



AREATM
REAL ESTATE ADVISORS

lightwell

A HOME FOR THE CREATIVE CLASS

30-STORY CLASS A BUILDING IN THE
HEART OF DOWNTOWN

104,000 SF OF CONTIGUOUS AVAILABILITY

BUILDING SIGNAGE OPPORTUNITIES ON
THE TOWER AND AT STREET LEVEL

LOCATED ON THE STREET CAR LINE, WITH
STOP AT THE FRONT DOOR

1,150 MONTHLY PARKING STALLS
AVAILABLE WITHIN 2 BLOCKS

OVER THE TOP AMENITY SET:

PREFIX COFFEE

FITNESS CENTER & CLASSES

HAW CONTEMPORARY ART GALLERY + EVENT SPACE

60-PERSON MULTI-PURPOSE CENTER

“THE VAULT” PRIVATE CONFERENCE ROOM

EXECUTIVE CONFERENCE ROOM

TENANT LOUNGE

HOTEL-STYLE LOBBY



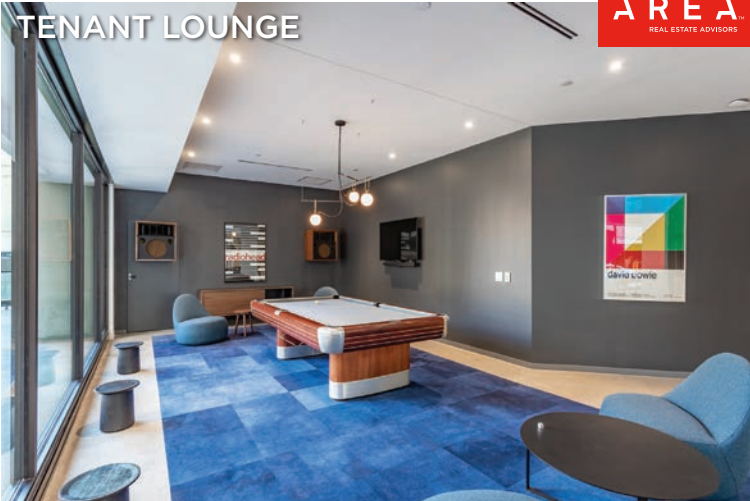
BUILDING AMENITIES



FEATURE STAIRCASE AND LIGHTWELL



