

lightwell

A HOME FOR THE CREATIVE CLASS

AREA

REAL ESTATE ADVISORS



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:

STRANG CHEF COLLECTIVE

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



TENANT LOUNGE



TENANT LOUNGE



FITNESS CENTER



MULTI-PURPOSE CENTER

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A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

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FIRST FLOOR AMENITIES



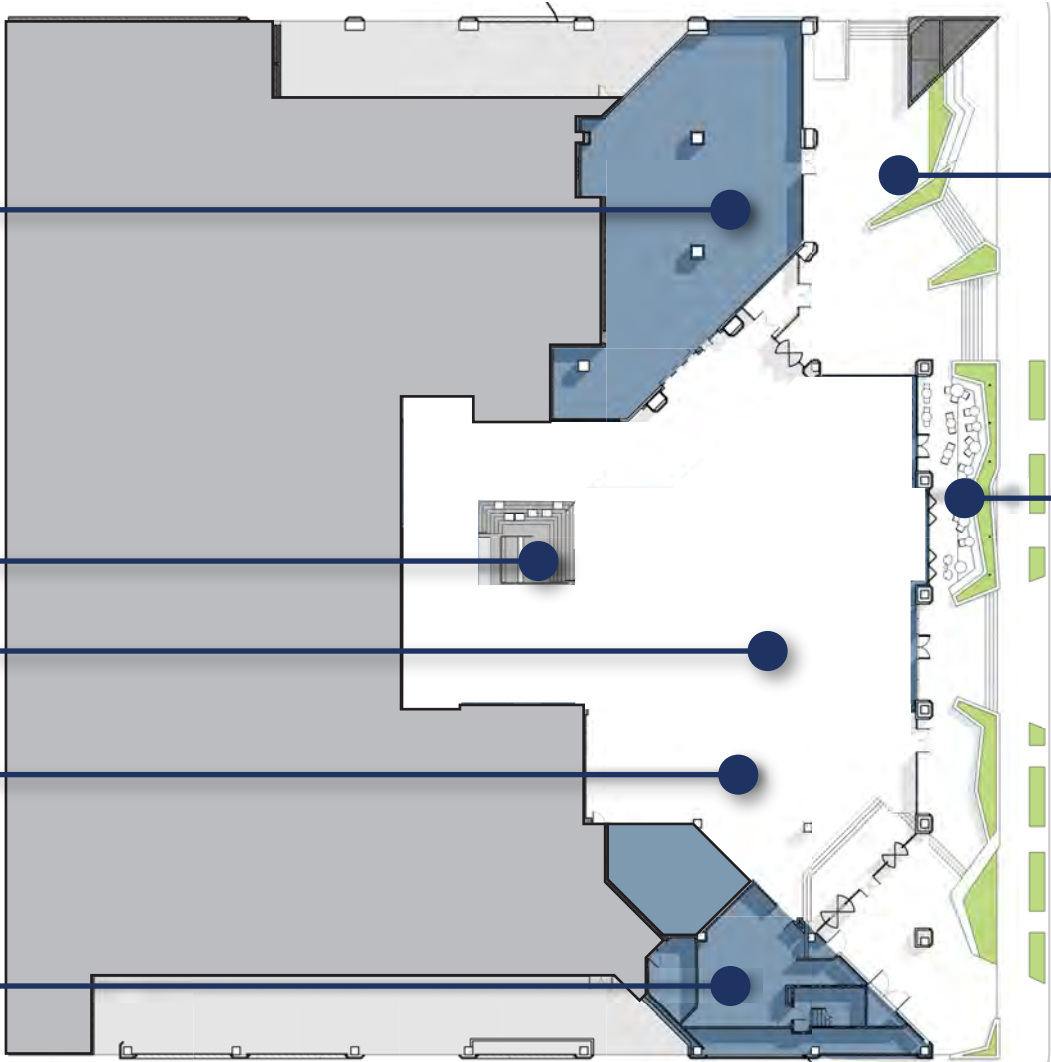
STRANG HALL
a chef collective

FEATURE STAIR

EVENT SPACE

HAW/CONTEMPORARY

prefix.



