



TOWN PAVILION

of

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new

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of

the



REDEFINED, REIMAGINED

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A NEW CLASS OF OFFICE

Town Pavilion has been 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, Missouri, 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

After undergoing an art-focused upgrade in 2021, the new improvements drastically transform the building. In addition to the aesthetic improvements and new finishes – which incorporate exposed concrete, bright white walls, and natural wood tones – additional features include:

- Lobby with bank, coffee shop, shipping center, and convenience store
- Concierge/security desk in Rotunda
- Polished concrete flooring
- Interior aluminum storefronts
- Wood/metal switchback chairs
- Updated elevator lobby banks
- Featured wall element
- Video walls and innovative displays
- Improved sound system



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 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

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.





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 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, 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
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 and include a charging station and bicycle storage. Covered, climate-controlled walkways connects Town Pavilion with the parking garages and nearby buildings.

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.



ELECTRIC VEHICLE CHARGING STATIONS

Town Pavilion provides charging station ports.



TENANT RELATIONS

Assists in tenant events, building activities and more.



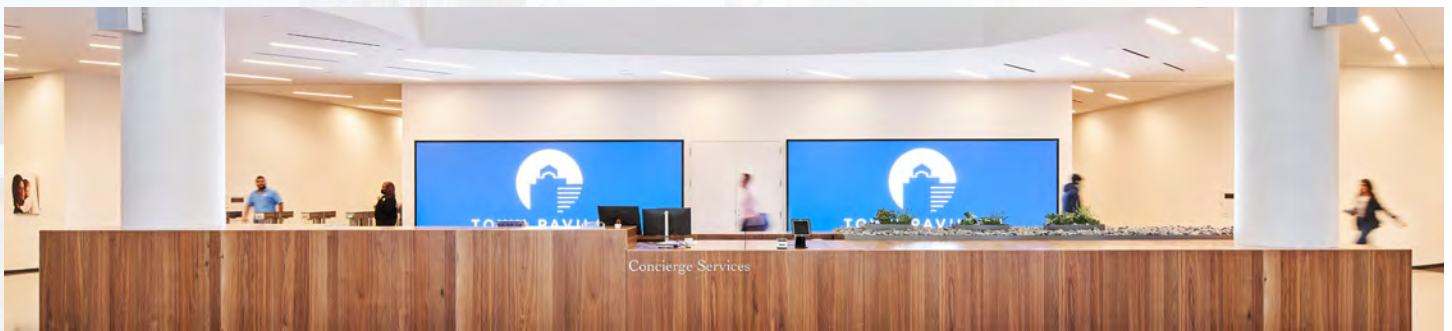
RECYCLING

Building recycling of paper, glass, metal and plastic.



ON-SITE PROPERTY MANAGEMENT

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



ACCESSIBILITY

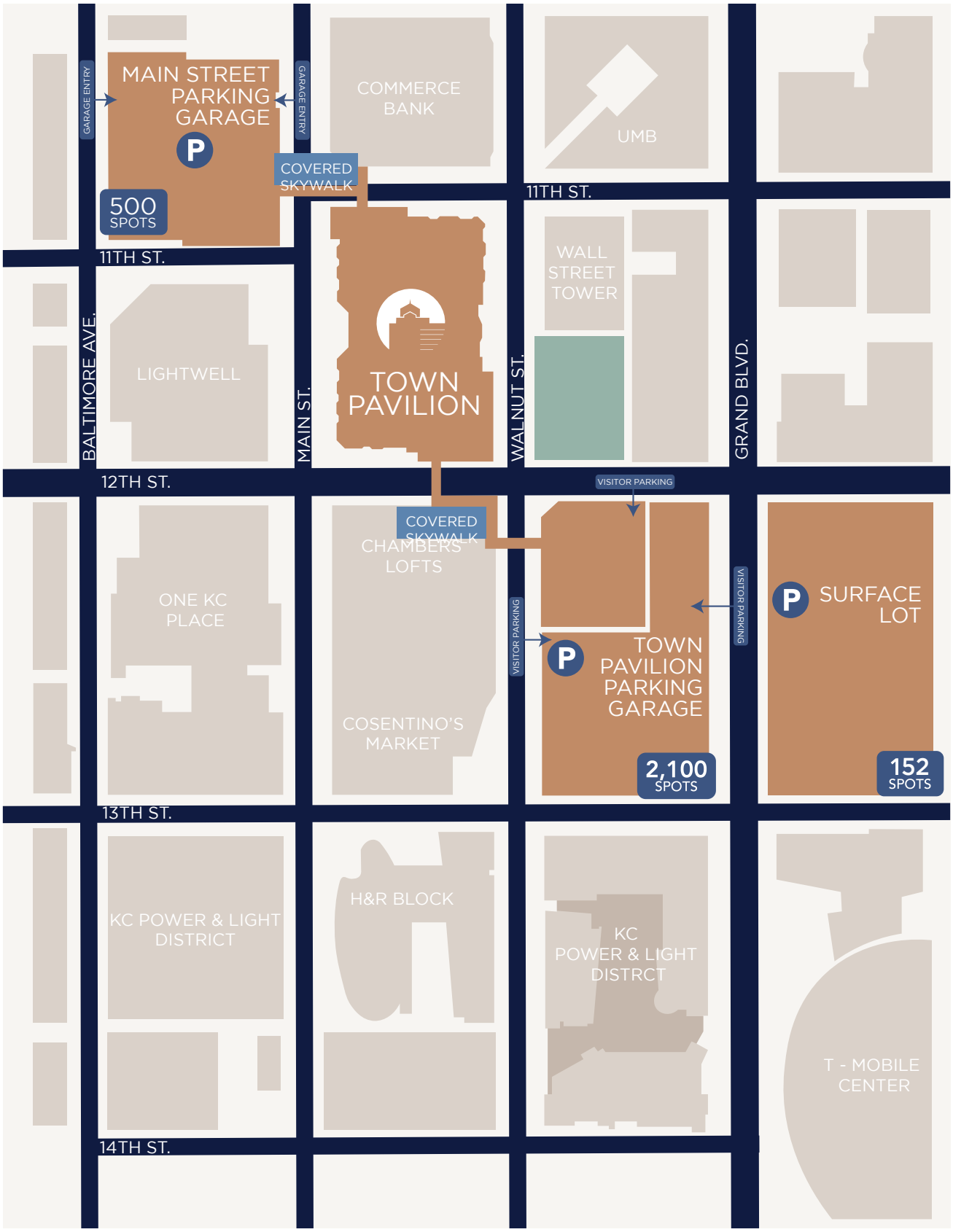
Enjoy quick access to nearly every major highway, Charles B. Wheeler Downtown Airport and Kansas City International Airport.

