



1201
WALNUT

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12TH & WALNUT

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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
<i>and much more.</i> |
| 9 Chipotle Mexican Grill | |

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

1201 Walnut 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.





NUTS & BOLTS

OFFICE TOWER	29 Floors 482,000 rentable square feet
FLOOR SIZES	6,000 to 20,000 rentable square-foot floor plates
OPERATING EXPENSES	Base year
SERVICES	Janitorial service five nights per week performing high touch point cleaning and utilizing Certified Green cleaning products. 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, 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/sf capacity for lights, heat and power.• Two separate substations provide back-up electrical power.• Parabolic lights throughout
HVAC	Variable air volume system with on floor D-X unit providing conditioned air.
DIRECT DESTINATION ELEVATORS	12 high speed elevators in two banks and one freight elevator
FLOOR LOAD	100 lbs overall
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 garage and surface lot are controlled by 1201 Walnut ownership.
ACCESSIBILITY	A unique system of covered, climate-controlled walkways connects 1201 Walnut with the parking garages and nearby buildings
LOADING DOCK	Covered loading area - they can accommodate semi-trucks and city delivery vans

TENANT EXPERIENCE



The 1201 Walnut tenants enjoy a wide variety of amenities throughout the building and beyond. In the Town Pavilion 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.



ELECTRIC VEHICLE CHARGING STATIONS

Town Pavilion provides charging station ports.



TENANT RELATIONS

Assists in tenant events, building activities and more.



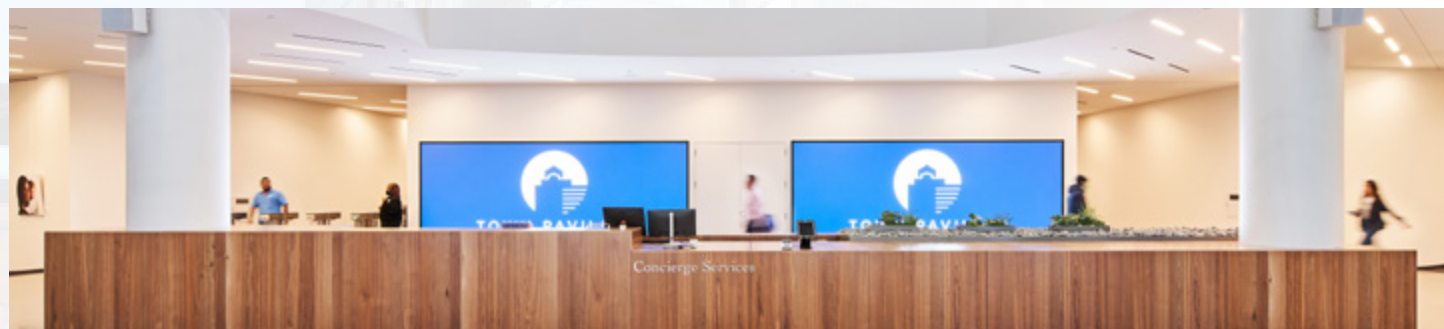
RECYCLING

Building recycling of paper, glass, metal and plastic.



ON-SITE PROPERTY MANAGEMENT

Provides hands-on knowledge of the building in a timely manner.



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 T1201 Walnut with nearby buildings spanning more than six city blocks.

PARKING

One attached garages and a surface lot offers more than 2,250 parking spaces with on-site security to tenants and guests.





AIR QUALITY & CLEANING

1201 Walnut is equipped with MERV 13 filters, the highest rated filters with

85%

efficiency at removing particulates from the air.

1201 Walnut provides a breath of fresh air for its tenants with Exchange Fresh Air Circulation that filters indoor air out of the building and replaces it with fresh air from outside. With tenant safety in mind, staff also perform high touchpoint cleaning five nights a week while utilizing Certified Free cleaning products.

COMING EARLY THIS FALL

- Group fitness classes
- Personal training
- New cardio equipment with digital technology
- Additional strength equipment including Pilates Reformer
- Towel service
- Healthy vending

HEALTH & WELLNESS

Our expansive fitness center at Town Pavilion offers an endless variety of exercise options including free weights, treadmills, a yoga area and more. The fitness center is managed and professional staffed by Elevation Corporate Health and will provide free health assessments, equipment orientation, programming, CPR classes and more.

PLUS:

- Private corporate rentals available
- Online portal provided for personal tracking and incentives



MOTHER'S ROOM

A private room for nursing mothers.