STRANG PATIO

STREETScape IMPROVEMENTS

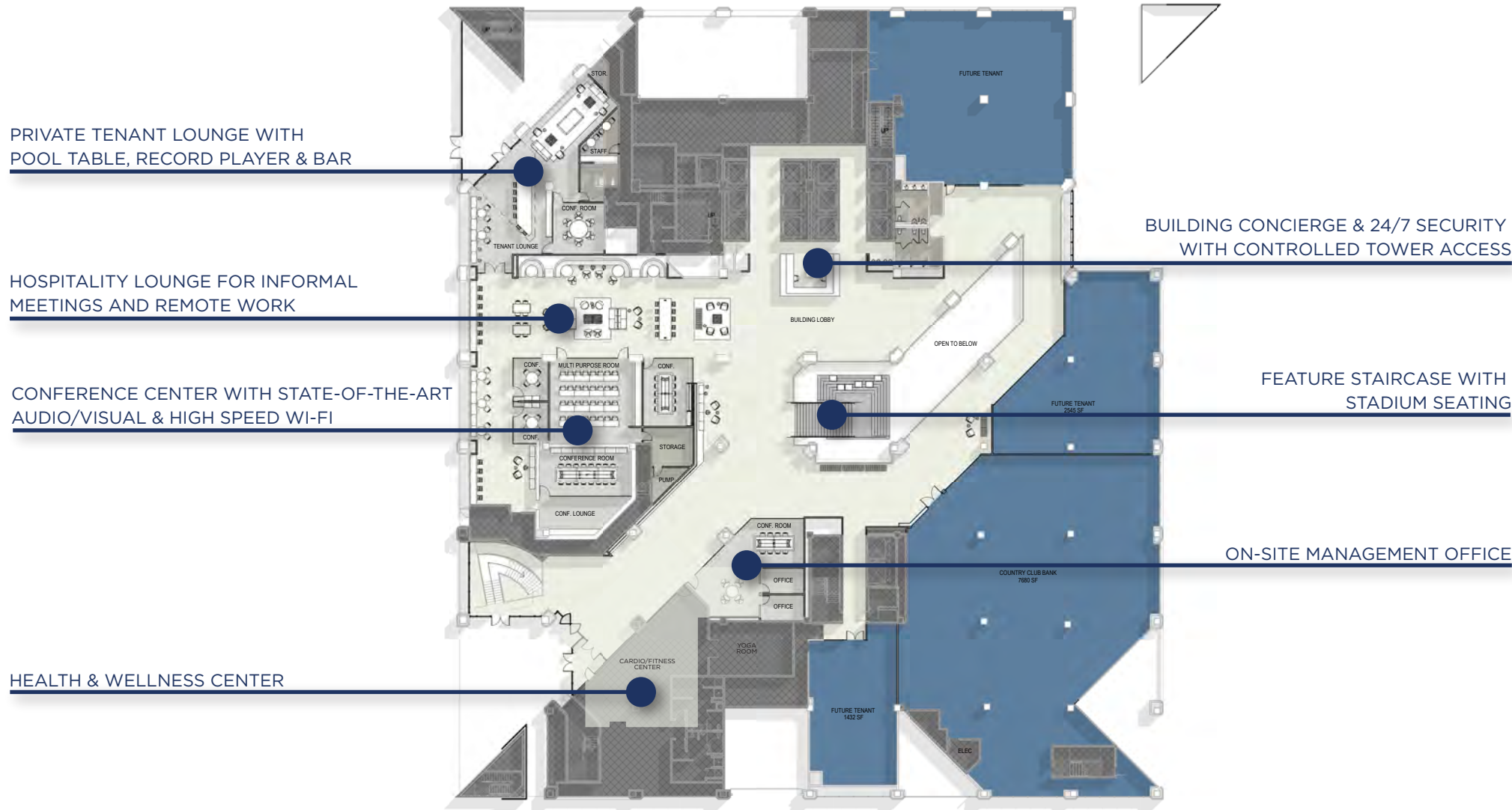
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SECOND FLOOR AMENITIES:

