







EXCITEMENT, ENERGY AND EVERY CONVENIENCE

KANSAS CITY POWER & LIGHT ENTERTAINMENT DISTRICT

The most desirable place to entertain clients and impress prospects is directly across the street from 1201 Walnut. Sprint Center, renowned restaurants, lounges and shops intertwine with chic lofts and the city's core business community, all within an eight-block area. Kansas City Power & Light District makes doing business away from the office so easy.

ULTIMATE ACCESSIBILITY

A central Downtown KC location, gives 1201 Walnut tenants quick access to nearly every major highway and thoroughfare. By air, Charles B. Wheeler Airport and Kansas City International Airport afford a variety of air travel options.

CLIMATE CONTROLLED WALKWAYS

A unique system of covered walkways connects 1201 Walnut with buildings spanning more than six city blocks. This climate-controlled environment provides a pleasant walk, regardless of the weather forecast.



THE ULTIMATE DOWNTOWN ADDRESS

The difference between a location and an address?

It's a matter of distinction. At 1201 Walnut, attention to detail has been taken to new heights, and placed right in the heart of Downtown Kansas City's professional district.

AN EXCEPTIONAL POINT OF VIEW

A panoramic look at a vibrant downtown Kansas City scene awaits tenants of 1201 Walnut. Every angle offers an inspiring vista, from landmarks and rivers to boulevards and parks. We consider the view one of our finest – and most unique – perks.



WHERE PRESTIGE AND PURPOSE CONNECT

1201 Walnut is a working environment set against what is perhaps the most elegant expression of form meeting function. Exotic woods, brushed stainless steel, gleaming granite and a flood of natural light ensure a dramatic and professional first impression.

CONFERENCE CENTER

With 14,000 square feet of technically advanced space set within an inspired, modern design, The Conference Center at Town Pavilion is the ideal setting for multimedia presentations for 225, training for 80, or conferences for ten. And you'll find it directly across the street from 1201 Walnut — connected by a climatized, elevated walkway.

HIGH-TECH IS BUSINESS AS USUAL

Two separate power feeds from two separate electrical utility substations ensure that your business receives extra protection from unexpected power outages. On-floor HVAC gives full-floor tenants ultimate control over their climate, whether during or after normal building operating hours.

CUSTOMIZABLE, COMFORTABLE SPACE

Virtually column-free floor plates equate to virtual design freedom. Each floor offers approximately 20,000 square feet, so tenants can create an efficient and functional atmosphere.

ON-SITE SECURITY

Our own staff of uniformed security specialists delivers peace of mind 24/7. These friendly, helpful professionals monitor the building, parking garages, walkways and entrances and common areas on foot, on Segways and via our state-of-the-art CCTV surveillance system.





ATTACHED COVERED PARKING

Tenants and Guests of 1201 Walnut need never worry about finding a parking spot. Our attached parking garage is well lit, informatively signed and very accessible via covered walkways, elevators and stairs. Security is assured by our own on-site security team.

LOCAL OWNERSHIP

Pride of ownership and responsiveness are what you can expect from experienced ownership and a management team who have partnered in the development of greater Kansas City since 1922. 1201 Walnut benefits from local ownership and is professionally managed by Copaken Brooks—a third generation, family-owned firm.



1201 Walnut
Kansas City, MO 64106

Contact:



816-701-5000
www.copaken-brooks.com

