

PREMIER RESTAURANT SPACE AVAILABLE AT 12TH & MAIN ST



RETAIL HIGHLIGHTS

- **5,358 SF second generation restaurant space at 12th & Main St**
- At the base of KC's largest office building
- KC Streetcar stop directly in front of space
- Immediately adjacent to the Power and Light District
- Ideally located to serve the Central Business District, surrounding apartments, downtown tourism and convention traffic, and T-Mobile Center events

LEASING CONTACT

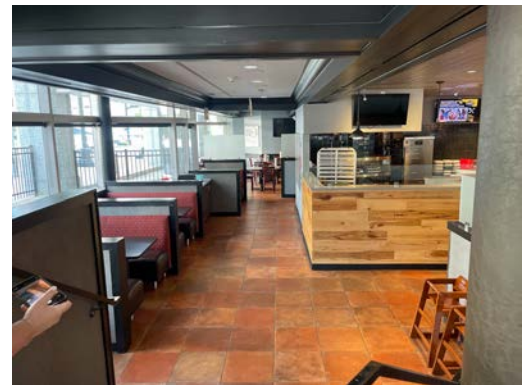
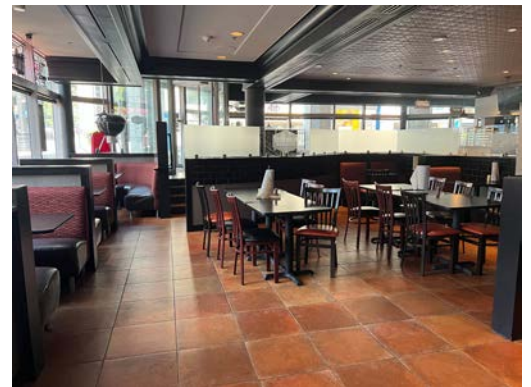
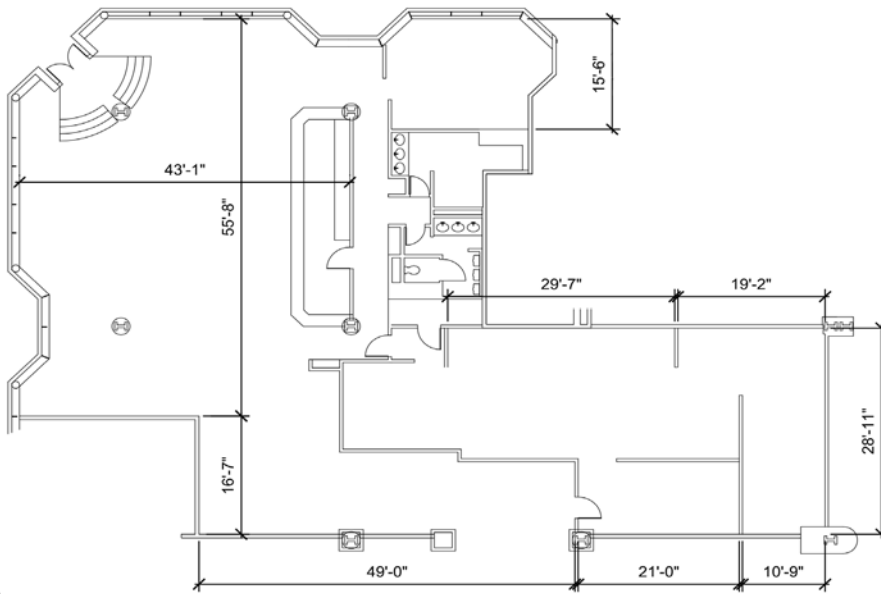
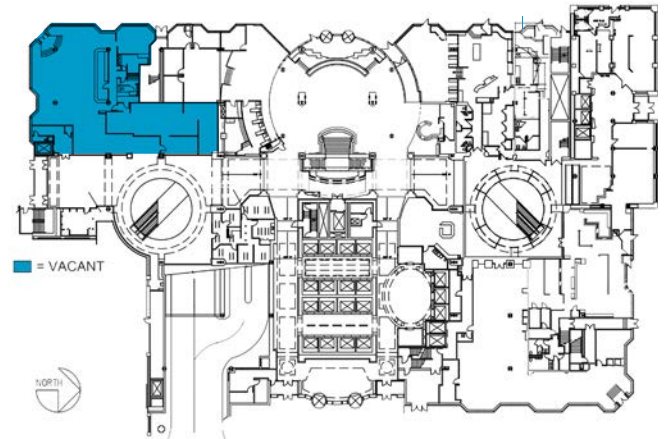
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SPACE AVAILABLE

