

TENANT NAME HERE

EXTRAORDINARY
FIRST GENERATION
SUBLEASE OPPORTUNITY

[1400KC]

±263,000 SF

TROPHY PROPERTY IN
THE HEART OF KANSAS CITY, MO

CURRENTLY UNDER CONSTRUCTION
POTENTIAL OCCUPANCY DATE Q3 2022

WWW.CBRE.US/1400KC

CBRE

[1400Kc]

BUILDING AMENITIES



Outstanding views of crossroads, CBD and beyond: 8 office floors start above the Building's 10-story parking garage



Floors 11-17 have access to two outdoor spaces on each floor



Floor 18 tenancy includes penthouse outdoor gathering area



Architecturally significant design with floor to ceiling windows



Parking:

- Easily identifiable and dedicated visitor parking
- Secured and predominately protected from the elements
- 50 electric car charging stations (dispersed evenly throughout the garage)
- One of the highest parking ratios in the CBD (3.5 +/- spaces per 1,000 RSF)
- Three vehicle points of ingress/egress
- VIP drive up / drop off at street level



34,000 +/- RSF floor plates enhance collaboration and space efficiency





BUILDING AMENITIES



Highly accessible to employees

- Steps from The Streetcar
- 1 minute to major interstate/downtown loop access



Branding opportunities include exterior signage visible to over 110,000 daily traffic count on I-670.



Bike storage in the garage to accommodate approximately 60 bikes



Building design includes laminated soundproof glass on the south façade



Generator to provide full building backup



Additional restrooms in place above and beyond code requirements



Building dock and separate freight elevator



Retail opportunities on 14th Street and on Baltimore Avenue

[1400Kc]

PROPERTY SPECIFICATIONS

HVAC:

- Meets ASHRAE 62.1-2010 for outdoor air and ventilation
- MERV-13 filtration (minimum)

ELEVATORS:

The office floors are served by 4 elevators (1 of which is a freight elevator). The garage floors are served by 2 elevators as well as the freight elevator that serves the office floors.

ELECTRICAL:

- Generator to provide full building backup
- Base building will demonstrate at least 12% energy cost savings over ASHRAE 90.1-2010

GREEN BUILDING STATUS

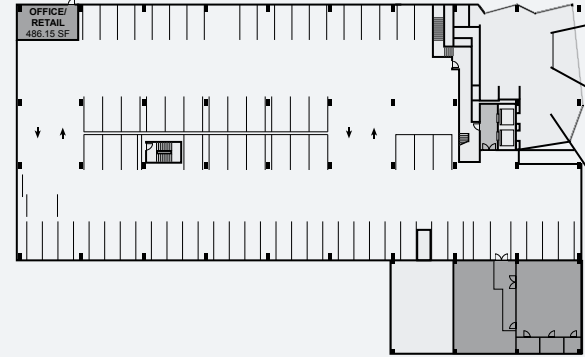
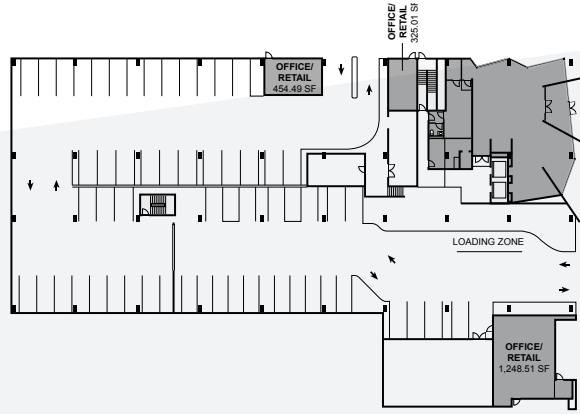
- LEED V4 Gold TI certification and a FitWel V2.1-3 Star tenant improvement certifications contemplated. Up to a \$0.57/RSF credit may be available towards said certifications.

