

THIRTEEN + MAIN

Colliers

INFINITE WORKPLACE

Inside and out, Thirteen + Main is one of the most experiential workplaces in the country.

Designed to headquarters quality standards, hyper-amenitized and at the center of the high-energy, highly-walkable and streetcar-connected Kansas City Power & Light District.

This is everything space. This is an infinite experience for your company.

183,152 SF AVAILABLE
HEADQUARTERS QUALITY

THIRTEEN + MAIN

HEADQUARTERS QUALITY

This is grand space. Evident as soon as you step in the lobby. A multi-tiered, elevated environment, infused with local artists, all designed to impress and engage.

Grand staircase lobby with 30 foot ceiling

Tenant living room

Starbucks in lobby

Multiple outdoor terraces

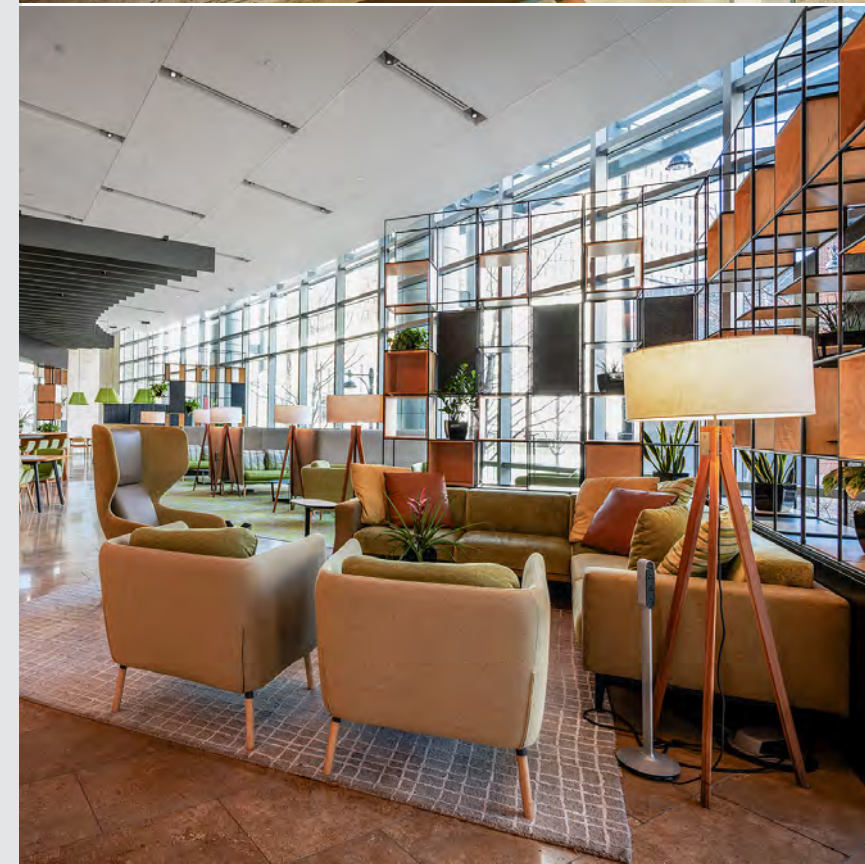
Numerous art installations

Two-story water feature

Kansas City Repertory Theatre (KCRep)

Multi-point security features

Direct underground parking access



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CLUB LEVEL FITNESS & LOCKER ROOMS

Motivation is key to a fitness routine and with a sun-drenched, double-height space with views of the Power & Light District, your workouts get that extra boost they need.