- **5,358 SF Restaurant/Retail space available**
- Direct Access into 1111 Main Common Area
- Main Street Corner Retail Space
- Street Car Stop





PROPOSED EXTERIOR

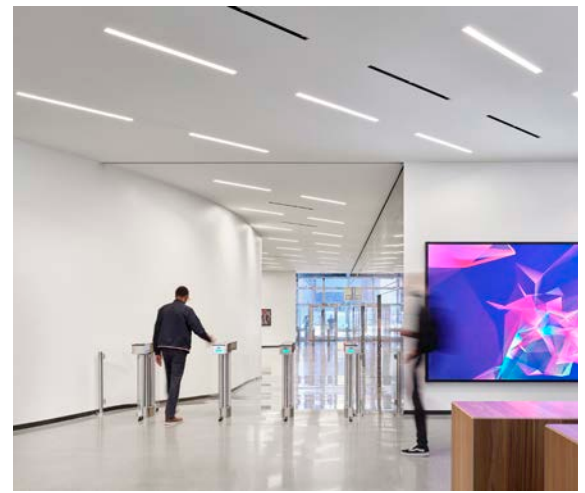
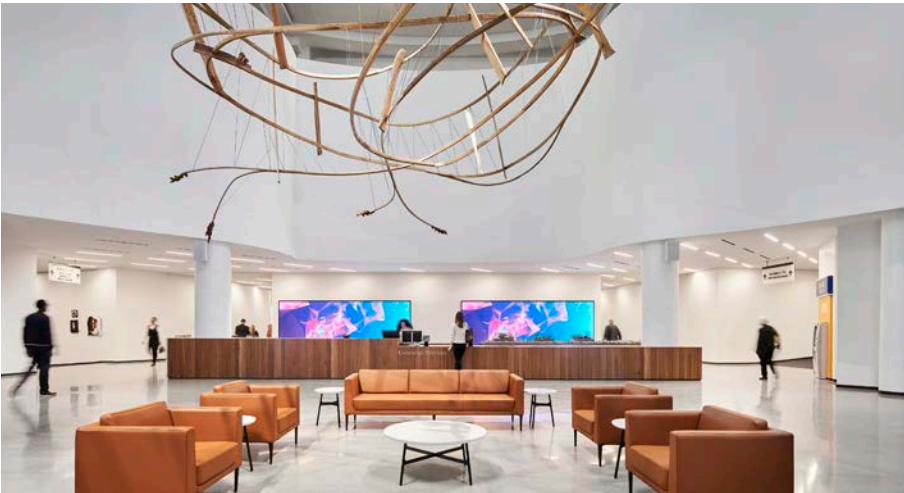


PROPOSED INTERIOR

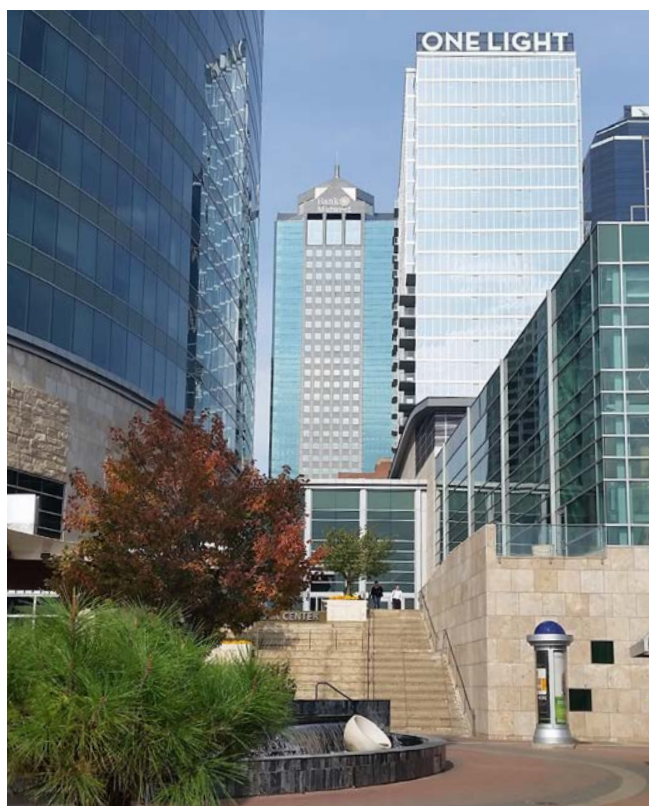
1111 MAIN RENOVATIONS

1111 Main 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



DOWNTOWN KC



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

GREATER DOWNTOWN

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

DOWNTOWN KC

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.



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.

