



1201
WALNUT

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WALNUT

12 WALNUT

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12TH & WALNUT

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A VIBRANT DOWNTOWN ADDRESS



LEGEND



RESTAURANTS

- | | | | |
|---|----------------------------|----|---------------------------------------|
| 1 | Tavernonna Italian Kitchen | 10 | BRGR Kitchen + Bar |
| 2 | Yard House | 11 | Bristol Seafood |
| 3 | Planet Sub | 12 | 801 Chophouse |
| 4 | Jason's Deli | 13 | County Road Ice House |
| 5 | CHARISSE KC | 14 | Guy Fieri's Dive & Taco Joint |
| 6 | Protein House | 15 | The Dubliner |
| 7 | The Drunken Fish | 16 | No Other Pub
<i>By Sporting KC</i> |
| 8 | Johnny's Tavern | 17 | McFadden's Sports Saloon |
| 9 | Chipotle Mexican Grill | | <i>and much more.</i> |



HOTELS

- | | | | |
|---|-----------------------------------|---|--|
| 1 | 21c Museum Hotel Kansas City | 5 | Hotel Kansas City |
| 2 | Kansas City Marriott Downtown | 6 | Hilton President Kansas City |
| 3 | Hotel Indigo Kansas City Downtown | 7 | Ambassador Hotel Kansas City |
| 4 | Hotel Phillips Kansas City | 8 | Holiday Inn Express Kansas City Downtown |
| 9 | Loews Kansas City Hotel | | |

URBAN LIVING

Thousands of new, character-rich lofts line the re-energized streets of downtown. Accessible, affordable and walkable, the variety of living options along with a downtown grocery and a variety of retail and dining offerings make working and living downtown an attainable reality for those seeking the urban lifestyle.

TRANSPORTATION

A Ride KC streetcar stop is just a block away from 1201 Walnut, currently serving from the River Market to Crown Center with future extensions underway. The building is also conveniently located near multiple mass transit lines making access easy and affordable.

ENTERTAINMENT

1201 Walnut is just steps away from the Power and Light District, downtown's premier entertainment district as well as the T-Mobile Center, recognized in the Top 5 of America's busiest arenas and a Top 15 worldwide venue. Downtown Kansas City is the prime location for dining, live music and nightlife.



TENANT EXPERIENCE

The 1201 Walnut tenants enjoy a wide variety of amenities throughout the building and beyond. In the lobby, tenants are greeted by a security officer who is able to provide building directions to tenants and guests. Throughout the year tenants are invited to enjoy building wide events featuring monthly vendors and various tenant appreciation events. Amenities of the building expand beyond its walls as tenants will experience convenient parking and elevated walkways for easy urban downtown travel.

ON-SITE PROPERTY MANAGEMENT

On-site property management provides hands-on knowledge of the building with the ability to answer calls in a timely and efficient manner. Our on-site team includes engineers, maintenance, and a full management staff.

TENANT RELATIONS

Tenants enjoy convenient access to a tenant relations and marketing representative, who can assist with your building-wide promotions, tenant events, tenant contact luncheons, building activities, conference room reservations and more.

FITNESS CENTER

Our expansive fitness center in Town Pavilion offers an endless variety of exercise options, including free weights, treadmills, strength training, aerobics, yoga and stretching area. The facility includes locker rooms and showers for both men and women.



ACCESSIBILITY

Enjoy quick access to nearly every major highway, Charles B. Wheeler Downtown Airport and Kansas City International Airport.

WALKWAYS

A unique system of covered, climate-controlled walkways connects 1201 Walnut with nearby buildings spanning more than six city blocks.

PARKING

one attached garages and a surface lot offers more than 2,250 parking spaces with on-site security to tenants and guests.



GARAGE ENTRY

MAIN STREET
PARKING
GARAGE

COMMERCE
BANK

UMB

11TH ST.

11TH ST.

LIGHTWELL

TOWN
PAVILION

WALL
STREET
TOWER

BALTIMORE AVE.

MAIN ST.

WALNUT ST.

GRAND BLVD.

12TH ST.

VISITOR PARKING

COVERED
SKYWALK

CHAMBERS
LOFTS



P SURFACE
LOT

ONE KC
PLACE

P TOWN
PAVILION
PARKING
GARAGE

VISITOR PARKING

COSENTINO'S
MARKET

2,100
SPOTS

152
SPOTS

13TH ST.