VAULT ROOM



TENANT LOUNGE

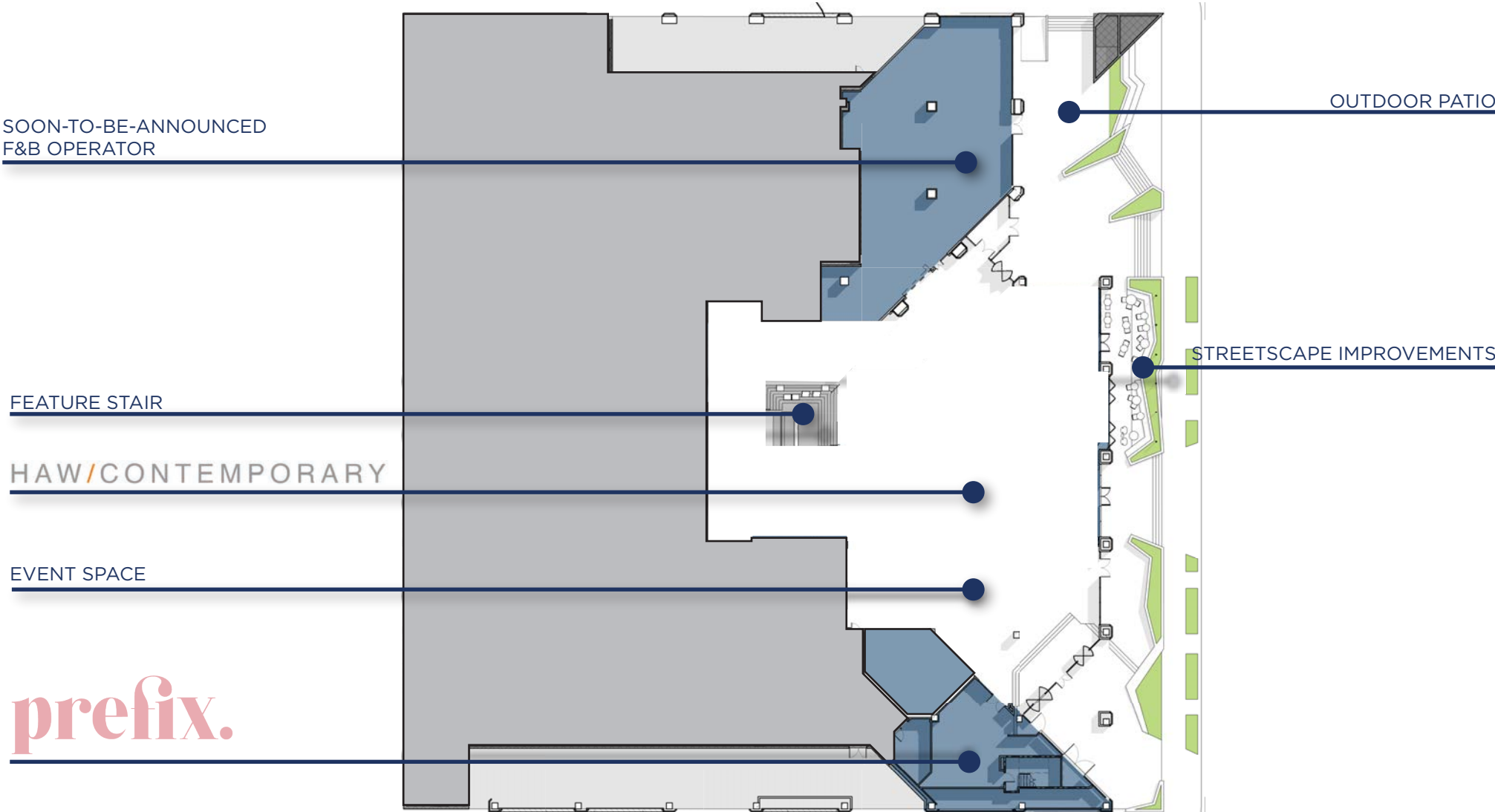


MULTI-PURPOSE CENTER



FITNESS CENTER

FIRST FLOOR AMENITIES



SECOND FLOOR AMENITIES



PRIVATE TENANT LOUNGE WITH POOL TABLE, RECORD PLAYER & BAR

HOSPITALITY LOUNGE FOR INFORMAL MEETINGS AND REMOTE WORK

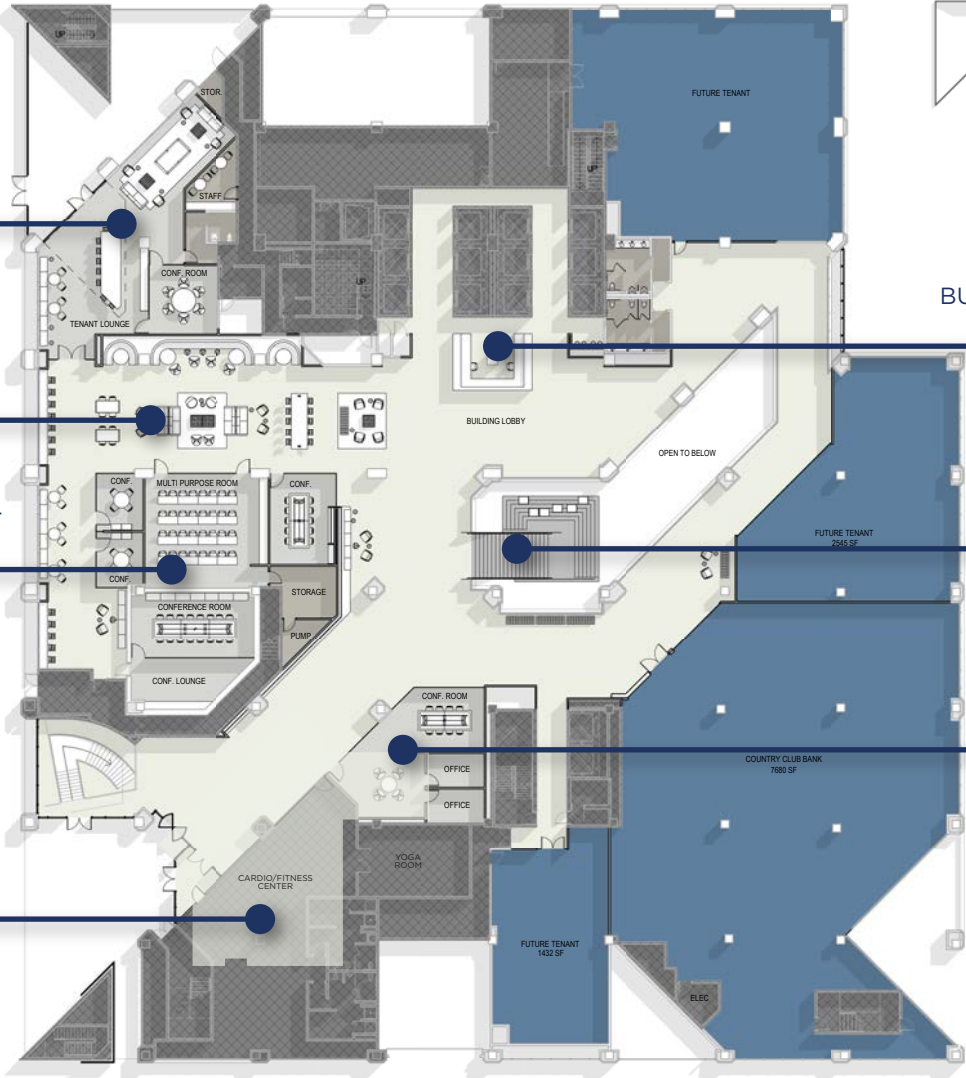
CONFERENCE CENTER WITH STATE-OF-THE-ART AUDIO/VISUAL & HIGH SPEED WI-FI

HEALTH & WELLNESS CENTER

BUILDING CONCIERGE & 24/7 SECURITY WITH CONTROLLED TOWER ACCESS

FEATURE STAIRCASE WITH STADIUM SEATING

ON-SITE MANAGEMENT OFFICE

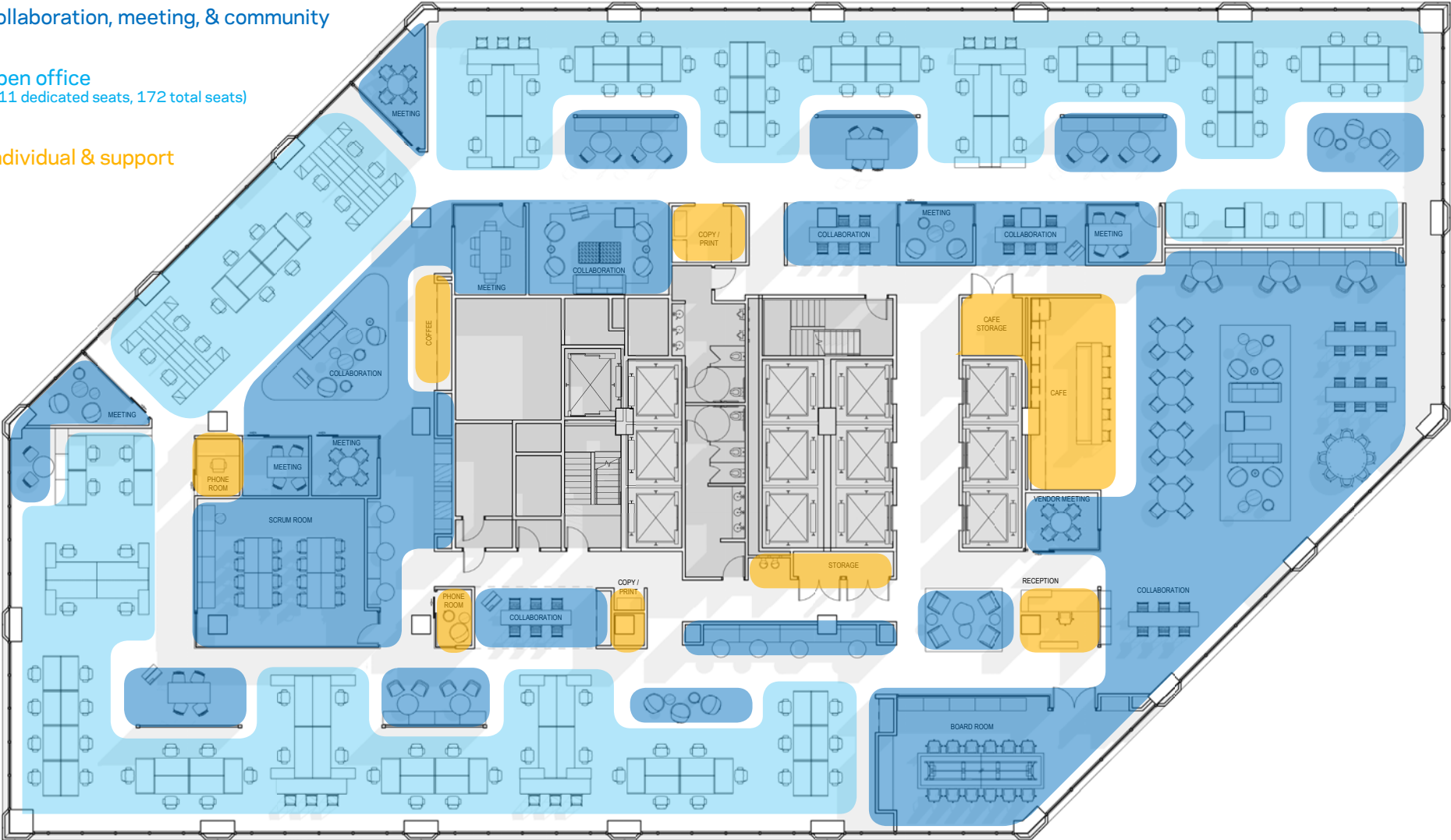


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FULL FLOOR CONCEPTUAL PLAN