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CONCEPTUAL SPACE/ FURNITURE PLANS

OUTDOOR AREAS

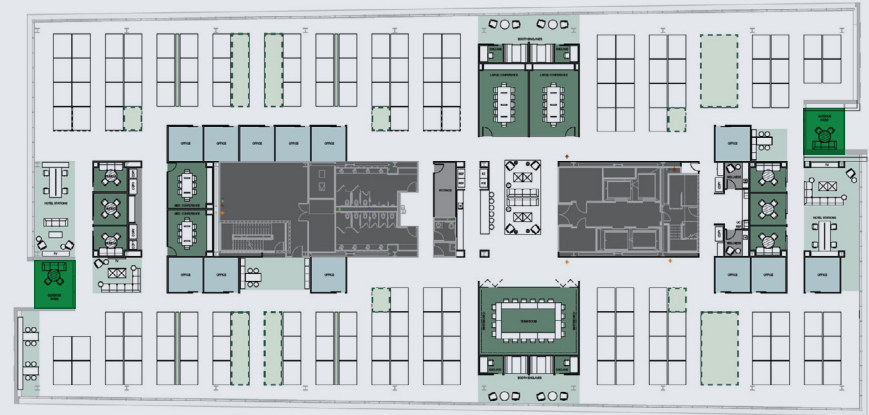


GROUND LEVEL SPACE WITH LOBBY AND RETAIL

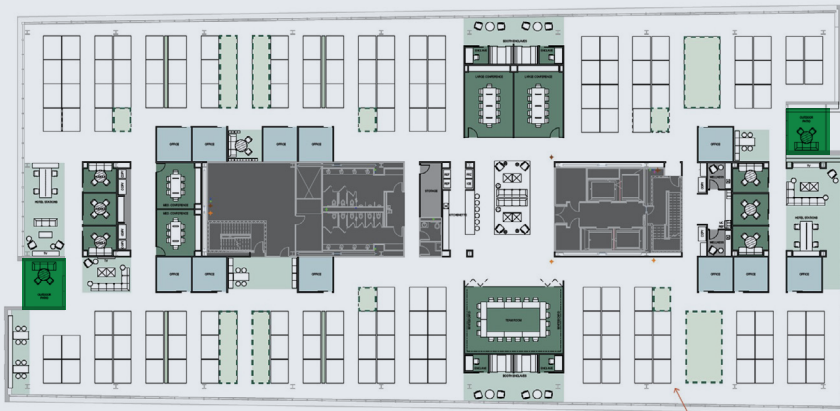
LEVEL 11



