


2023
AND
2024





welcome to 2345 grand.

At 2345 Grand, we believe your workday should not be limited by your workplace. Stunning views of the Kansas City skyline, matched with ample walkable and onsite amenities makes 2345 Grand the ideal place to set your business apart.

Connecting the Crossroads Arts District to Crown Center, 2345 Grand offers tenants access to an eclectic mix of food, fitness, fashion, and fun. At 2345 Grand, everything you need is right at your fingertips.



bright & modern.

2345 Grand is a 630,000-square-foot, 28-story class A office complex that offers bright and modern workspaces in the core of Kansas City's urban hub. Enjoy stunning, unobstructed views of Union Station, Liberty Memorial, Downtown, Crown Center, and Crossroads Arts District.

2345 grand by
the numbers.

535,000

SQUARE FOOT CLASS A OFFICE COMPLEX

28

STORIES WITH
FLOOR-TO-CEILING
WINDOWS

2

BLOCKS FROM THE
CROSSROADS &
CROWN CENTER

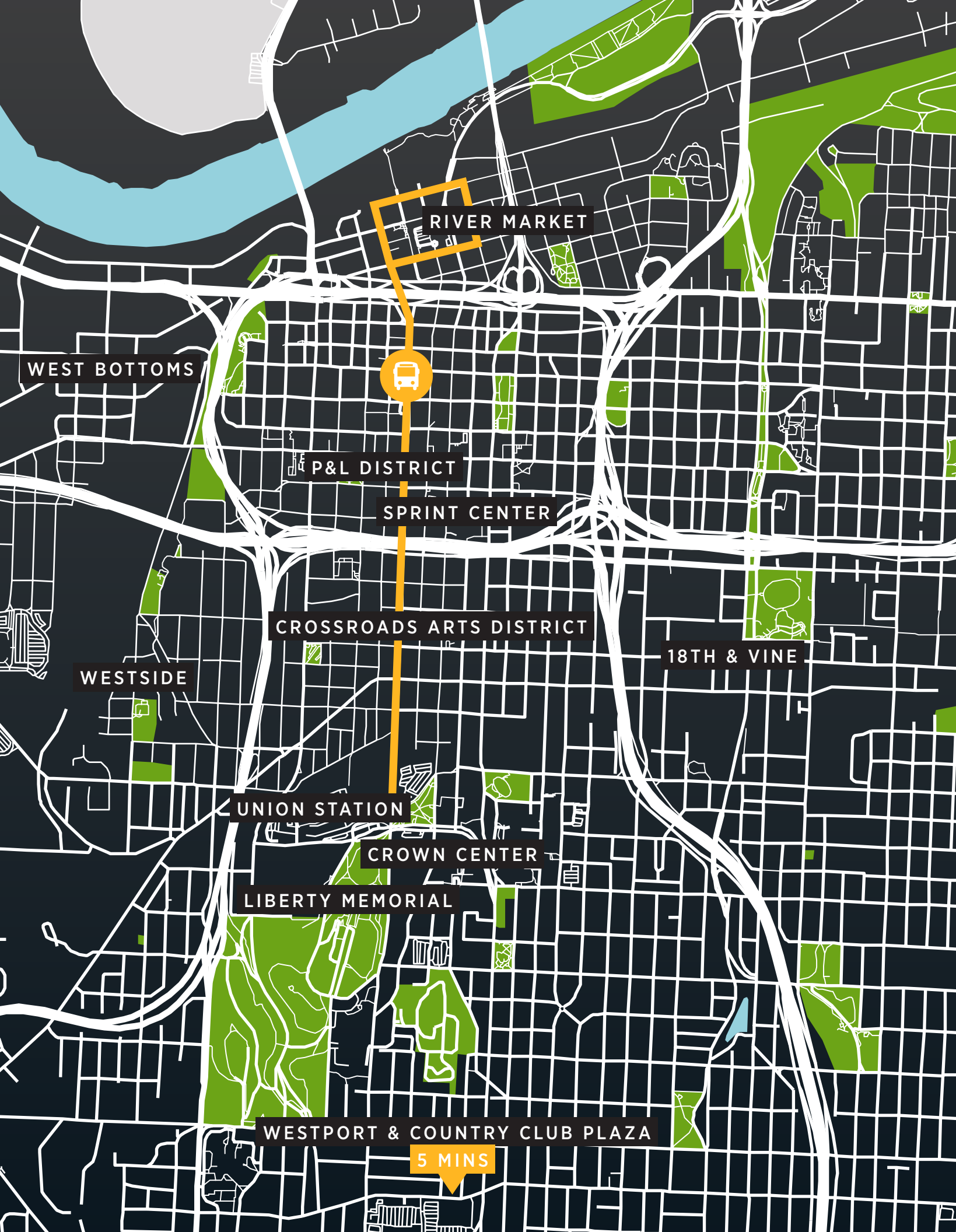
36

RESTAURANTS &
CAFES WITHIN
WALKING DISTANCE

3.0

PER 1,000 SF
DOWNTOWN PARKING
RATIO





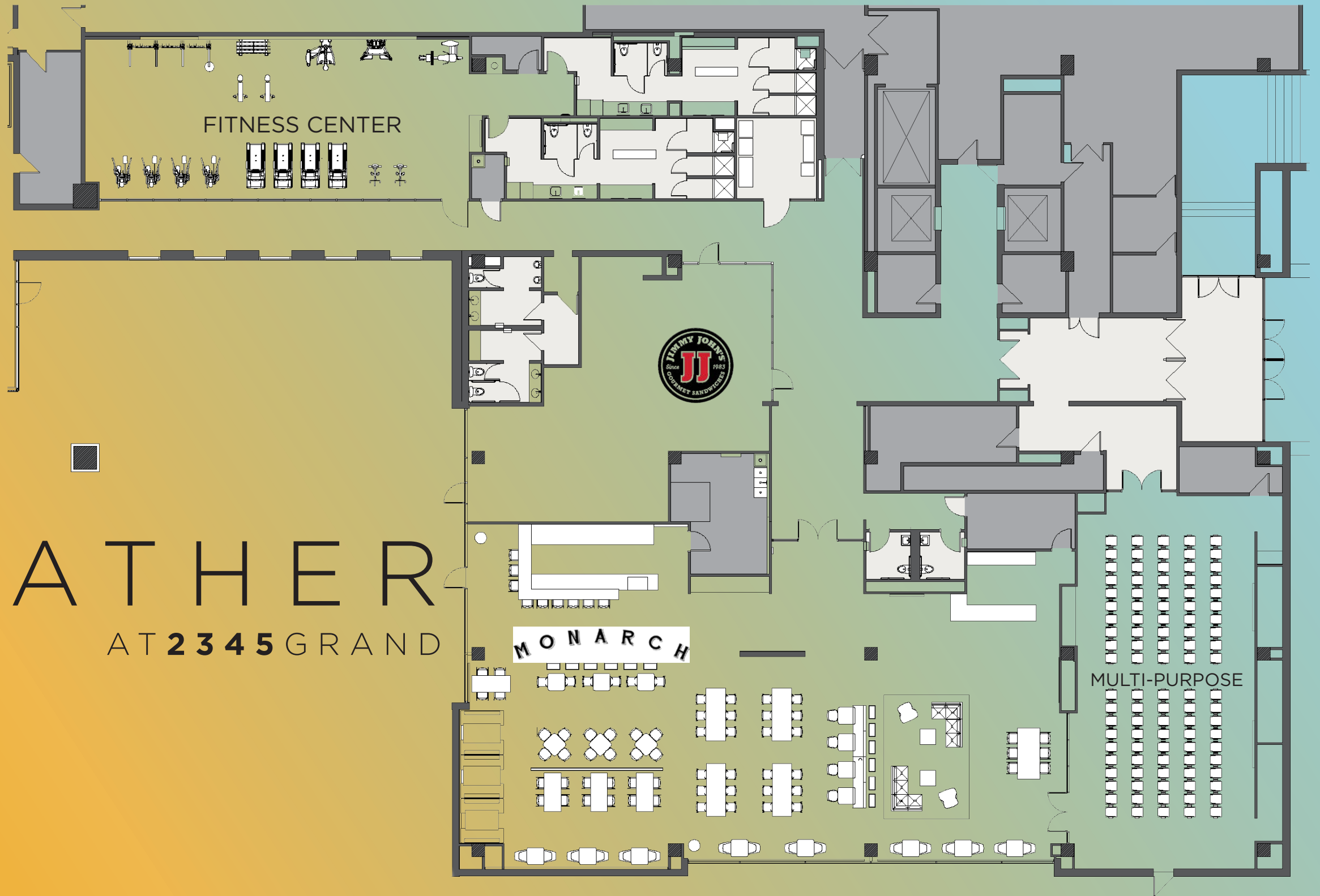
be connected at 2345 grand.

