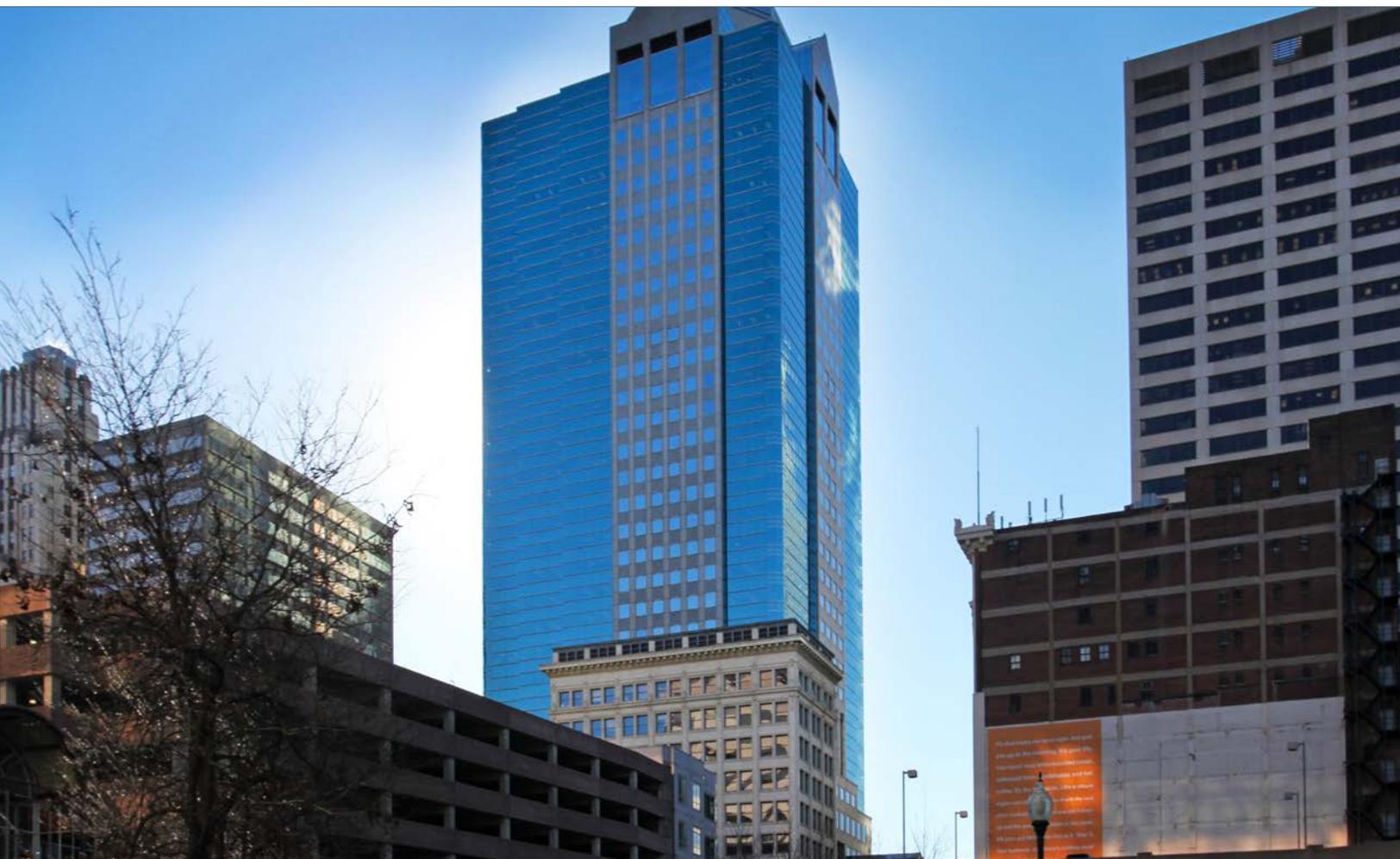


## PREMIER RETAIL SPACE AVAILABLE IN TOWN PAVILION