WALKWAYS

A unique system of covered, climate-controlled walkways connects 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. Parking garages and surface lots are controlled by Town Pavilion ownership and include a charging station and bicycle storage.





AIR QUALITY & CLEANING

Town Pavilion is equipped with MERV 13 filters, the highest rated filters with

85%

efficiency at removing particulates from the air.

Town Pavilion 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 routinely perform high touchpoint cleaning 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 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

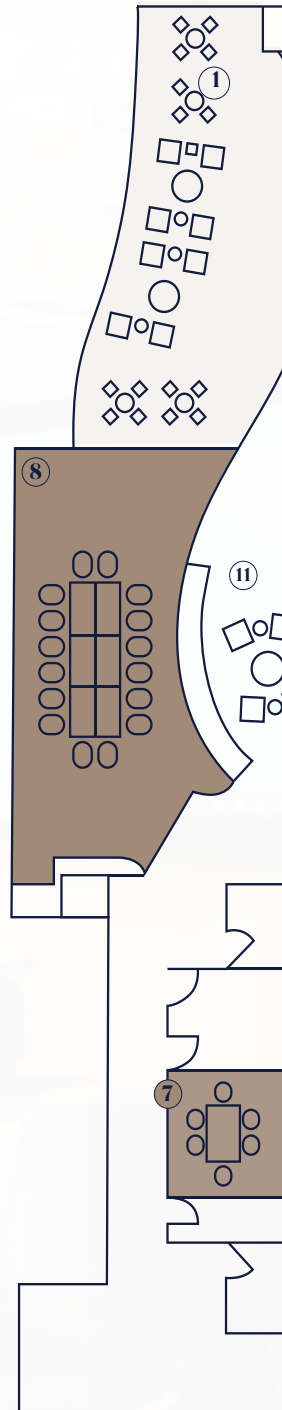
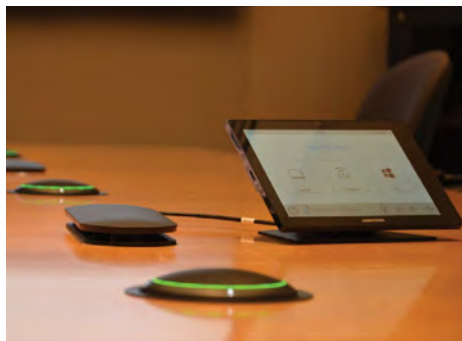
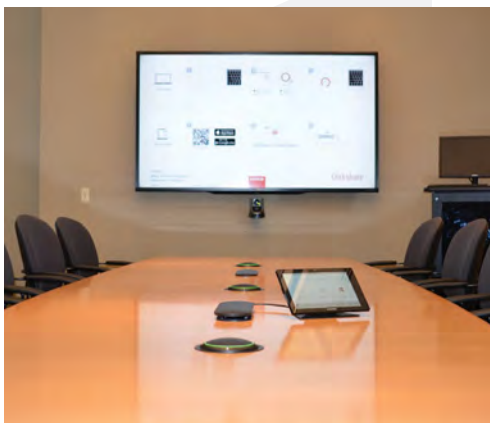
Offers clean, filtered water throughout the building.