Downtown Kansas City is in the midst of a renaissance—creating a mix of multi-family developments seasoned with abundant hot spots and entertainment districts. This is where creativity and inspiration meet to deliver the latest foodie havens, live music venues, cutting edge galleries and in-vogue boutiques.

2345 Grand is just one block from the ever-popular RideKC Streetcar—hop aboard and connect yourself to some of Kansas City's most vibrant districts—dozens of the hottest new restaurants, shops and amenities are just a ride away. Running daily and always free, the streetcar offers 16 stops from Union Station to the River Market.

GATHER

AT 2345 GRAND



come together in our new amenities hub.

A modern fitness center with a sleek, industrial aesthetic. The room features a high ceiling with exposed ductwork and long, linear pendant lights. On the left, a large wall of windows provides natural light. The floor is a dark, polished material. In the foreground, a row of Peloton exercise bikes is lined up. In the background, there are treadmills, various strength training machines, and a rack of colorful exercise balls. The overall atmosphere is clean, bright, and contemporary.

upscale fitness

The fitness center has been revamped into a sleek and inviting place to workout. The design features a modern, yet timeless appeal—new equipment and towel service has been added as part of the upscale features. Additional exterior windows add natural sunlight to complete the new look and feel.



gather here.

We are redefining the modern-day tenant lounge—at Gather, our amenities hub and work cafe, we have designed the new space with our tenant's needs first in mind. Several gathering and collaboration areas allow for continued workspaces and dining options. Upgraded dining and beverage stations with new vendors are also in the works—announcements coming soon!