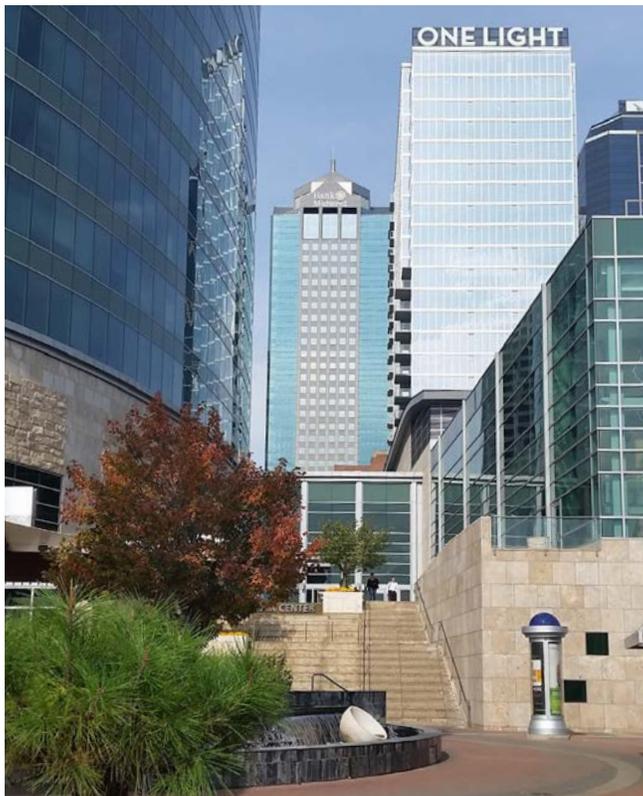
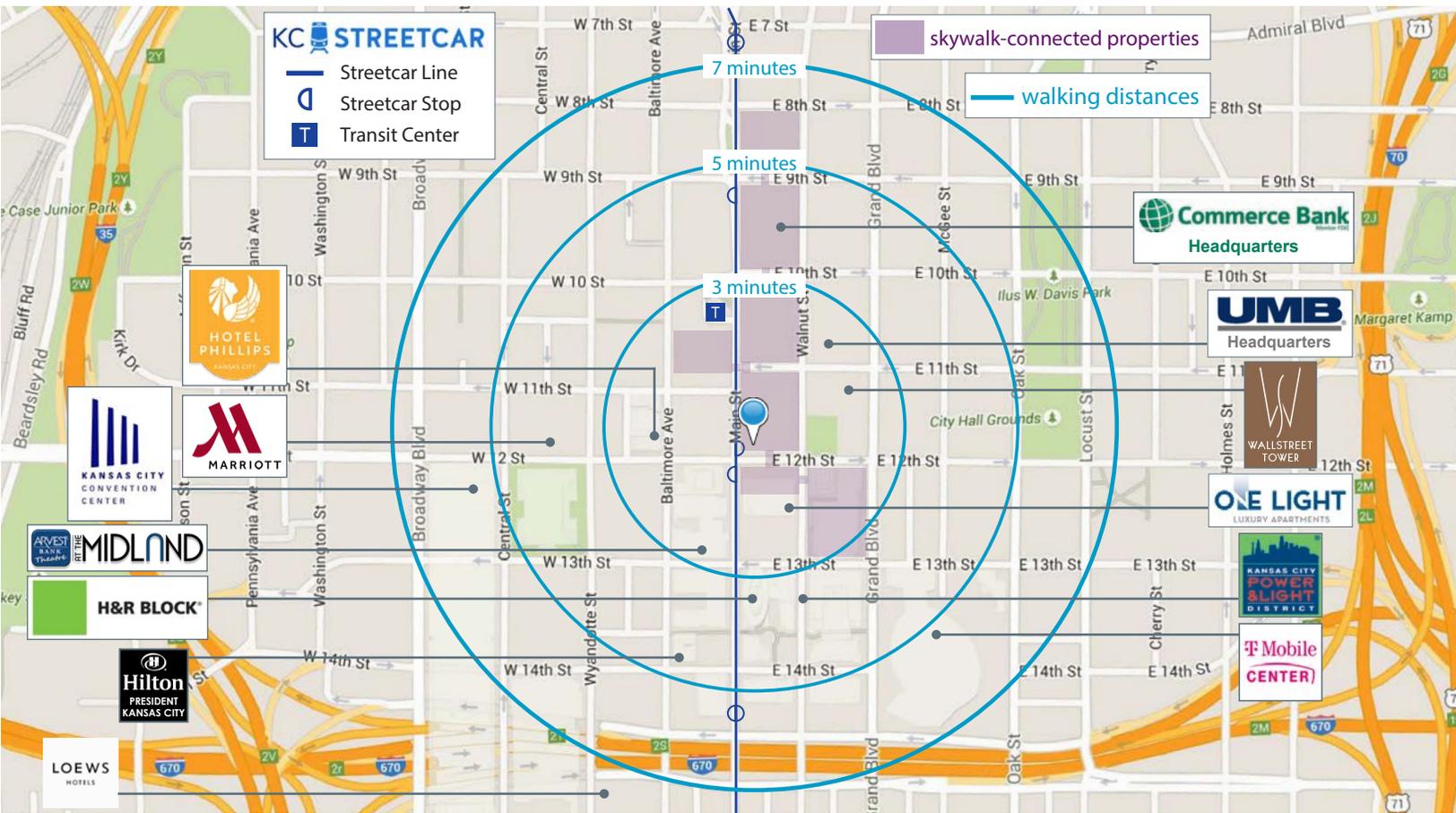
### RETAIL HIGHLIGHTS