KC POWER & LIGHT
DISTRICT

H&R BLOCK

KC
POWER & LIGHT
DISTRICT

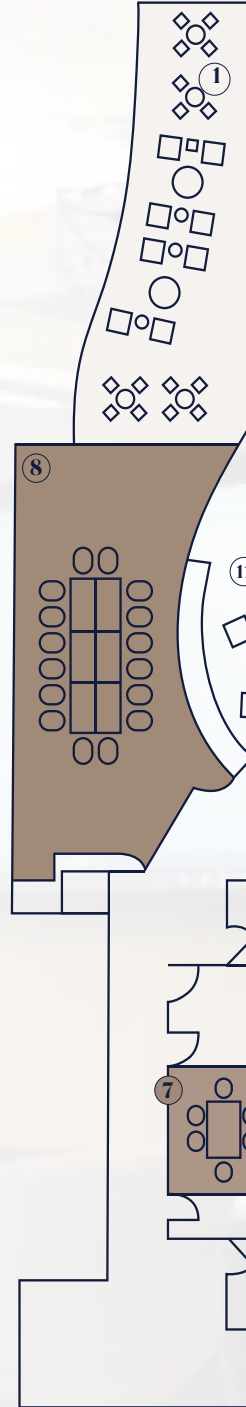
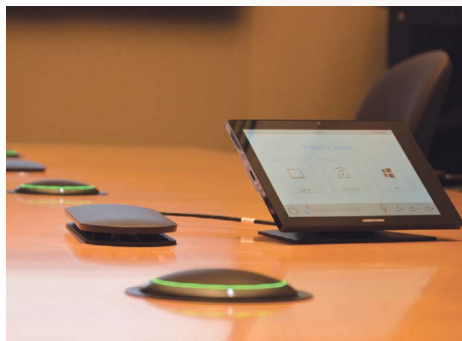
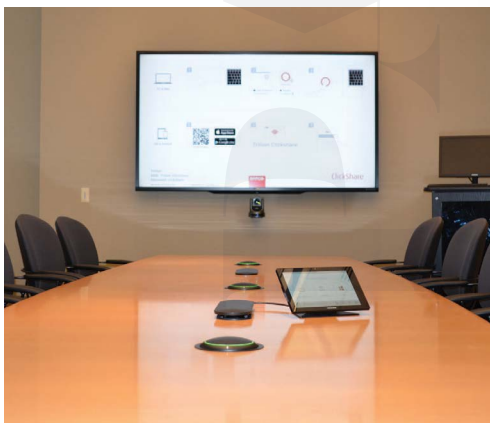
T - MOBILE
CENTER

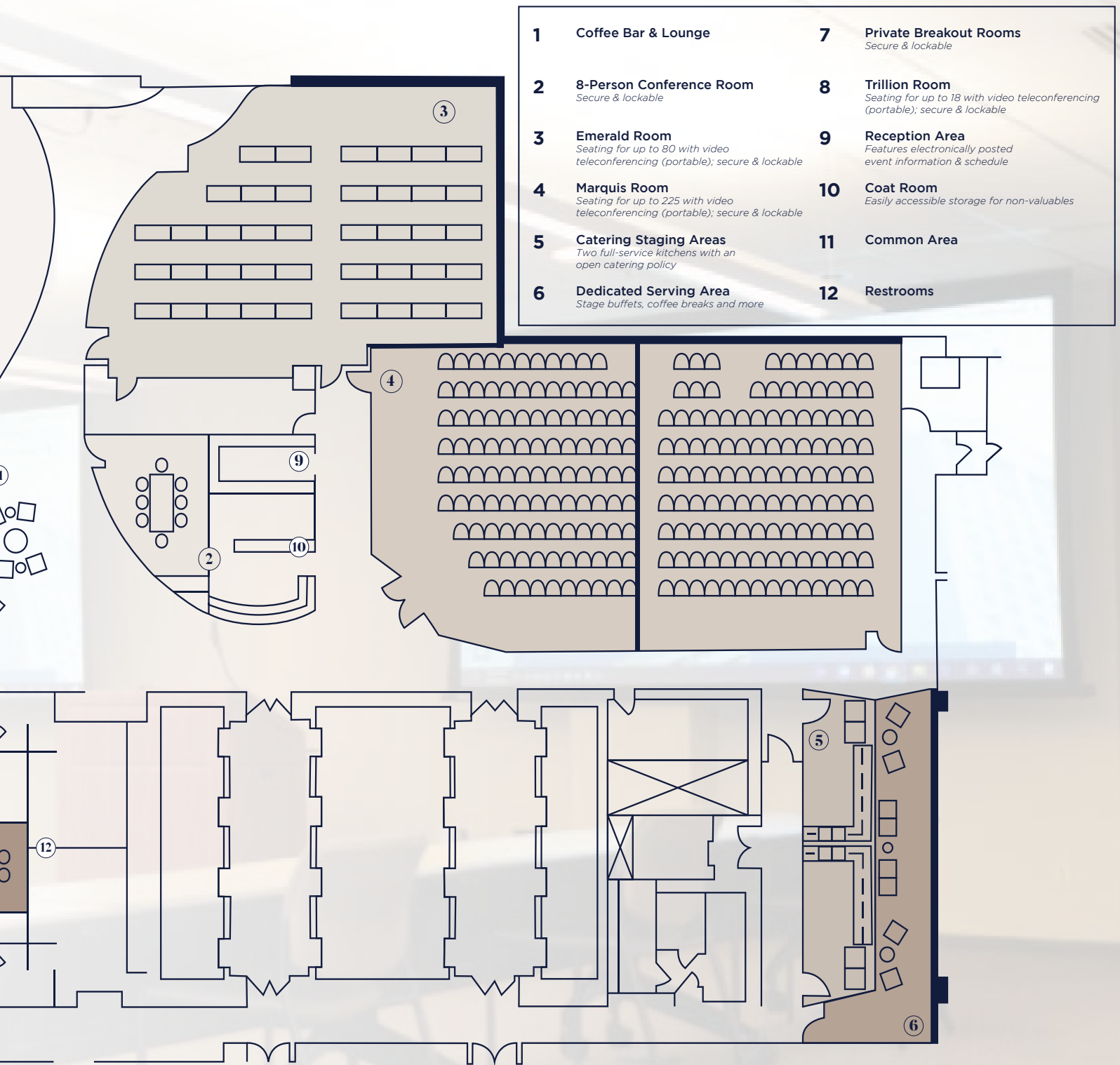
14TH ST.

