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AREA REAL ESTATE ADVISORS
4800 MAIN ST, SUITE 400, KANSAS CITY, MO 64112
P 816.895.4800
W OPENAREA.COM

30 story Class A building in the heart of downtown
250,000 SF of contiguous availability, the largest existing block of space in downtown Kansas City
Building signage opportunities at the top of the building for tenants over 100,000 SF
Street level signage available
Located on the Street Car line, with stop at the front door
1,150 monthly parking stalls available within 2 blocks
2,100 daily parking spaces available within 3 blocks

MAJOR RENOVATIONS UNDERWAY:
State-of-the-art conference center
New tower elevators
Planned 1st floor food hall & cocktail lounge
Hospitality style lobby & common areas
Tenant lounge with tournament play pool tables
Updated streetscape & facade
First Class fitness facility & equipment

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TYPICAL FLOOR PLATES

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• 43% of riders are taking the streetcar to work
• Main Street stop at the buildings front door
• Easy & convenient connection to entire downtown
• 2 additional Streetcars will be added to the downtown line in 2019
• Total ridership in 2018 was over 2,100,000
• Average daily ridership of 5,794 people
• $1.8 billion has been invested within the streetcar boundary since 2012
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