- **1,389 SF 2nd generation restaurant space available starting August 2022** on Petticoat Lane next to Jason's Deli
- **5,358 SF corner restaurant space available starting August 2022** on Main Street
- KC Streetcar stop directly in front of the building on Main Street
- Connected to the Downtown Sky Walk system, providing enclosed access to over 25,000 people in the Central Business District
- Current Retail Tenants: Bank Midwest (Lobby), Scooters (Lobby), FedEx, Planet Sub, Jason's Deli, & State Farm

### LEASING CONTACT

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# DOWNTOWN KC

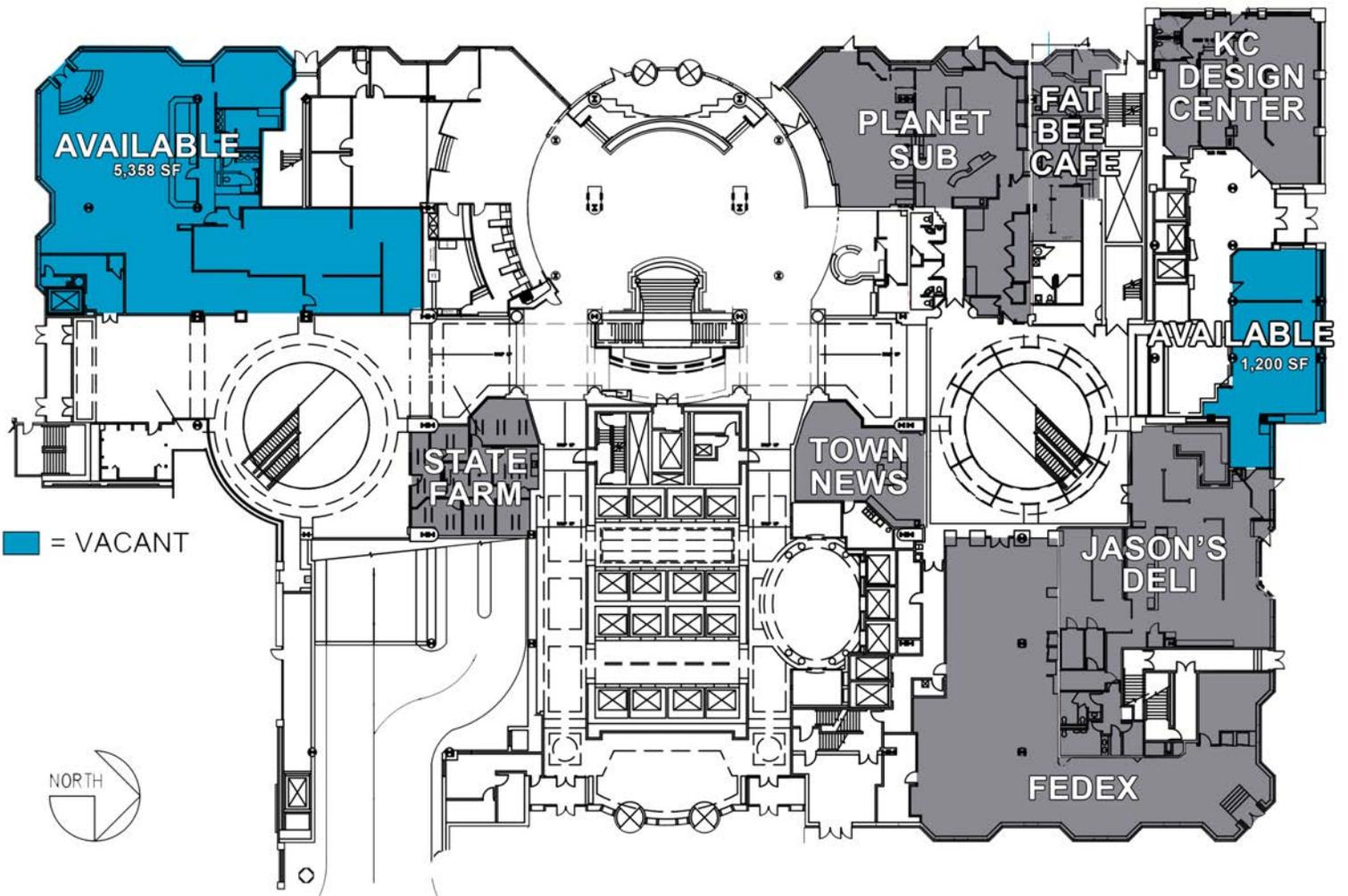


Downtown is the prime driver of Kansas City's economy, where 34% of all the City's jobs are concentrated.

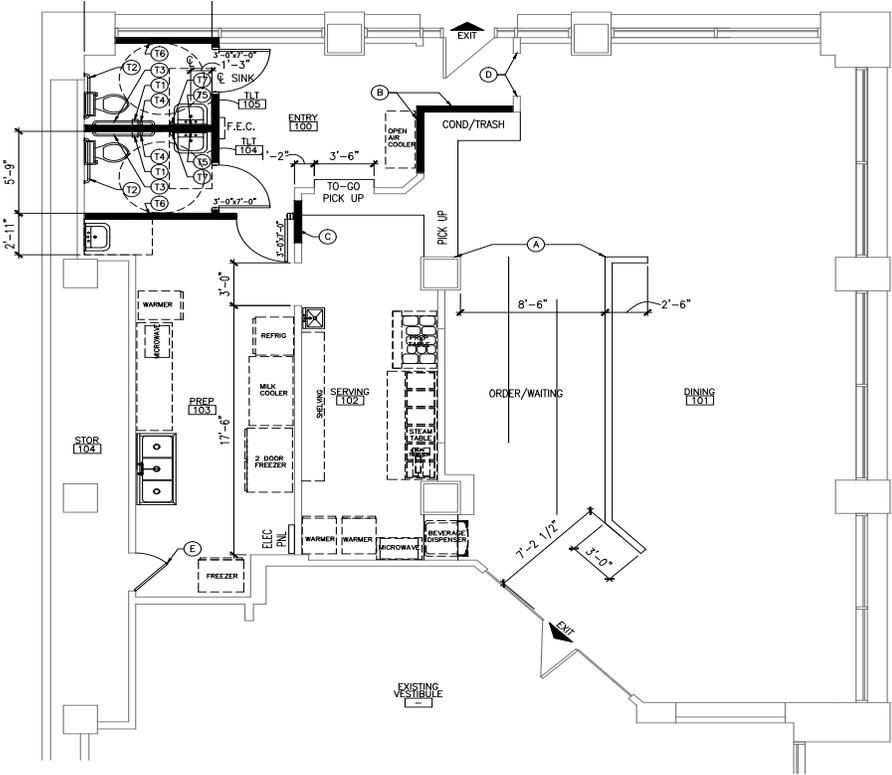
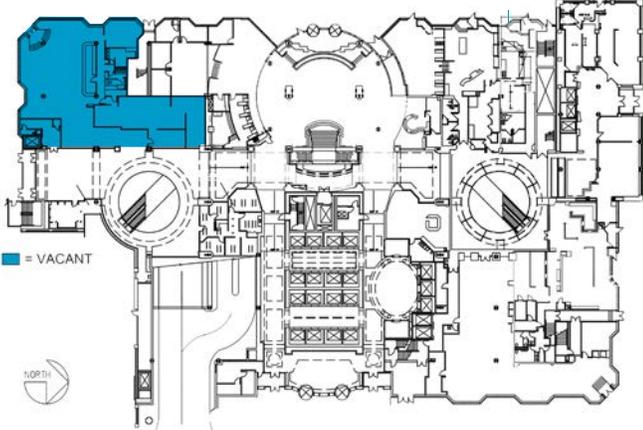
## GREATER DOWNTOWN