TOWN PAVILION CONFERENCE CENTER

Whether you need an auditorium, training center or a small conference room, The Conference Center at Town Pavilion is designed with business in mind—the perfect setting for innovation and productivity. Town Pavilion is connected to 1201 Walnut with a covered climate-controlled walkway for easy access. Located on the fourth floor of Town Pavilion and encompassing a combined 14,000 square feet, The Conference Center features an inspired mixture of natural light and controlled environments—with all of the additional amenities and technology you need to ensure an impressive, successful event that goes off without a hitch.

- Online Bookings
- Virtual conferencing capabilities
- Cameras in all three rooms with zoom and full room viewing capabilities
- State-of-the-art AV equipment
- Wireless microphones
- Wireless presentation capability from anywhere in the room





- | | |
|---|---|
| 1 Coffee Bar & Lounge | 7 Private Breakout Rooms
<i>Secure & lockable</i> |
| 2 8-Person Conference Room
<i>Secure & lockable</i> | 8 Trillion Room
<i>Seating for up to 18 with video teleconferencing (portable); secure & lockable</i> |
| 3 Emerald Room
<i>Seating for up to 80 with video teleconferencing (portable); secure & lockable</i> | 9 Reception Area
<i>Features electronically posted event information & schedule</i> |
| 4 Marquis Room
<i>Seating for up to 225 with video teleconferencing (portable); secure & lockable</i> | 10 Coat Room
<i>Easily accessible storage for non-valuables</i> |
| 5 Catering Staging Areas
<i>Two full-service kitchens with an open catering policy</i> | 11 Common Area |
| 6 Dedicated Serving Area
<i>Stage buffets, coffee breaks and more</i> | 12 Restrooms |