- collaboration, meeting, & community
- open office
(111 dedicated seats, 172 total seats)
- individual & support



THE ULTIMATE ENVIRONMENT

TO SUPPORT COMPANY CULTURE



INSIDE ENVIRONMENT

- > STATE-OF-THE-ART CONFERENCE CENTER
- > TENANT LOUNGE WITH TOURNAMENT PLAY POOL TABLE
- > FITNESS CENTER WITH YOGA STUDIO
- > HOTEL-STYLE LOBBY WITH SOFT SEATING AND PRIVATE MEETING AREAS
- > CONTEMPORARY ART, LIVING WALL AND ABUNDANT NATURAL LIGHT
- > PREFIX. COFFEE
- > URBAN EVENT SPACE



OUTSIDE ENVIRONMENT

- > BEST-IN-CLASS BARS, RESTAURANTS AND ENTERTAINMENT
- > AT THE BUSIEST STREETCAR STOP, CONNECTING THE RIVER MARKET TO THE COUNTRY CLUB PLAZA
- > WALKING DISTANCE TO OVER 12,000 RESIDENTIAL UNITS
- > OVER 2,000 HOTEL ROOMS WITHIN 4 BLOCKS
- > ADJACENT ROOFTOP PARK AND GROCERY

CENTER OF THE CITY:

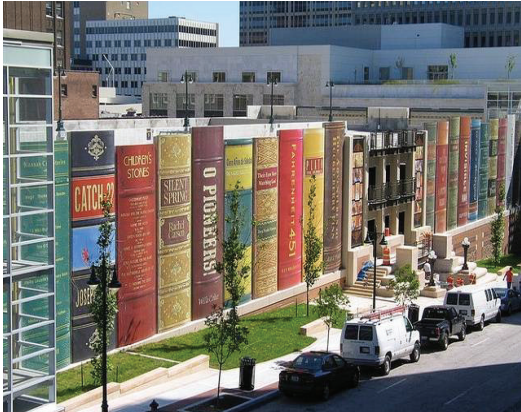


KC STREETCAR:

- > 43% OF RIDERS ARE TAKING THE STREETCAR TO WORK
- > MAIN STREET STOP AT THE BUILDING'S FRONT DOOR
- > EASY & CONVENIENT CONNECTION TO THE RIVER MARKET & CROSSROADS
- > 8 MILLION RIDES TO DATE
- > AVERAGE DAILY RIDERSHIP OF 5,794 PEOPLE
- > \$1.8 BILLION HAS BEEN INVESTED WITHIN THE STREETCAR BOUNDARY SINCE 2012
- > 3.5 MILE MAIN STREET EXTENSION PROJECT UNDERWAY, CONNECTING DOWNTOWN TO THE PLAZA

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DOWNTOWN KANSAS CITY



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