<b>Residents</b>	19,996
<b>Employees</b>	123,191
<b>Annual Visitors</b>	25.2M
<b>Annual Visitor Spending</b>	\$3.15B

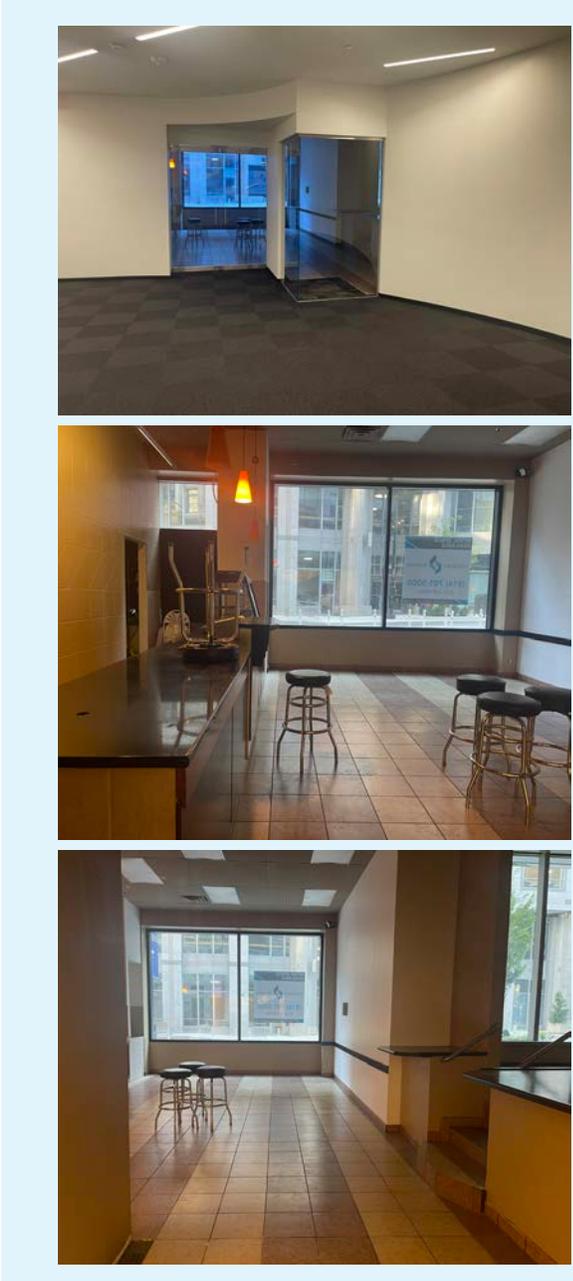
