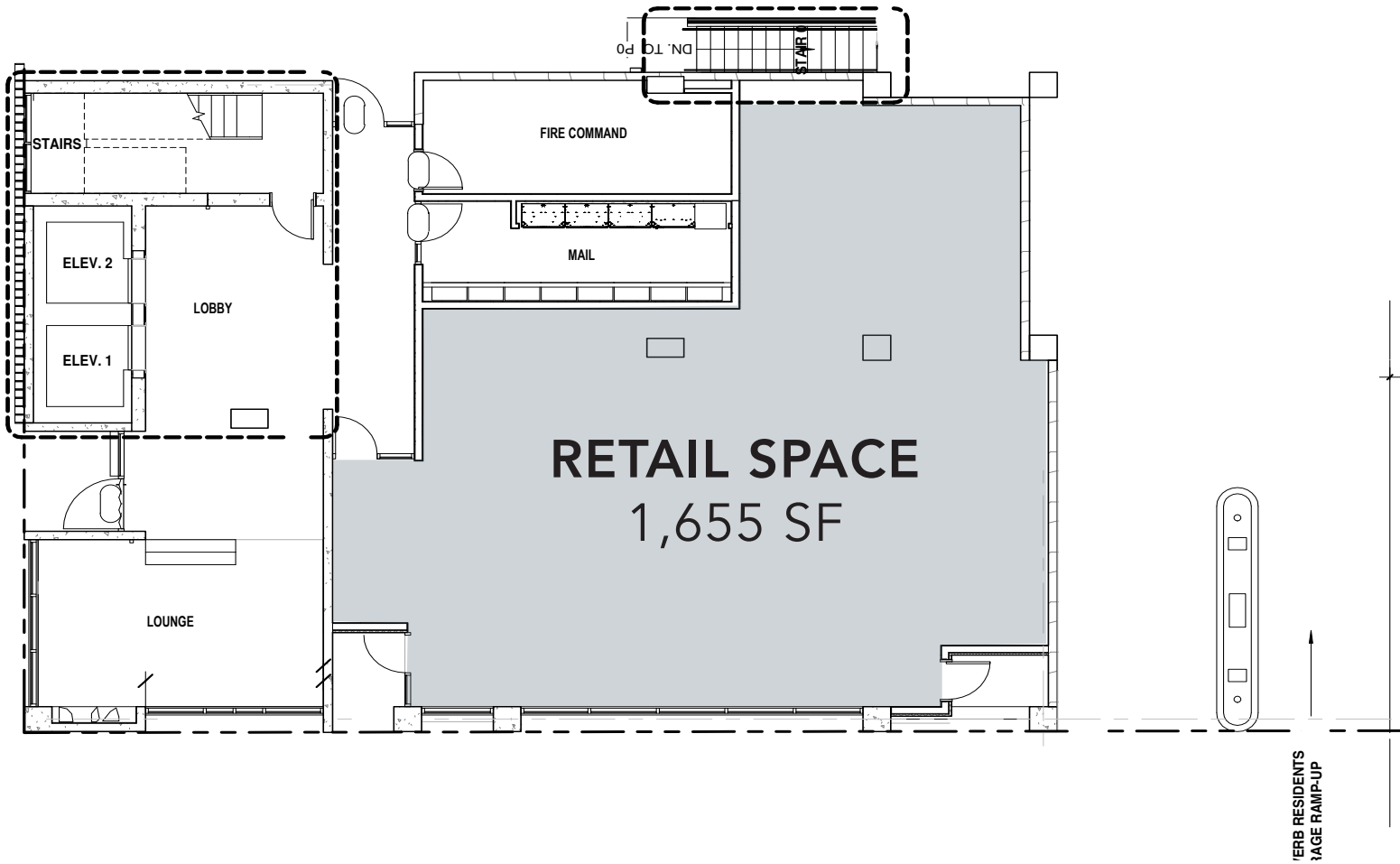
LEASING CONTACTS

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DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles
Growing Population		
2019	12,881	98,013
2024	14,684	104,252
Median Age (2019)	34	33.6
Average HH Income	\$90,345	\$65,630
Education (Associates degree+)	62.50%	38.10%
Employment (white/blue collar)	80.0% / 9.4%	57.7% / 20.7%



JOIN THE GROWING COMMUNITY

The building's design is about an action and a reaction — a reverberation of form and a shift in apartment living. The design team really focused on how the tenants will live in the apartment units, which are very open and flexible, allowing for a multitude of furniture layouts. The design connects with the street life in the area and complements the Arts district.