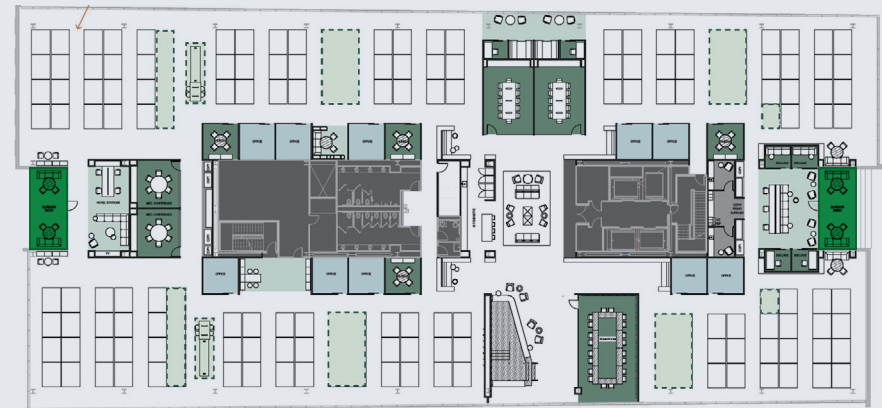
LEVEL 12



LEVEL 13



LEVEL 14

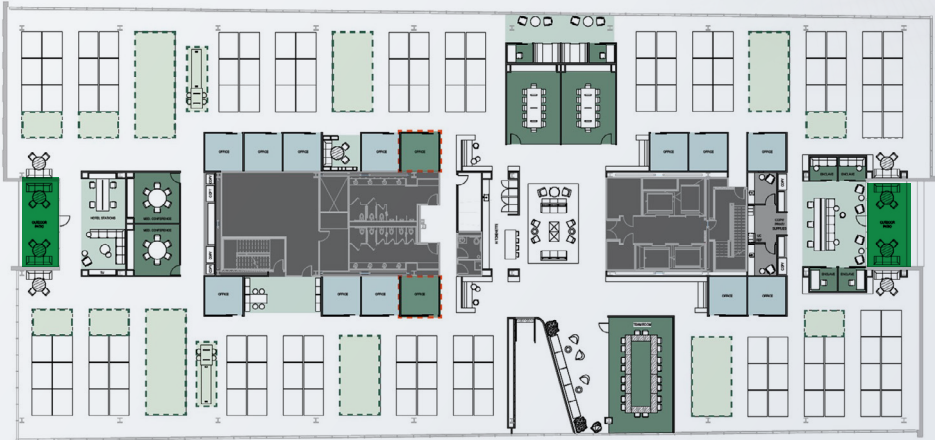


CONCEPTUAL
SPACE/
FURNITURE
PLANS

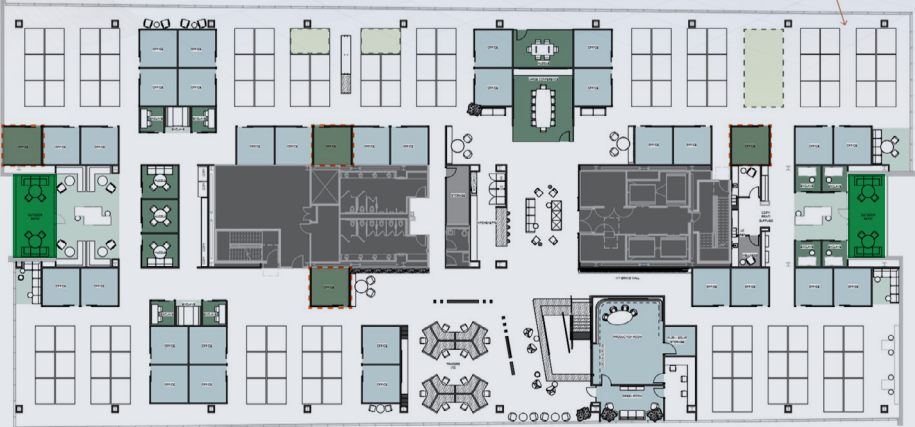
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OUTDOOR AREAS