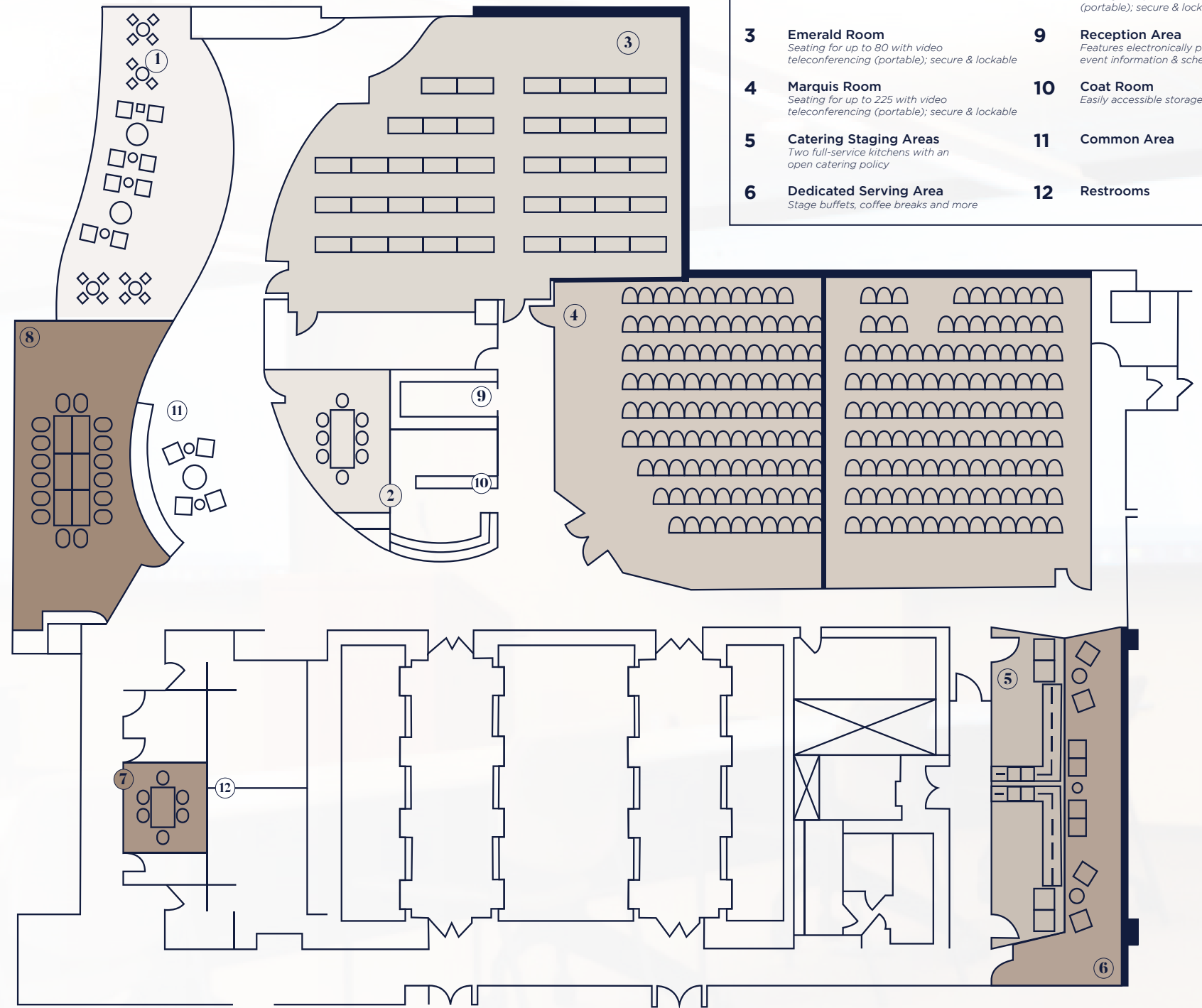
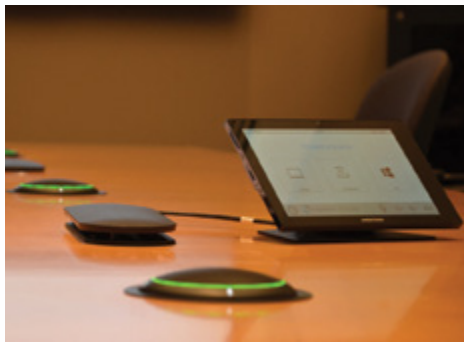
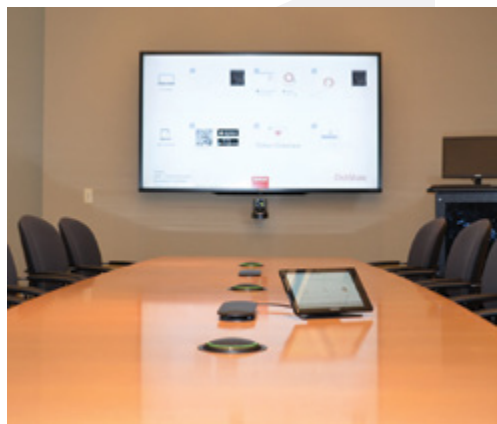
ELKAY WATER FILTRATION DEVICES

Offers clean, filtered water throughout the building.

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. Town Pavilion is connected to 1201 Walnut with a covered climate-controlled walkway for easy access. Located on the fourth floor of Town Pavilion 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



1	Coffee Bar & Lounge	7	Private Breakout Rooms <i>Secure & lockable</i>
2	8-Person Conference Room <i>Secure & lockable</i>	8	Trillion Room <i>Seating for up to 18 with video teleconferencing (portable); secure & lockable</i>
3	Emerald Room <i>Seating for up to 80 with video teleconferencing (portable); secure & lockable</i>	9	Reception Area <i>Features electronically posted event information & schedule</i>
4	Marquis Room <i>Seating for up to 225 with video teleconferencing (portable); secure & lockable</i>	10	Coat Room <i>Easily accessible storage for non-valuables</i>
5	Catering Staging Areas <i>Two full-service kitchens with an open catering policy</i>	11	Common Area
6	Dedicated Serving Area <i>Stage buffets, coffee breaks and more</i>	12	Restrooms

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



CASUAL DINING

Now it's possible to leave the office for lunch—without leaving the office. 1201 Walnut is connected to Town Pavilions tempting course of dining options for breakfast, lunch, coffee and more!



RETAIL SERVICES

The lobby at Town Pavilion offers convenience around every corner, providing a host of business and personal services so you can run your errands connected through the skywalk from 1201 Walnut to Town Pavilion.





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