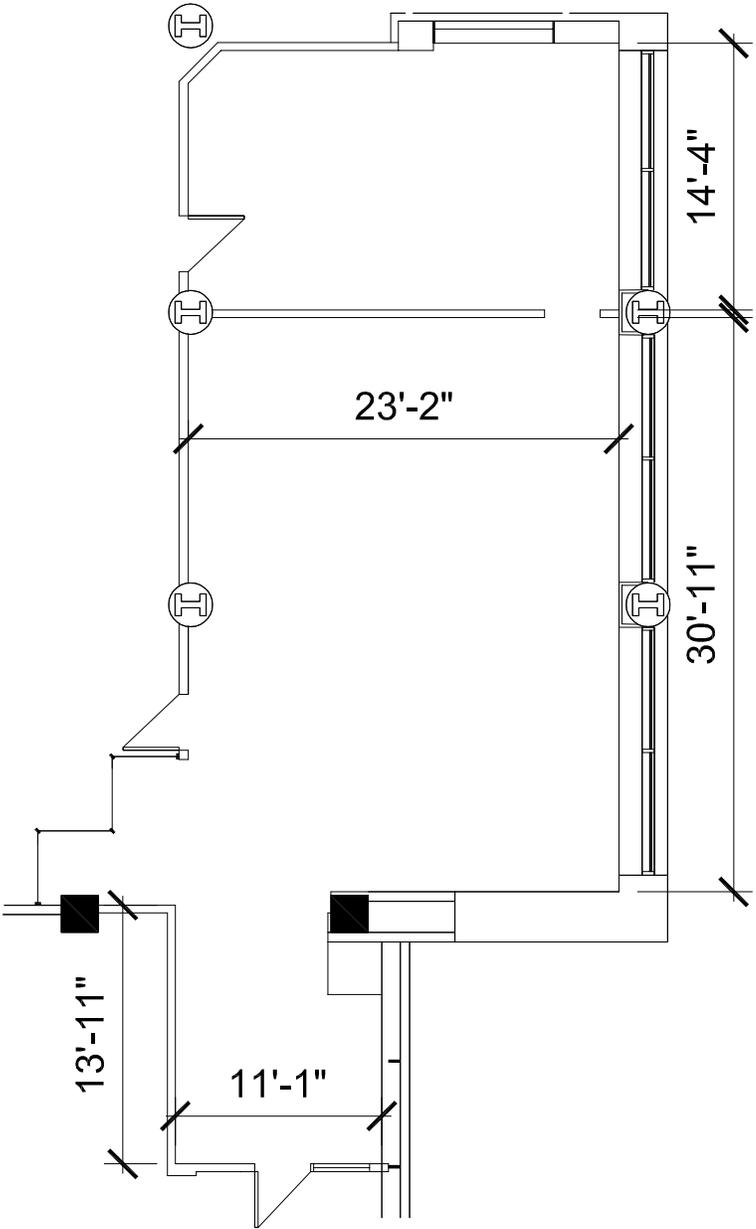
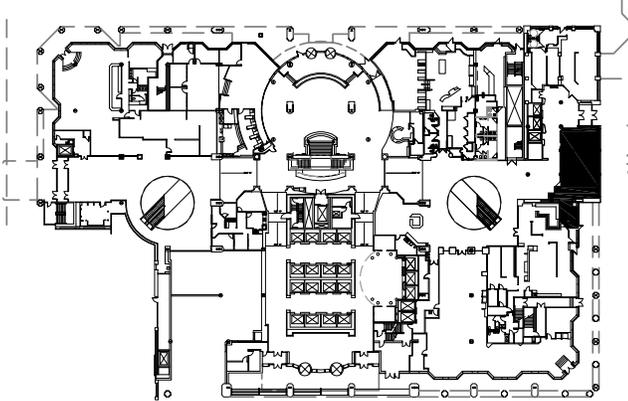
Detailed information can be found on Pages 10-13.