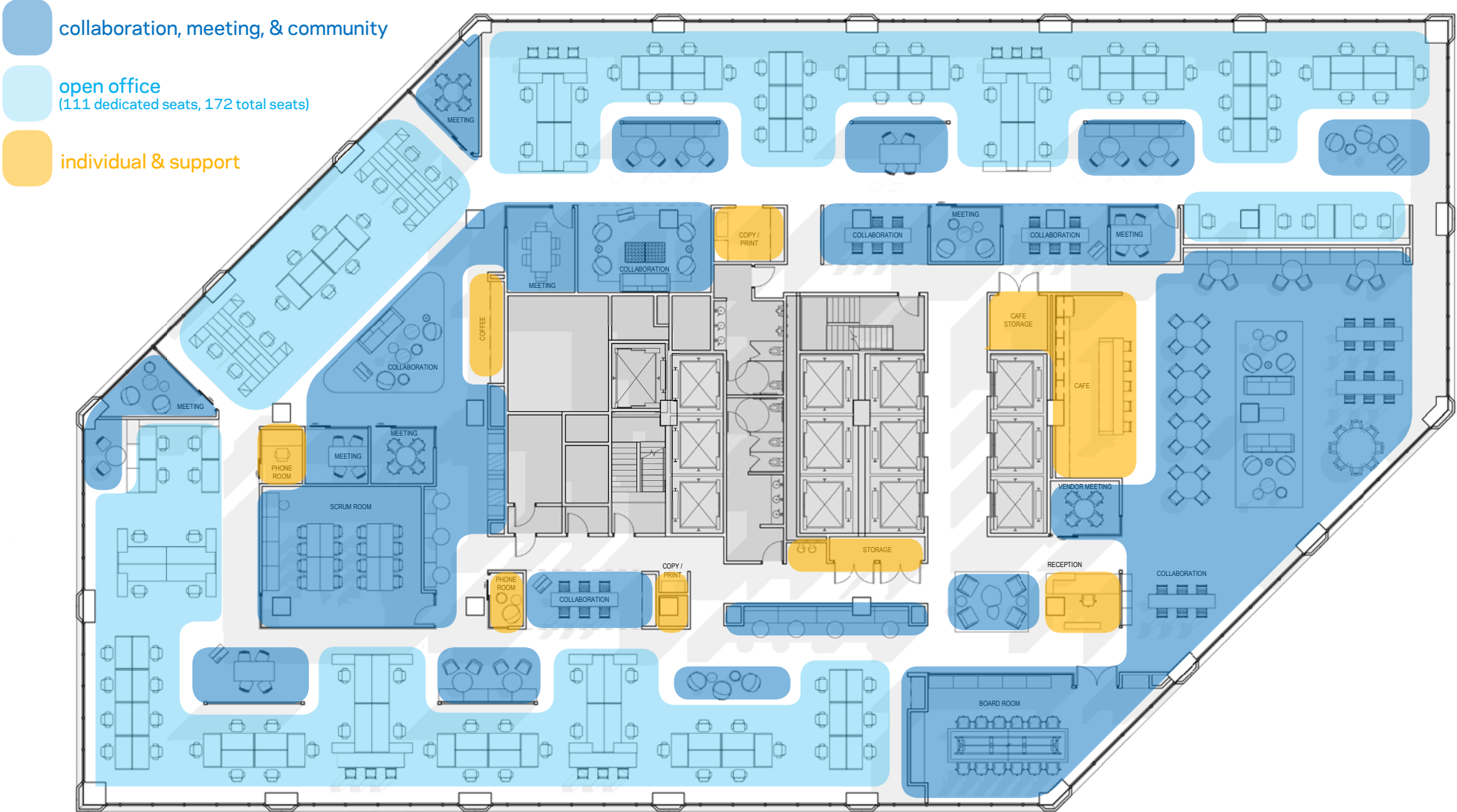


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FULL FLOOR CONCEPTUAL PLAN:



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THE ULTIMATE ENVIRONMENT TO SUPPORT COMPANY CULTURE:

ATTRACT AND RETAIN TALENT



OUTSIDE ENVIRONMENT

- > BEST-IN-CLASS BARS, RESTAURANTS AND ENTERTAINMENT
- > AT THE BUSIEST STREETCAR STOP CONNECTING RIVER MARKET TO CROWN CENTER...SOON 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

INSIDE ENVIRONMENT

- > STATE-OF-THE-ART CONFERENCE CENTER
- > TENANT LOUNGE WITH TOURNAMENT PLAY POOL TABLES
- > FITNESS CENTER WITH YOGA STUDIO
- > HOTEL-STYLE LOBBY WITH SOFT SEATING AND PRIVATE MEETING AREAS
- > CONTEMPORARY ART, LIVING WALL AND ABUNDANT NATURAL LIGHT
- > MADE IN KC, FEATURING COFFEE, FOOD, BEVERAGES AND BAR SERVICE
- > EVENT SPACE