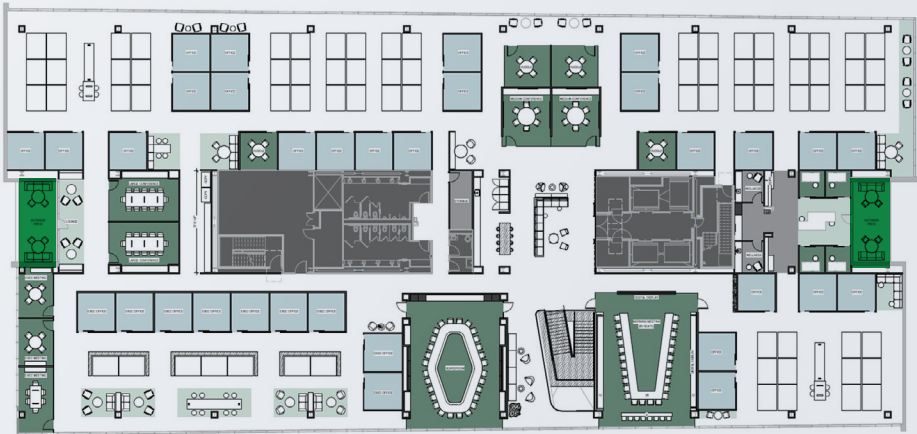
LEVEL 15



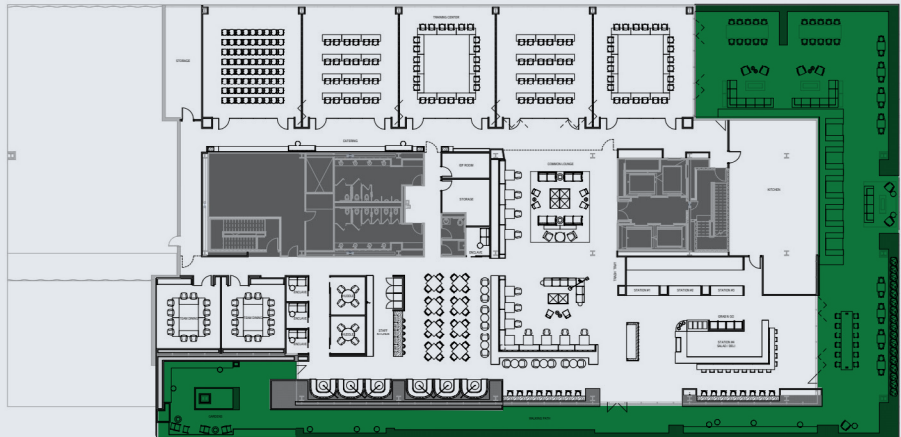
LEVEL 16



LEVEL 17






LEVEL 18

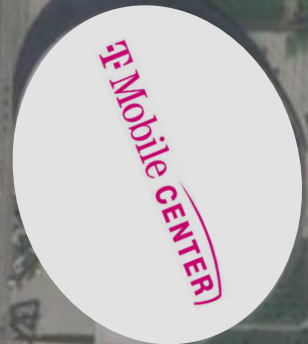


All interior renderings and conceptual space/furniture plans by HOK.

6 BLOCK RADIUS

-  39 RESTAURANTS
-  GROCERY
-  9 HOTELS

[1400Kc]



6 BLOCKS



[1400KC]

WALKABLE TO EVERYTHING & ACCESSIBLE TO THE METRO

CROSSROADS

KANSAS CITY'S ECLECTIC ENCLAVE OF BOUTIQUE SHOPS, ONE-OF-A-KIND RESTAURANTS, CREATIVE BUSINESSES, STUDIOS AND ART GALLERIES.

Crossroads District ▶

POWER & LIGHT DISTRICT

THE KANSAS CITY POWER & LIGHT DISTRICT IS A VIBRANT NINE-BLOCK DINING, SHOPPING, OFFICE, ENTERTAINMENT AND LIFESTYLE NEIGHBORHOOD THAT SINCE OPENING IN 2008, PROVIDES WORLD-CLASS DINING, AWARD-WINNING ENTERTAINMENT, AND LUXURIOUS SERVICES TO GUESTS, VISITORS AND RESIDENTS.

Power and Light District ▶

[1400KC]