- 5,358 SF Restaurant/Retail space available starting August 2022
- Direct Access into Town Pavilion Common Area
- Main Street Corner Retail Space
- Street Car Stop



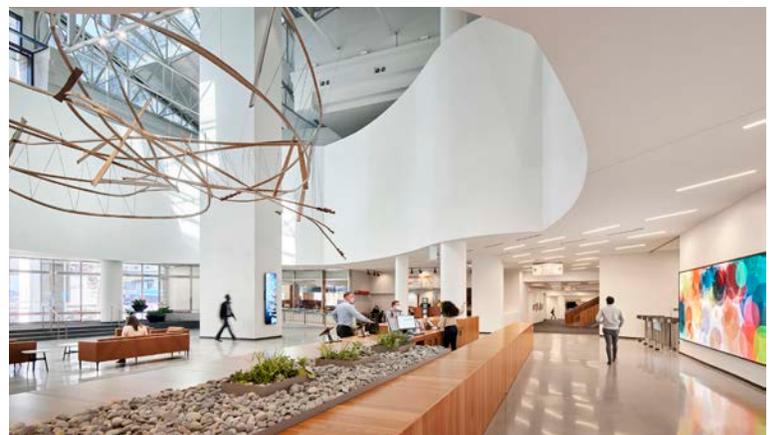
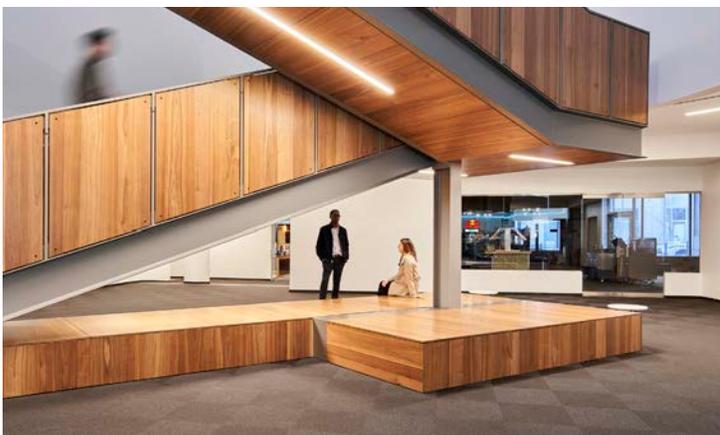
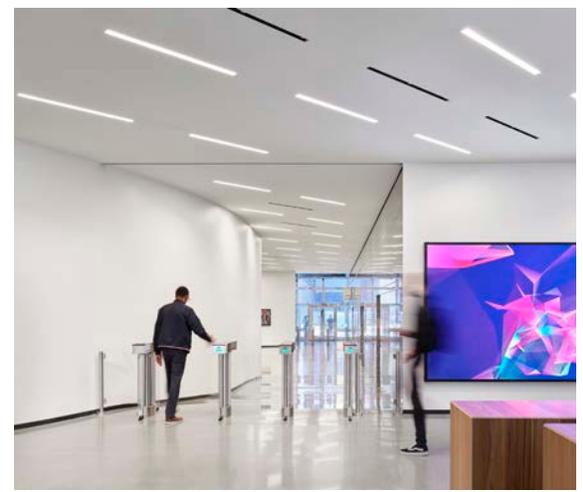
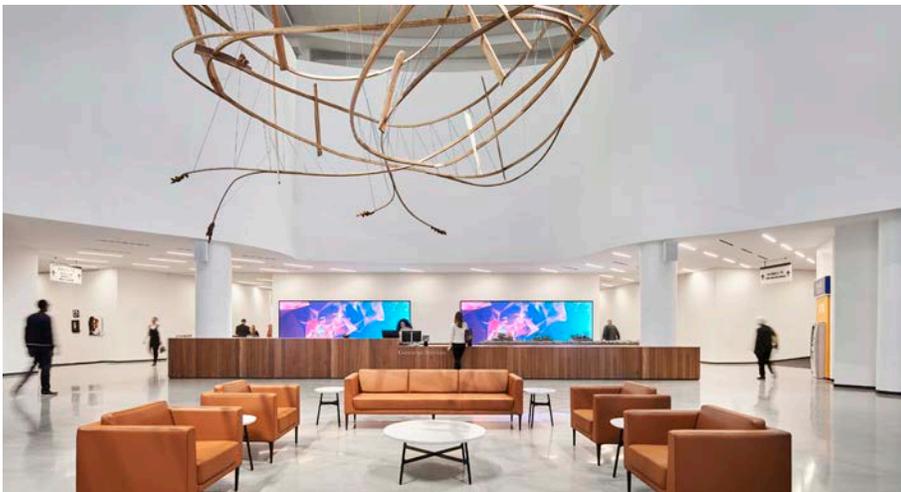
- **1,389 SF Restaurant/Retail space available starting April 2022**
- Direct Access into Town Pavilion Common Area
- Signage Opportunity along Petticoat Lane



## TOWN PAVILION RENOVATIONS

The historic Town Pavilion building underwent an art-focused upgrade in 2021. Improvements drastically transformed the building and include the removal of the iconic staircase and the addition of a concierge desk, as well as upgrading retail storefronts, installing video walls, creating a feature wall element, and adding security features and equipment. In addition to the aesthetic improvements and new finishes – which incorporate exposed concrete, bright white walls, and natural wood tones – security turnstiles with visitor management systems were installed to elevate the building to current Class A office standards.

- concierge/security desk in rotunda
- polished concrete flooring
- interior aluminum storefronts
- wood/metal switchback stairs
- updated elevator lobby banks
- featured wall element
- video walls and innovative displays
- improved sound system
- security turnstiles with visitor management system



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.



## **PLACE MATTERS**

**Build your business in a vibrant urban environment attracting a young, educated workforce**

**Downtown Kansas City**  
[www.downtownkc.org/business](http://www.downtownkc.org/business)

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.



More than \$9 billion in developments have been completed or are currently under construction in Downtown Kansas City. Downtown has become a thriving, mixed-use business district. Vibrant urban living and a broad range of housing types in historic neighborhoods are attracting residents and workers who want to enjoy Downtown's expansive array of cultural, entertainment, dining and recreation options.