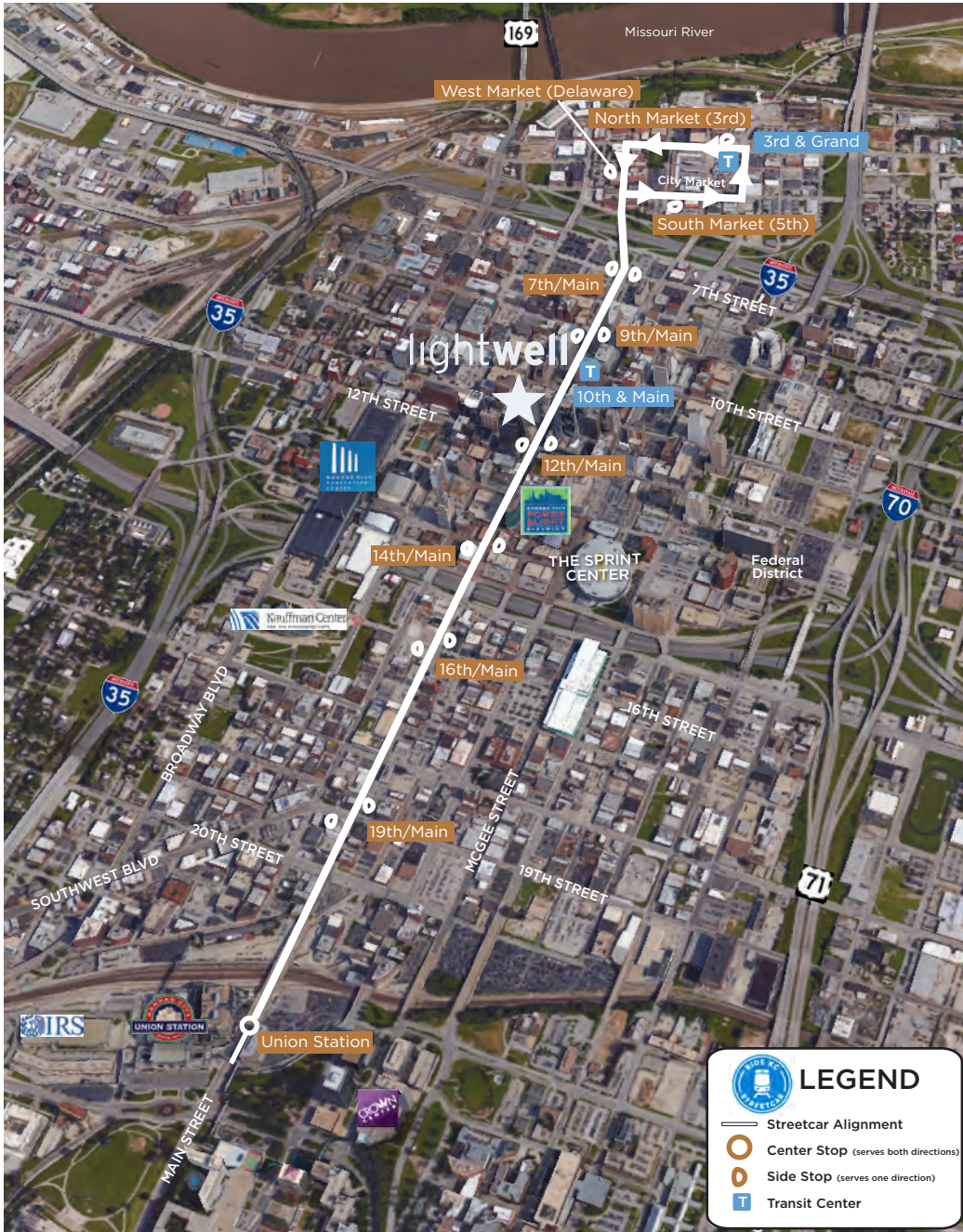
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CENTER OF THE CITY:



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

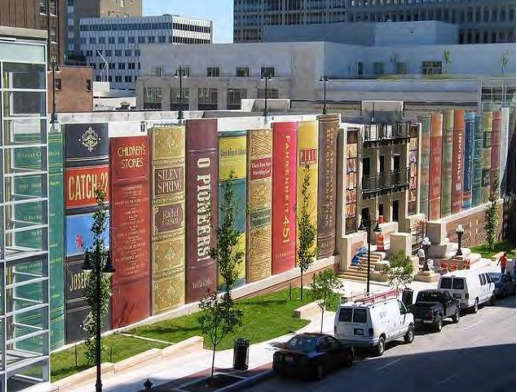
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DOWNTOWN KANSAS CITY:



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