KANSAS CITY
POWER & LIGHT DISTRICT

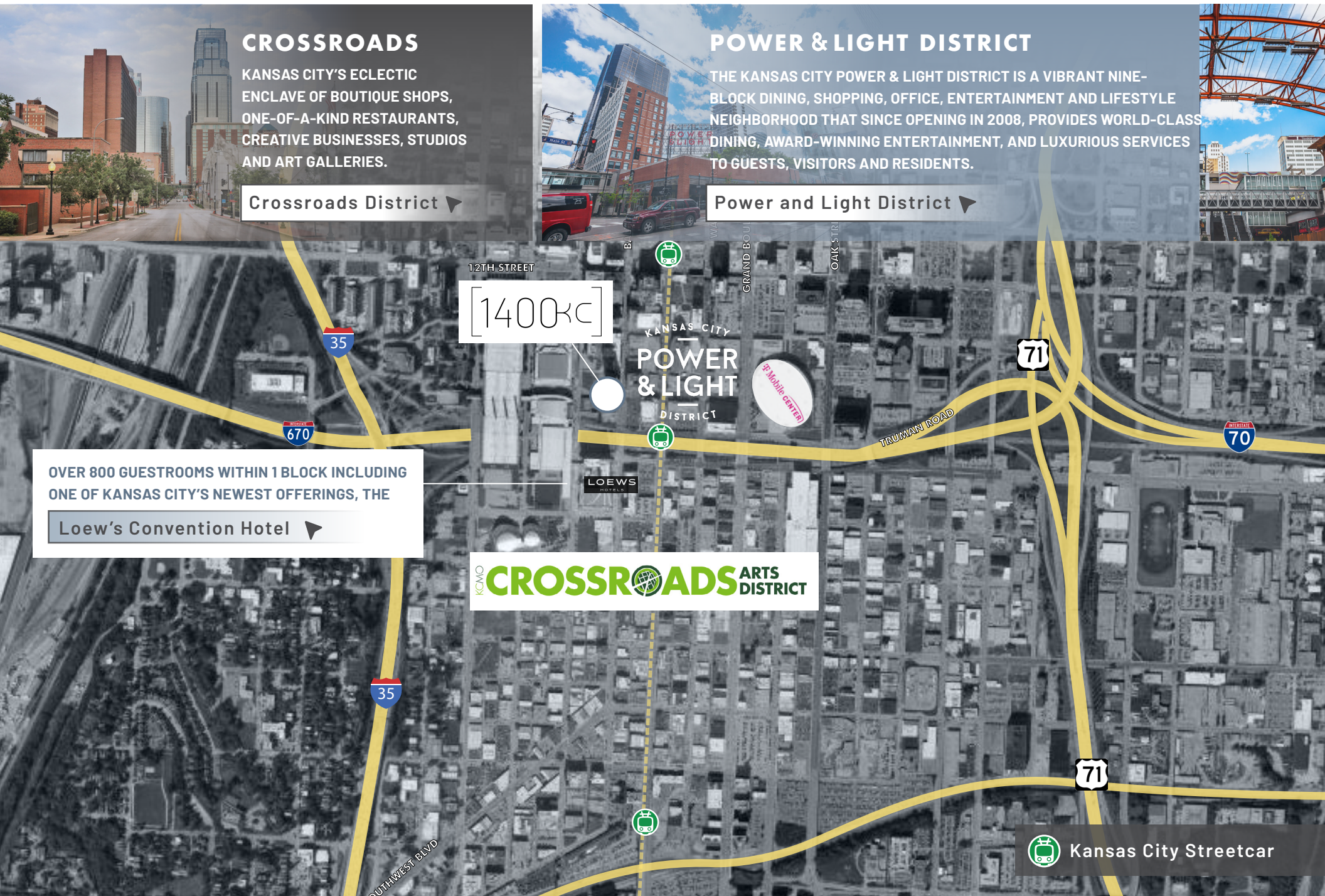
LOEWS HOTELS

CROSSROADS ARTS DISTRICT

KCMO

OVER 800 GUESTROOMS WITHIN 1 BLOCK INCLUDING ONE OF KANSAS CITY'S NEWEST OFFERINGS, THE
Loew's Convention Hotel ▶

 Kansas City Streetcar



WHY KANSAS CITY?



POPULATION
2,191,128



POP GROWTH SINCE 2000
20.9%
(18.6% NATIONAL AVG.)



WORKFORCE WITH BACHELORS
DEGREE OR HIGHER
37.9%
(33.1% NATIONAL AVG.)