## \$9.1 BILLION

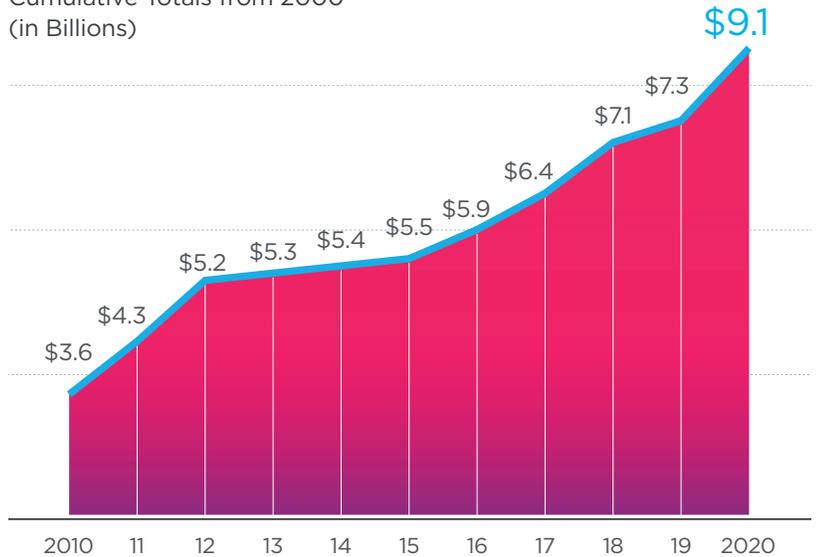
Development completed or currently under construction in since 2000

## \$2.6 BILLION

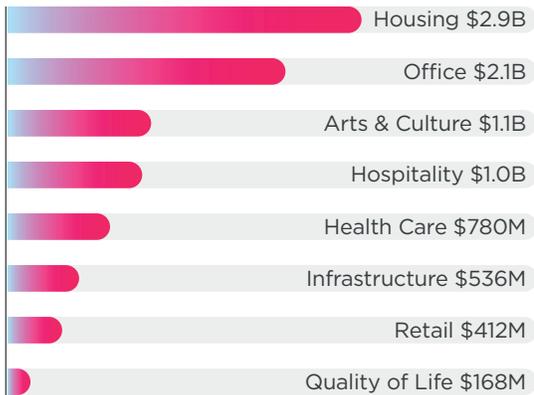
Development planned to start construction in the next two years

### Downtown Development History

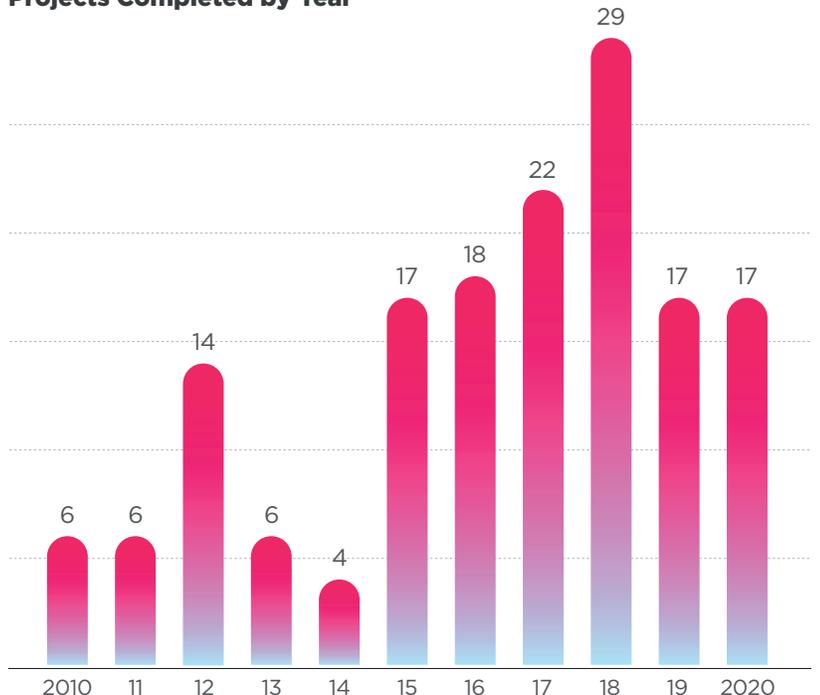
Cumulative Totals from 2000  
(in Billions)



### Investment by Category



### Projects Completed by Year



52% of projects completed in Downtown since 2000 have been housing developments



20% of projects completed in Downtown since 2000 have been office developments



10% of projects completed in Downtown since 2000 have been arts & culture developments

# PREMIER RETAIL SPACE AVAILABLE IN TOWN PAVILION



## LEASING CONTACT

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