MARQUIS ROOM

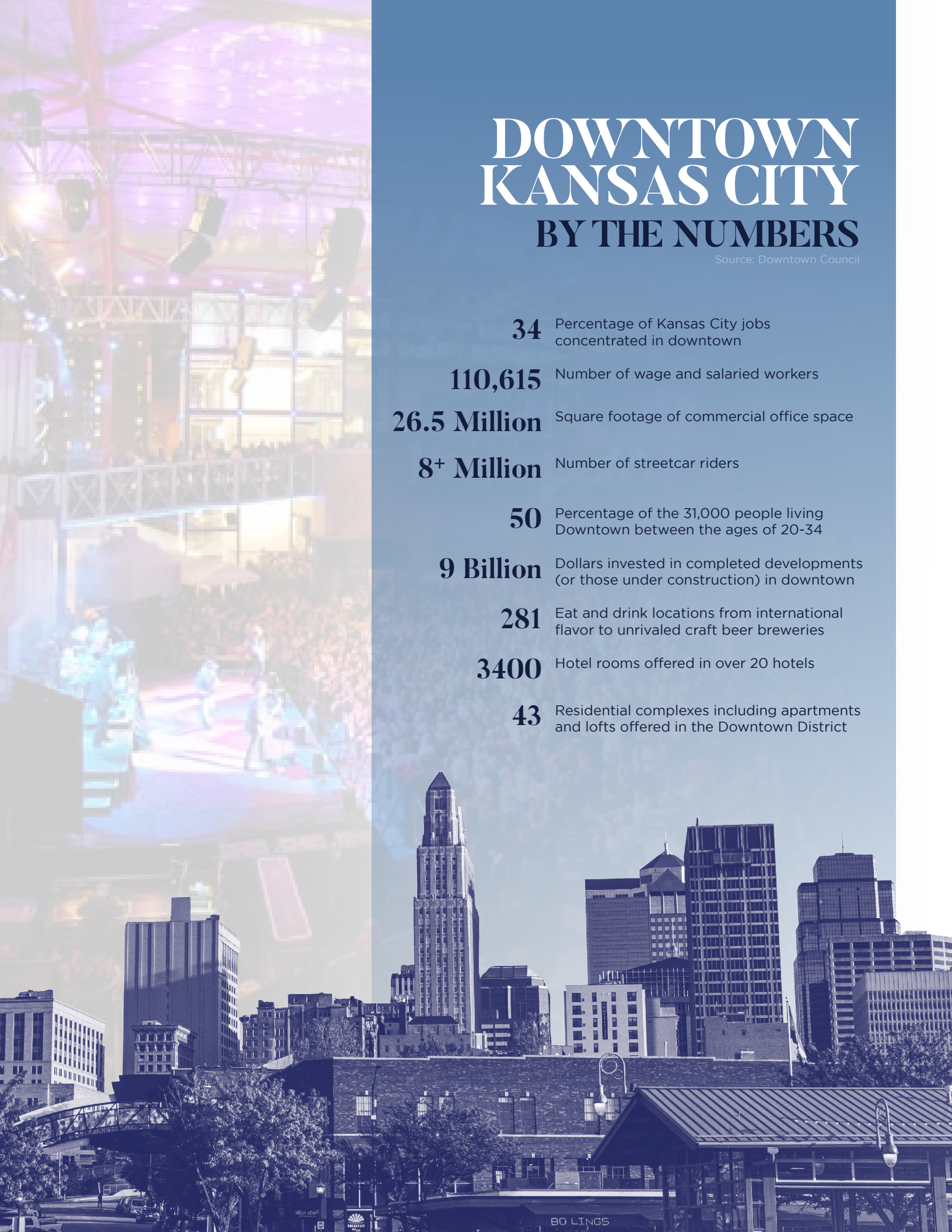
- Capacity for 225 people
- Two 7,000-lumen laser projectors
- Two 132-inch diagonal electric recessed screens

EMERALD ROOM

- Capacity for 80 people
- 7,000-lumen laser projector
- 132-inch electric recessed screens

TRILLION ROOM

- Capacity for 18 people
- 90-inch wall-mounted display



DOWNTOWN KANSAS CITY

BY THE NUMBERS

Source: Downtown Council

34 Percentage of Kansas City jobs concentrated in downtown

110,615 Number of wage and salaried workers

26.5 Million Square footage of commercial office space

8+ Million Number of streetcar riders

50 Percentage of the 31,000 people living Downtown between the ages of 20-34

9 Billion Dollars invested in completed developments (or those under construction) in downtown

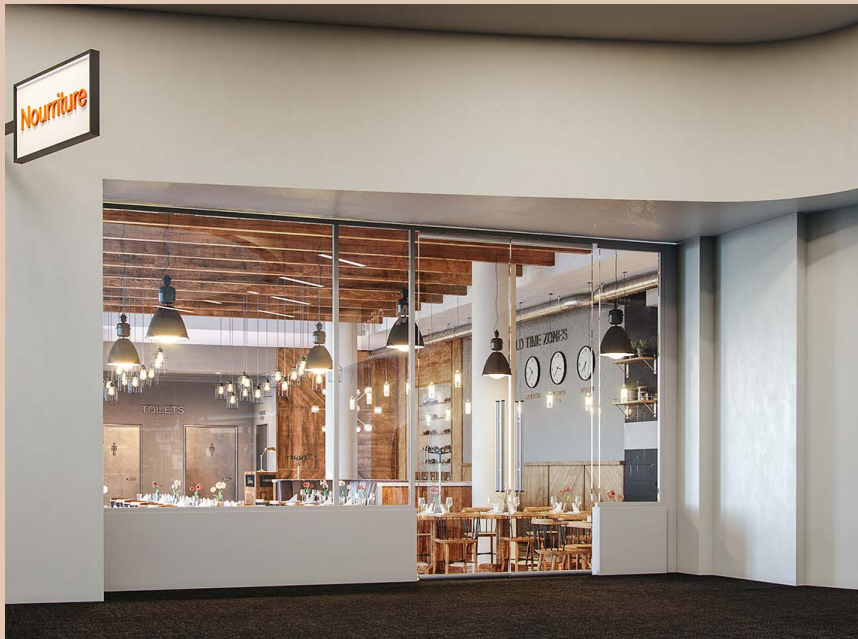
281 Eat and drink locations from international flavor to unrivaled craft beer breweries