COST OF LIVING INDEX
94.1
(U.S.= 100)



MORE INTERSTATE MILES
PER CAPITA THAN
ANY OTHER US CITY



DOWNTOWN OFFICE MARKET
OCCUPANCY INCREASE
600
BASIS-POINTS
(SINCE 2014)



TECH TALENT EMPLOYMENT GROWTH IN LAST 5 YEARS
23%
(9TH HIGHEST AMONG THE LARGEST
TECH MARKETS IN THE U.S.)

[1400KC]

DOWNTOWN REVITALIZATION

\$8.2B

PUBLIC AND PRIVATE PROJECTS
COMPLETED OR UNDER
CONSTRUCTION 2000-2021.

MOVING DOWNTOWN

25%

PROJECTED DOWNTOWN
POPULATION INCREASE
2020-2025

MULTI-FAMILY

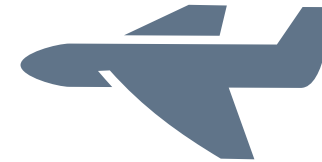
8,100+

DOWNTOWN MULTI-FAMILY
UNITS COMPLETED 2014-2020

TRANSPORTATION | INFRASTRUCTURE

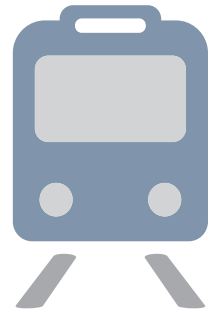


ONE OF THE **SHORTEST** COMMUTE TIMES IN THE NATION, AVERAGING 23 MINUTES



NEW **\$1.5 BILLION** SINGLE TERMINAL AIRPORT BROKE GROUND IN MARCH 2019, WITH EXPECTED COMPLETION IN 2023.

OPENED IN 2016
THE NEW DOWNTOWN STREETCAR LINE SPANS **2.2 MILES** FROM THE NORTH END OF DOWNTOWN TO THE SOUTH END. THE STREETCAR HAS SURPASSED ALL EXPECTATIONS FOR RIDERSHIP, LOGGING ITS **8 MILLIONTH** RIDER IN FEBRUARY 2020.



A 3.75 MILE EXTENSION TO THE COUNTRY CLUB PLAZA /UMKC RECEIVED A FULL FUNDING GRANT AGREEMENT FROM THE FEDERAL TRANSIT ADMINISTRATION IN JANUARY 2021.

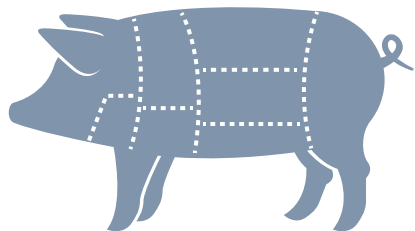
THE MAIN STREET EXPANSION IS EXPECTED TO BE COMPLETED IN 2025.

MORE THAN **\$2.2 BILLION** OF NEW INVESTMENTS WERE ANNOUNCED OR HAVE BEGUN CONSTRUCTION WITHIN THE STREETCAR TRANSPORTATION DEVELOPMENT DISTRICT SINCE VOTERS APPROVED THE STREETCAR LINE.

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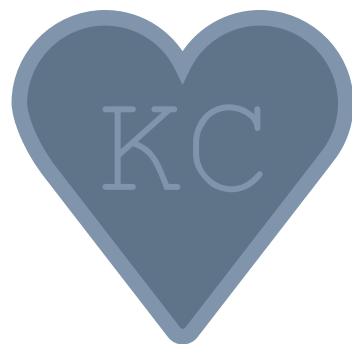