State-of-the-art fitness equipment

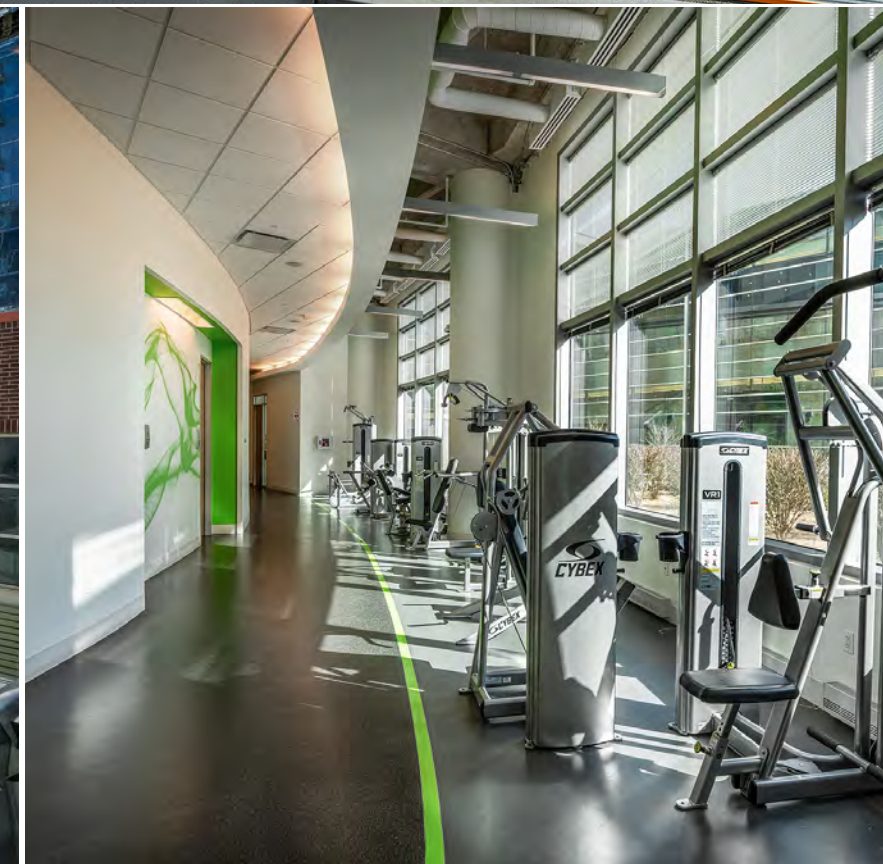
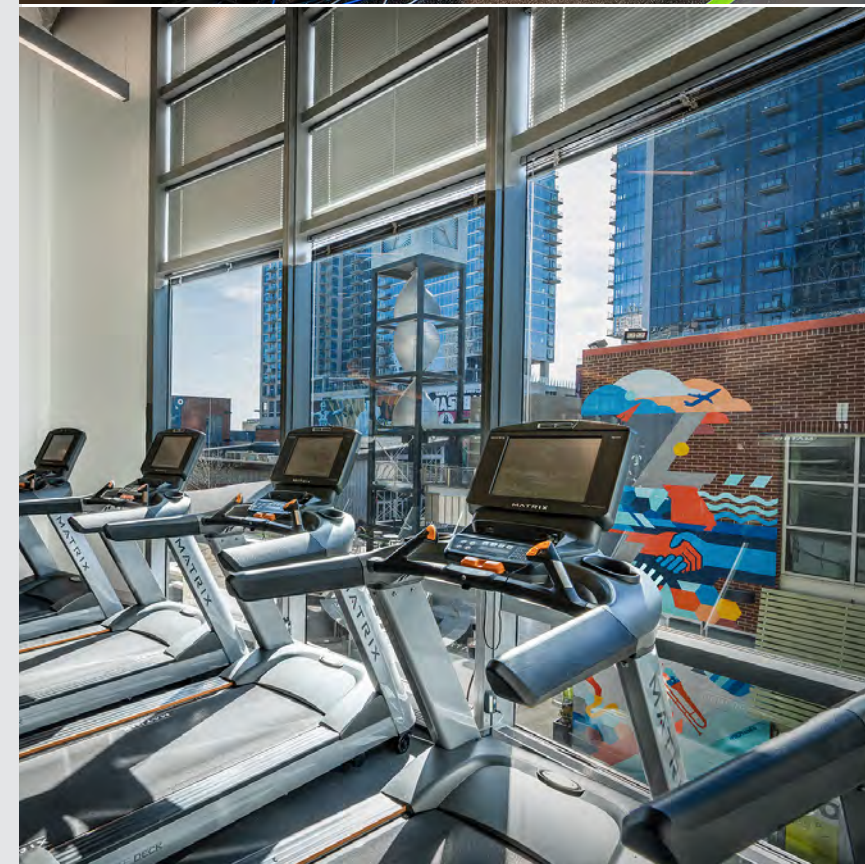
Yoga studio

Cardio and weight training

Full locker rooms and showers

Towel service

Health food options in cafeteria



CONFERENCE ROOMS & AUDITORIUM

In addition to numerous shared conference spaces of varying sizes, tenants have access to the KCRep Theatre for large meeting needs.