The 14-story apartment building contains 132 studio and one-bedroom units located atop a two-story, above ground parking garage.

The Crossroads neighborhood serves as the amenities for the building, as residents are surrounded with art galleries, coffee shops, boutique retail and restaurants within walking distance. The building also includes space for food trucks outside and a sidewalk park. Perched above the apartment units is a penthouse level with a public, rooftop bar (Mercury Room) and a private outdoor terrace and lounge.



THE MERCURY ♀ ROOM

Located on the top floor of REVERB in the heart of Kansas City's Crossroads Arts District, The Mercury Room combines world class cocktails and hospitality with an intimate atmosphere and expansive views of the Kansas City skyline. Brought to you by the creators of The Monarch Bar & Verdigris, The Mercury Room delivers an unmatched cocktail experience with imaginative focus on every detail. The Mercury Room is open Tuesday through Saturday from 4pm to 12am.



Today, more than ever, place matters to the future of our businesses and livelihood. So we invite you to locate your business in a place attracting millennials seeking a vibrant urban lifestyle, a place where companies can recruit from an educated, highly-skilled workforce, and a place that prioritizes the health and well-being of our community. Below are just a few reasons why businesses are relocating to Downtown Kansas City.

VIBRANT URBAN ENVIRONMENT

Downtown has become a thriving mixed-use district. Vibrant urban living in historic neighborhoods are attracting residents and workers who want to enjoy Downtown's expansive array of cultural, entertainment, and recreation options.

EXCEPTIONAL ACCESS TO TALENT

Downtown is positioned for outstanding access to the area's talent pool. With 27 colleges & universities within an hour of Downtown, businesses can recruit young, educated graduates.

THRIVING BUSINESS CENTER

Downtown is the prime driver of Kansas City's economy, where 34% of all the City's jobs are concentrated. Downtown has more than 110,000 wage and salaried workers, 26.5 million square feet of commercial office space, making it the largest business district in the region.

INNOVATION HUB

Downtown's density allows people from corporations, research institutions, and startups to intersect on a daily basis, creating numerous opportunities for innovation.

PRIORITIZING HEALTH & WELLNESS

Nurtured by "social infrastructure" such as libraries, schools, grocery stores, and parks - Downtown's concentration of resources generate lifesaving networks of social ties that combat isolation and build community.

UNPARALLELED CONNECTIVITY

Downtown is the center of a regional transit system, consisting of 38 bus routes, 3 bus rapid transit lines, and a streetcar route. Downtown connects seamlessly with five major interstates.



Over the past 20 years, Downtown Kansas City has been transformed from a 9-to-5 office district into a dynamic, mixed-use setting for business, innovation, education, cultural and civic activity, as well as one of the fastest-growing residential locations in the region. Downtown Kansas City's vibrant live-work dynamic makes it a magnet for young workers seeking an affordable, urban lifestyle.

GROWING RESIDENTIAL NEIGHBORHOOD

Downtown emerged as a location of choice for recent college graduates, drawn by job growth and easy access to restaurants, nightlife, and other urban amenities. More than 50% of the 31,000 people living in Downtown are between the ages of 20-34, making it a young professional haven.

CULINARY EXCELLENCE

Downtown Kansas City is the region's center for the finest culinary destinations, offering a great assortment of restaurants, outdoor cafés, rooftop bars, and cuisines from all over the globe. It's a foodie's paradise.

VIBRANT ARTS & CULTURE SCENE

Downtown is the regional center for art, culture, and entertainment with an exciting offering of art galleries, museums, theaters, and performing arts venues.

WORLD-CLASS HEALTHCARE

Downtown is home to the UMKC Health Science District with more than 3,300 students and 12,800 employees.

PREMIER EVENTS

Events and festivals will be returning Downtown soon. Annual events include the 18th Street Fashion Show, Big12 Men's Basketball Tournament, Celebration at the Station, City Market, Boulevardia, Fringe Festival, Irish Fest, and Middle of the Map Festival.

BEAUTIFUL PARKS & OPEN SPACE

Downtown's walkability score is 96 and offers jobs and parks within steps from each other. Downtown's bike lanes, open spaces, and parks build exercise and recreation into everyday life.



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