GATHER
AT 2345 GRAND

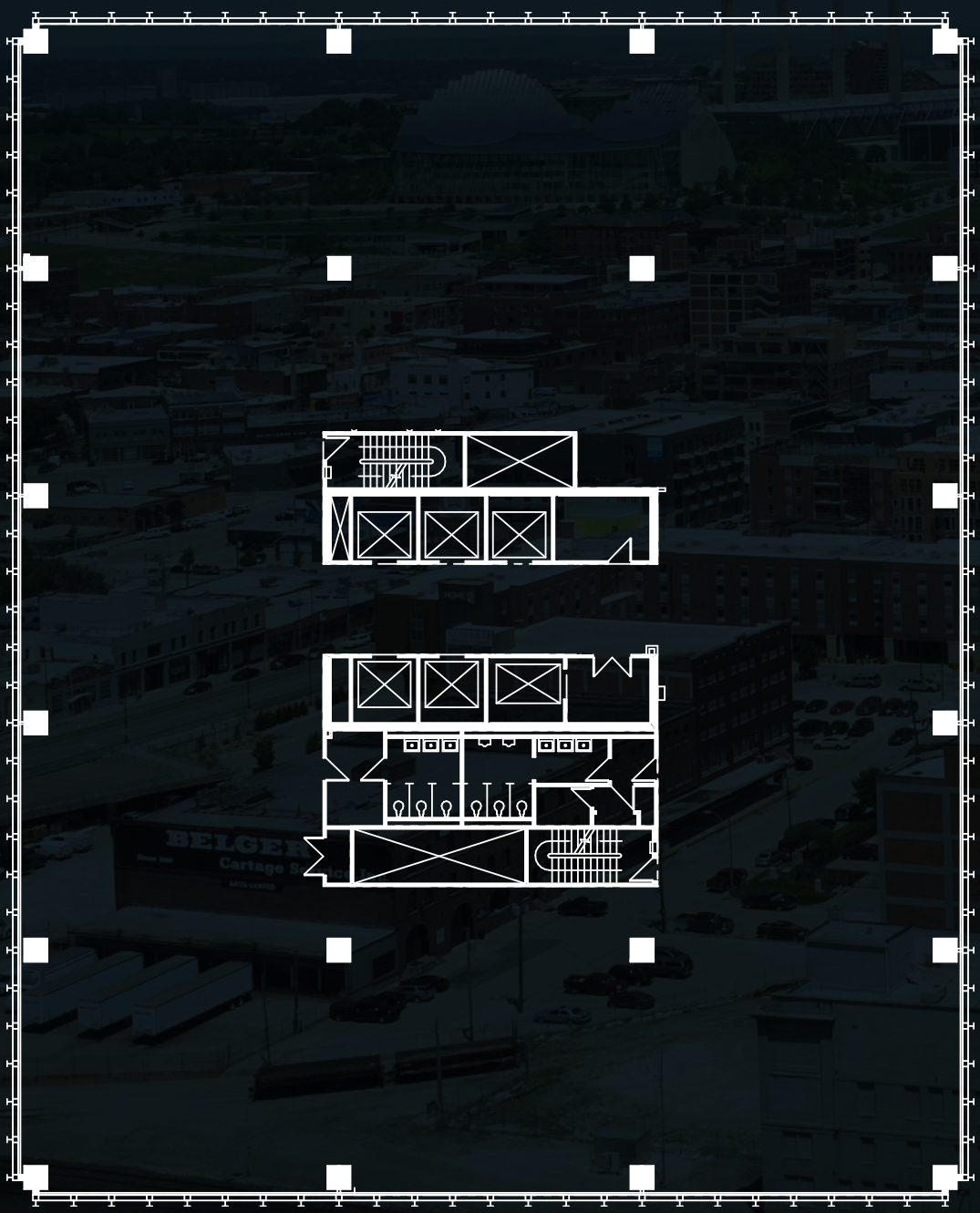


multi-purpose space.

As a defining feature to Gather, our new amenities hub and work cafe, we have added a new multi-purpose room for our tenants to use. Book your next meeting, host a conference, or plan an exclusive event in this dedicated space. Upscale tables and chairs, backed with state-of-the-art audio/visual technology, will provide you with seamless space to make your next event a breeze.

typical floor plan.

24th Floor





creatively curated.

2345 Grand is located on the border of Crown Center and the Crossroads and truly is a perfect representation of both lively districts. Blending together professional, yet creative spaces we have carefully designed work environments that helps our tenants attract top talent, improve productivity, and promote wellbeing.

world-class ownership.

ABOUT CROSSHARBOR CAPITAL PARTNERS

CrossHarbor Capital Partners LLC is a Boston-based alternative investment management firm that invests in value-add and opportunistic commercial real estate transactions. The firm seeks short and medium duration debt and equity investments that offer a compelling case for generating strong risk-adjusted returns. CrossHarbor was founded in 1993 and has invested in more than \$15 billion of commercial real estate on behalf of a diversified and highly regarded group of endowments, foundations, public and corporate pension plans, family offices and sovereign entities. Learn more at www.crossharborcapital.com.

ABOUT LINGERFELT COMMONWEALTH PARTNERS

Lingerfelt Commonwealth Partners, headquartered in Richmond, VA, is a vertically integrated, full service real estate investment management firm with additional offices in Charlotte, NC, Greensboro, NC, Greenville, SC, Hampton Roads, VA, Jacksonville, FL, Nashville TN, Raleigh, NC, Reading, PA, Houston, TX and Tampa, FL. Together with its predecessors in the private sector and public REIT sector, its partners have built, acquired and managed nearly 20 million square feet of commercial real estate valued at approximately \$2 billion across the Mid-Atlantic and Southeast. Learn more at www.lingerfeltcommonwealth.com.



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**CUSHMAN &
WAKEFIELD**

FOR LEASING INFORMATION CONTACT:

**MILES MCCUNE | SENIOR DIRECTOR
MILES.MCCUNE@CUSHWAKE.COM | 816.412.0213**

**JEFF WINTERS | DIRECTOR
JEFF.WINTERS@CUSHWAKE.COM | 816.412.0298**