Five conference and training facilities

State-of-the-art A/V and video conferencing capabilities

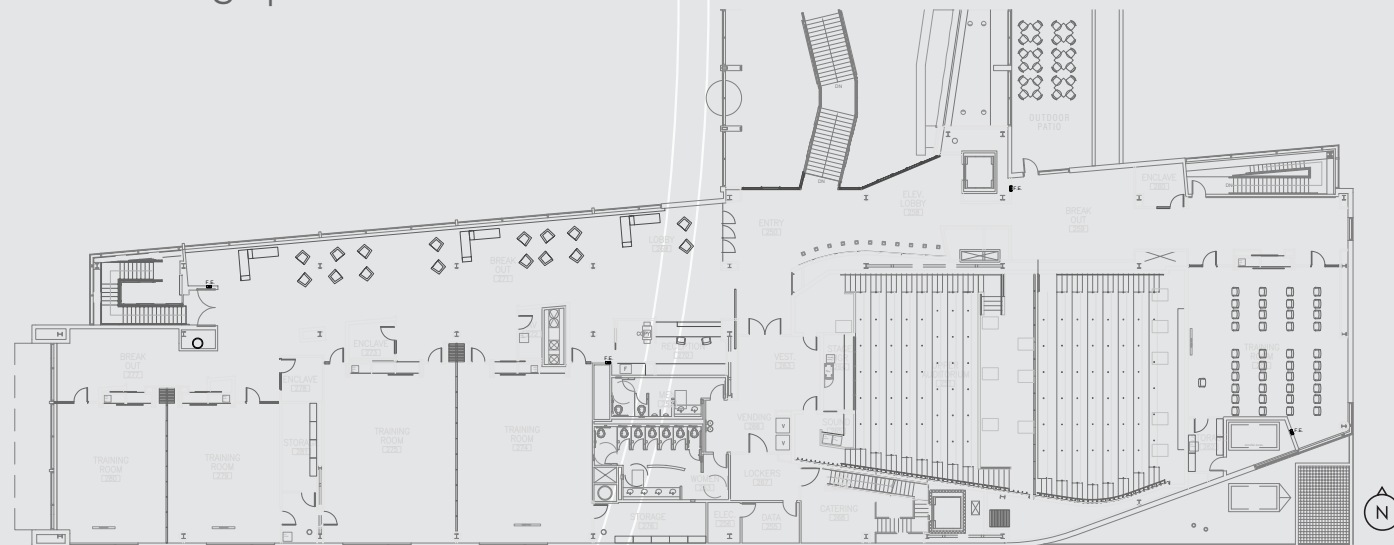
Two traditional conference rooms

Lounge and breakout areas near conference/training rooms

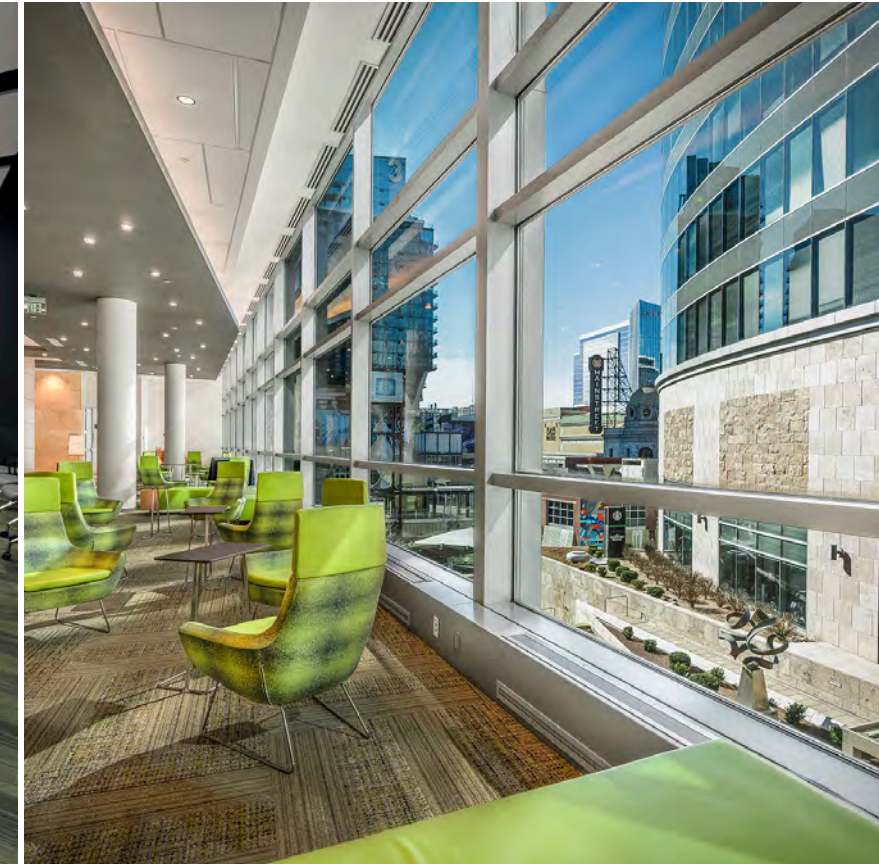
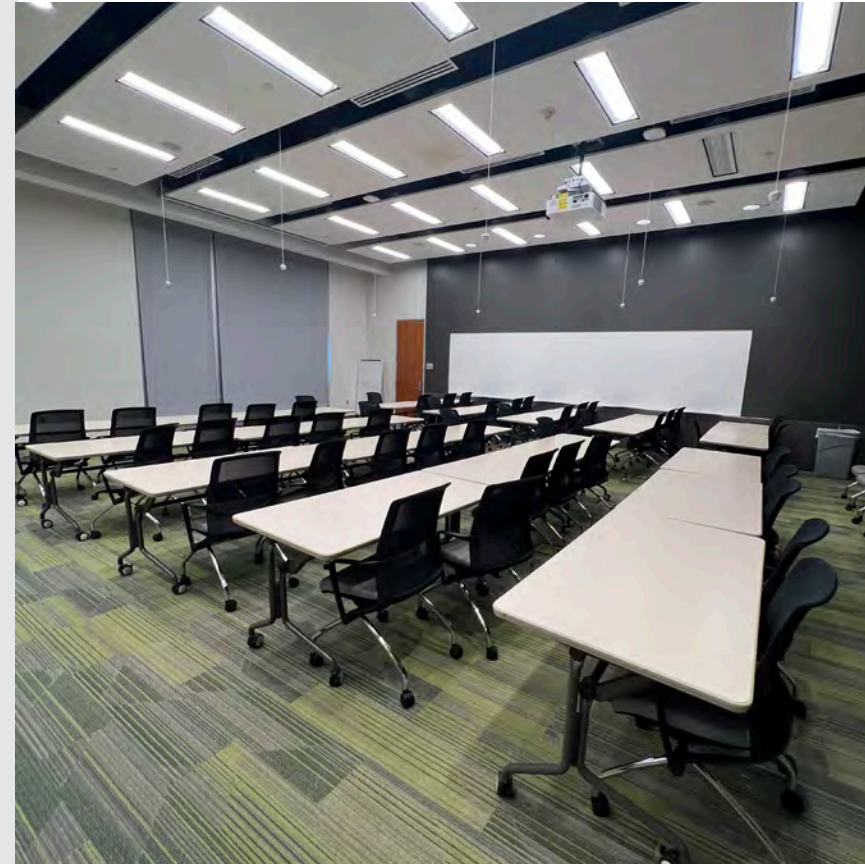
Full catering kitchen to service breakfast or lunch meetings

350-person auditorium for company meetings

All conferencing spaces can be reserved



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CAFETERIA & SOCIAL SPACES

Unrivalled space that cultivates relationships among coworkers and colleagues alike, the full-service cafeteria and social areas give tenants just what they need for their dining and networking purposes.

Modern, full-service cafeteria

Made-to-order and “grab and go” lunches available

Daily outside catering food options

Equipped with Wi-Fi and outlets for working lunches

Plenty of indoor and outdoor seating options



CENTRAL LOCATION



Hotel Phillips

Power & Light Apartments

THIRTEEN + MAIN

The President Hotel



LOEWS HOTELS



Proposed South Loop Project

THREE LIGHT

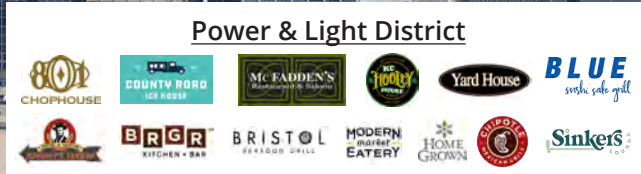
TWO LIGHT

ONE LIGHT LUXURY APARTMENTS

Sky On Main Apartments

Commerce Tower Apartments

The Grand Apartments



T-Mobile CENTER



SOUTH LOOP PROJECT

Located just one block from the proposed 5.5-acre, state-of-the-art destination park.