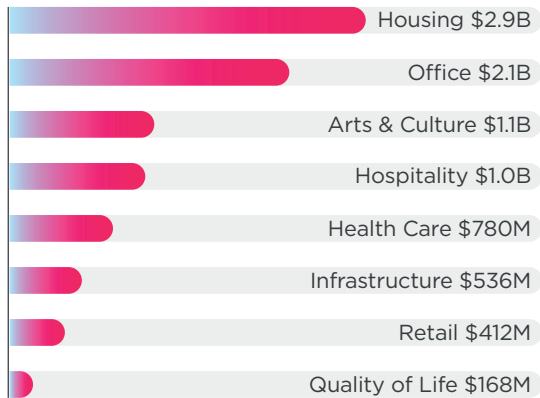
\$9.1 BILLION

Development completed or currently under construction in since 2000

\$2.6 BILLION

Development planned to start construction in the next two years

Investment by Category



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



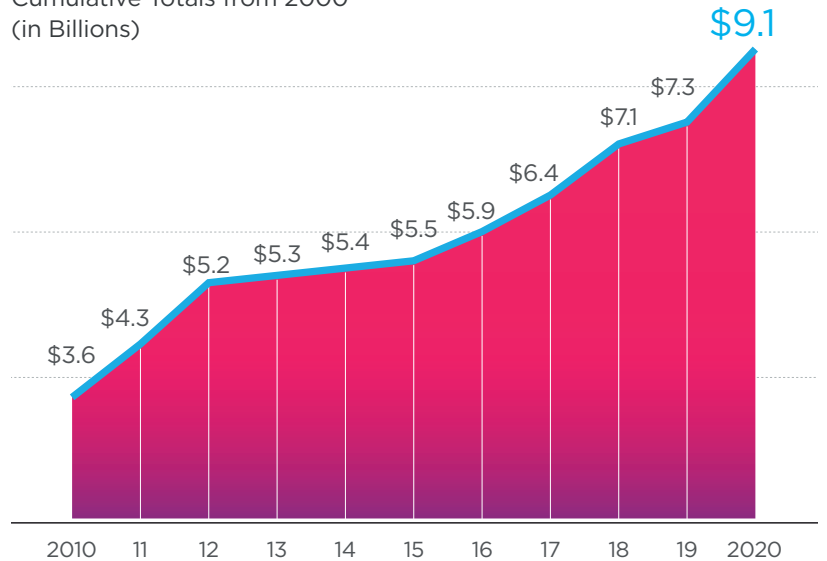
20% of projects completed in Downtown since 2000 have been office developments



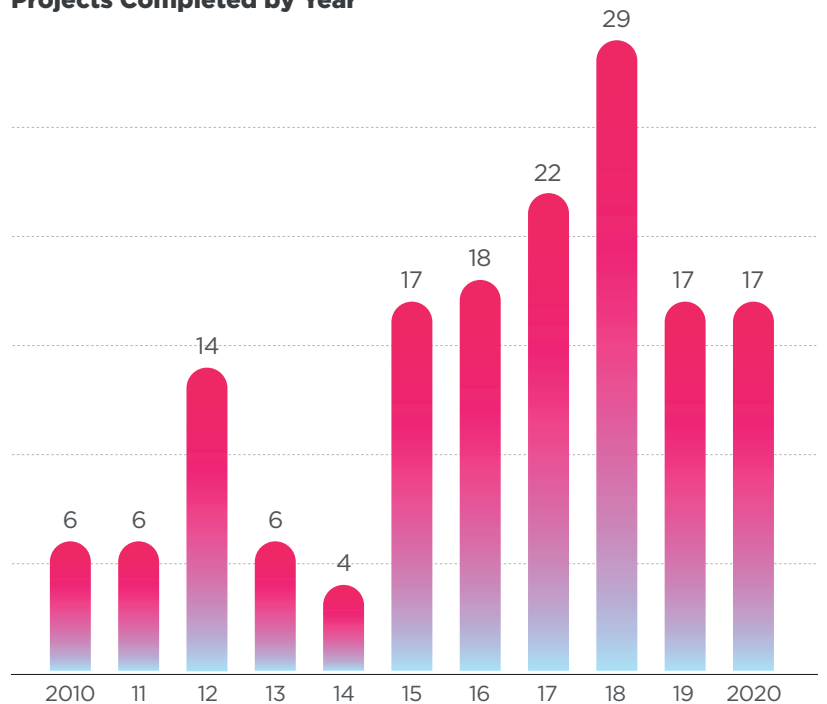
10% of projects completed in Downtown since 2000 have been arts & culture developments

Downtown Development History

Cumulative Totals from 2000
(in Billions)



Projects Completed by Year



PREMIER RETAIL SPACE AVAILABLE IN 1111 MAIN



LEASING CONTACT

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