OUR LIVABILITY



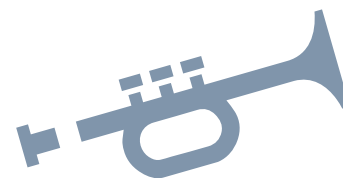
#1

FAVORITE CITY FOR BBQ
TRAVEL & LEISURE



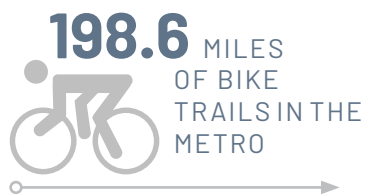
KANSAS CITY

NO. 1 MOST LOVABLE CITY
HUFFINGTON POST, 2016



WORLD CLASS
ENTERTAINMENT

- POWER & LIGHT DISTRICT
- VILLAGE WEST
- COUNTRY CLUB PLAZA
- CROWN CENTER
- STARLIGHT THEATRE
- KAUFFMAN CENTER FOR THE PERFORMING ARTS



198.6

MILES OF BIKE
TRAILS IN THE
METRO



45,000 ACRES OF PARKS

CHIEFS • ROYALS • SPORTING KC



SPORTS

- 2021 AFC CHAMP
- 2020 SUPER BOWL CHAMP
- 2015 WORLD SERIES CHAMP
- 2014 AMERICAN LEAGUE CHAMP
- 2013 MLS CUP

WORLD CLASS MUSEUMS

KANSAS CITY IS A MAJOR CULTURAL CENTER, FEATURING ONE OF THE LARGEST COLLECTIONS OF NATIONAL MUSEUMS IN THE COUNTRY

- THE NELSON-ATKINS MUSEUM OF ART
- KEMPER MUSEUM OF ART
- NEGRO LEAGUES BASEBALL MUSEUM
- THE NATIONAL WORLD WAR I MUSEUM
- AMERICAN JAZZ MUSEUM
- THE MONEY MUSEUM
- THE NATIONAL MUSEUM OF TOYS AND MINIATURES
- NATIONAL AIRLINE HISTORY MUSEUM
- NATIONAL FRONTIER TRAILS MUSEUM
- THE NATIONAL ARCHIVES AT KANSAS CITY

1400KC



WHY MISSOURI?

At 1400 KC, tenants will have firsthand access to Kansas City's thriving tech and arts scenes, cultural diversity and entrepreneurial spirit. Qualified 1400 KC businesses are eligible for several incentive programs that provide direct cost savings. Both businesses and individuals in the Kansas City area benefit from a favorable tax structure and cost of living in comparison to most other parts of the country.

MISSOURI WORKS:

Provides a mix of automatic and discretionary benefits in the form of retention up to 100% of the state withholding tax, and/or refundable, transferable, sellable tax credits for qualified companies investing and creating jobs at 1400 KC. Missouri Works is an exceptionally valuable resource for companies creating new jobs at preferred wage levels.

MISSOURI ONE START:

Provides comprehensive pre-employment and tailored training solutions with flexibility options ranging from direct delivery workforce solutions by an experienced team to offsetting in-house training costs. Missouri One Start collaborates with companies to analyze their training needs, and then designs, develops, and implements a tailored training plan.

MISSOURI BUILD:

Major projects at 1400 KC that create 500 new jobs and \$10 million in new capital investment may be eligible to receive assistance through the program Missouri BUILD (Business Use Incentive for Large-scale Development). BUILD utilizes bond financing for public or private infrastructure or new capital improvements of the business at the project location by means of refundable state tax credits issued to the company equal to the amount of annual debt service payments on the bond over 10 to 15 years.

ENERGY POWER:

Qualifying customers receive an economic development rider providing for a discounted electric rate over a five-year term, equivalent to one free year of service. Additionally, energy efficiency rebate programs are available.

TEAMKC:

Life + Talent: A KCADC initiative showcasing the region's lifestyle provides tools tailored to specific company and candidate needs. TeamKC's network includes more than 1,000 top HR professionals providing guidance, insight and access to area businesses, including resume sharing for relocating trailing family members.





[1400KC]

1400 BALTIMORE AVENUE
KANSAS CITY, MO 64105

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