3400 Hotel rooms offered in over 20 hotels

43 Residential complexes including apartments and lofts offered in the Downtown District

NUTS & BOLTS

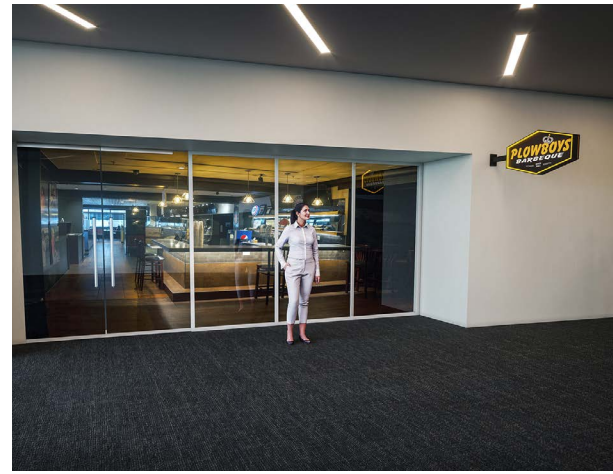
OFFICE TOWER	29 Floors 482,000 rentable square feet
FLOOR SIZES	6,000 to 20,000 rentable square-foot floor plates
OPERATING EXPENSES	Base year
SERVICES	Janitorial service five nights per week, heating and air conditioning and utilities for general office use and maintenance is included in the rental rate.
SECURITY	Uniformed security personnel on-site 24/7, and on-site, controlled camera network
CARD ACCESS	Card access system controls building access after hours plus elevator access to each floor
UTILITIES	<ul style="list-style-type: none">• All electric, 5 watts per square foot capacity for lights, heat and power.• Two separate substations provide back-up electrical power.• Parabolic lights throughout
HVAC	Variable air volume system with on floor D-X unit providing conditioned air.
DIRECT DESTINATION ELEVATORS	12 high speed elevators in two banks and one freight elevator
FLOOR LOAD	100 lbs overall
FIRE & LIFE SAFETY	Fully sprinklered building with all fire and life safety systems monitored 24 hours a day
PARKING	Up to three (3) spaces per 1,000 square feet available for tenants' use at current market rates. Parking garage and surface lot are controlled by 1201 Walnut ownership.
ACCESSIBILITY	A unique system of covered, climate-controlled walkways connects 1201 Walnut with the parking garages and nearby buildings
LOADING DOCK	Covered loading area - they can accommodate semi-trucks and city delivery vans



TOWN PAVILION DINING AND RETAIL SERVICES

Now it's possible to leave the office for lunch—without leaving the office. Take a short walk to Town Pavilion using the covered walkways which offers a tempting course of dining options for breakfast, lunch, coffee and more, including Plowboys Barbecue, Scooter's Coffee, Johnny C's Deli & Pasta, Planet Sub and more!

Additionally, Town Pavilion offers convenience around every corner, providing a host of business and personal services so you can run your errands without leaving the building. Retail tenants include Bank Midwest, FedEx, State Farm, Town News (an on-site convenience store), and others coming soon.



DYNAMIC, DISTINCTIVE

ON THE MARKET



30	MECHANICAL	
29	LEASED	
28	LEASED	
27	LEASED	
26	LEASED	
25	LEASED	
24	LEASED	
23		8,401 SF
22	LEASED	
21	7,124 SF	LEASED
20	LEASED	8,285 SF
19	LEASED	
18	LEASED	
17	LEASED	
16	LEASED	
15	LEASED	
14		6,662 SF
13	9,449 SF	
12	LEASED	
11	LEASED	
10	LEASED	
9	LEASED	12,333 SF 1,411 SF
8	19,484 SF	
7	LEASED	3,995 SF
6	LEASED	11,498 SF
5	6,020 SF	
4	LEASED	
3	LEASED	
2	LEASED	
1	LOBBY	

FLOOR PLANS
Click on any available space to view its floor plan



VIRTUAL TOUR
Take a 3D virtual tour of the space step-by-step.



FLOORED
Create customized space layouts in real-time.



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