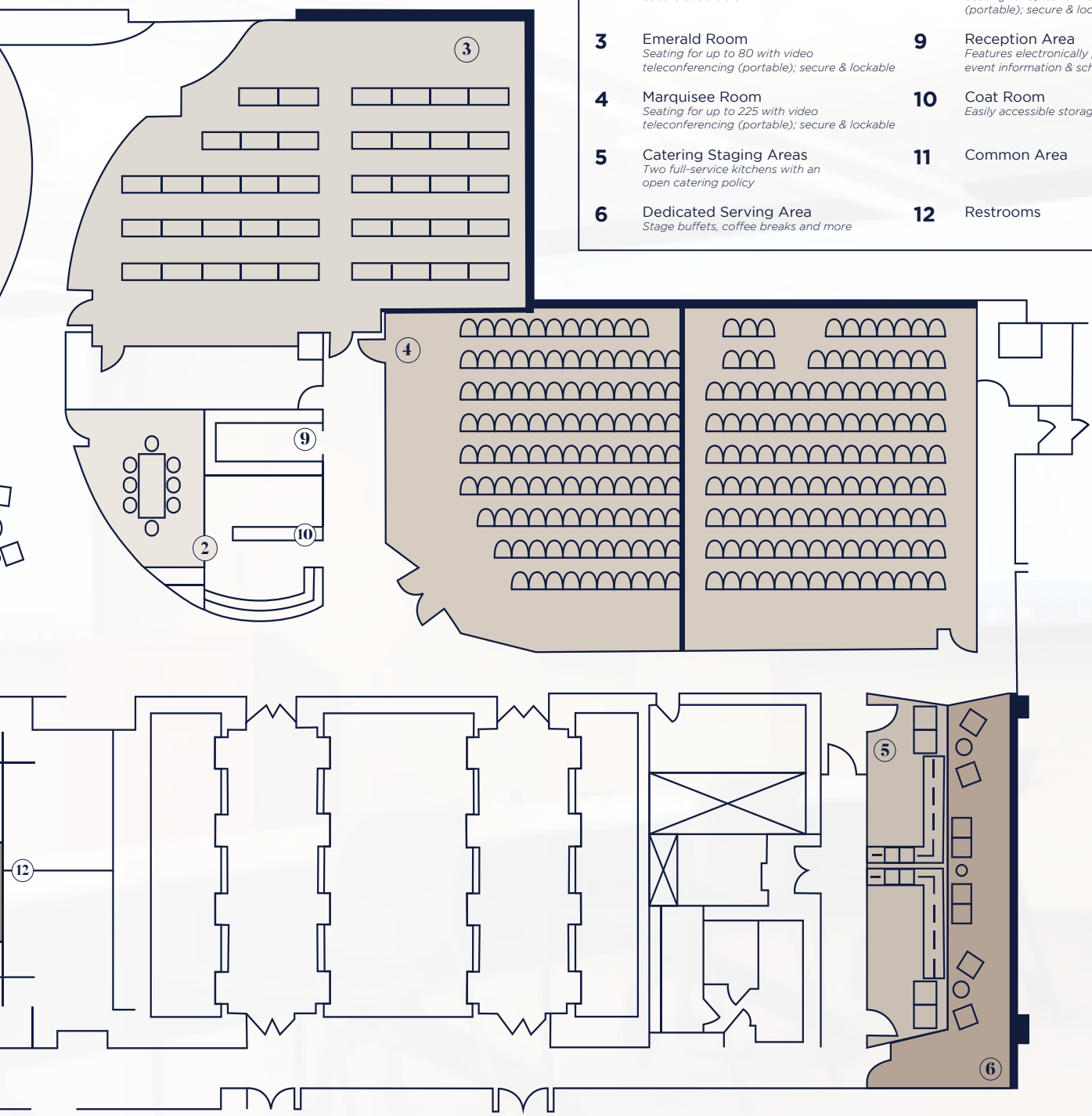
THE CONFERENCE CENTER

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. 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



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	Marquisee 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



MARQUISEE 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. Town Pavilion offers a tempting course of dining options for breakfast, lunch, coffee 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.



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

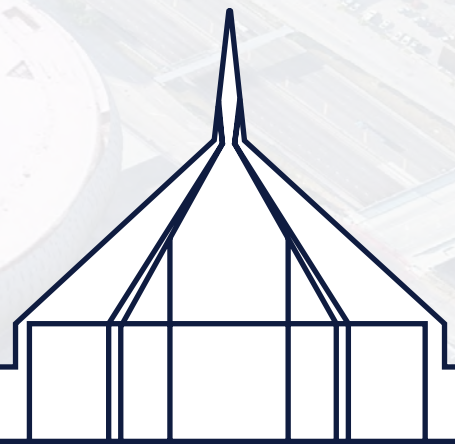
281 Eat and drink locations from international flavor to unrivaled craft beer breweries






3400 Hotel rooms offered in over 20 hotels

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



ON THE MARKET



	34	23,377 SF		
	33	LEASED		
	32	LEASED		
	31	LEASED		
	30	LEASED		
	29	6,863 SF	LEASED	
	28	LEASED		
	27	LEASED		
	26	23,377 SF		
		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	2,871 SF	LEASED	3,998 SF
	16	22,603 SF		
	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	LEASED	1,416 SF	1,402 SF
	4	CONFERENCE CENTER		LEASED
	3	LEASED		13,247 SF
	2	49,989 SF		
	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.



TOWN PAVILION

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