Sustainable urban park over I-670

Connecting the CBD and Crossroads Arts District

Designed as a full sensory experience for all ages

Prioritizing pedestrians, cyclists, and multi-modal transportation

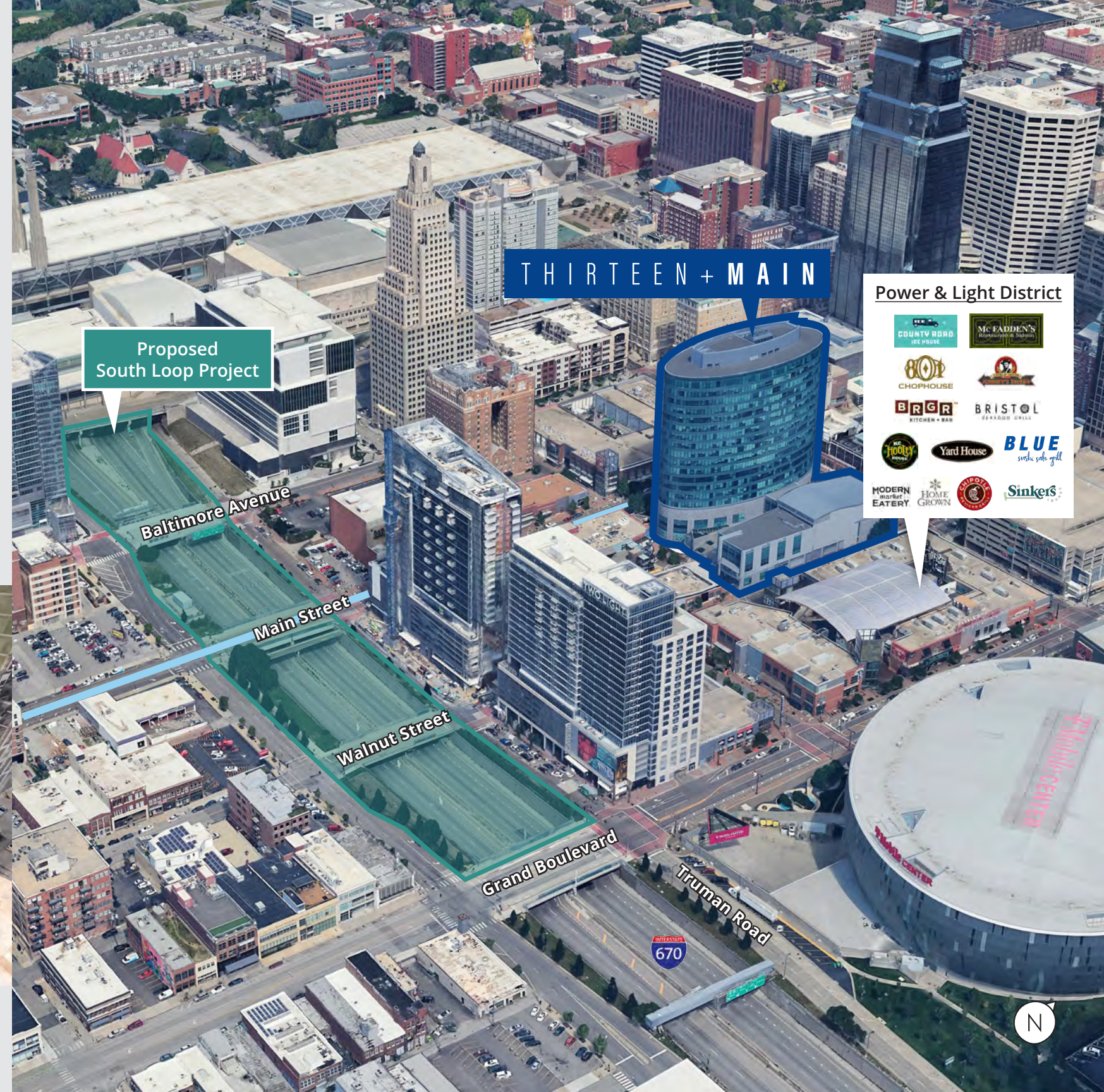
Reshaping Kansas City and its surrounding communities

Walking distance to the Power & Light District



Image credit: OJB Landscape Architecture

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Proposed
South Loop Project

Baltimore Avenue

Main Street

Walnut Street

Grand Boulevard

Truman Road

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Power & Light District



A LIVABLE DOWNTOWN

Downtown Kansas City has become an epicenter for diverse housing options and ensures high-quality architecture and amenities in the surrounding neighborhoods.

- Walkable urban streets
- Quality transportation
- Most affordable downtown in the region
- Population is growing as quality of life increases



21,850

Existing Residential Units



1,184

Units Under Construction



5,392

Units in Various Stages of Planning

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DOWNTOWN KANSAS CITY DEMOGRAPHICS

\$276,859

Median Home Value

32,276

Total Population

34.8

Median Age

UNMATCHED WALKABILITY

In the heart of Kansas City's Power & Light District, you have access to everything just steps away.

Consentino's Market
Power & Light Entertainment District
Direct Streetcar Access
T-Mobile Arena
Midland Theatre
New Luxury Residential Towers
College Basketball Experience
B&B Movie Theatre
Kauffman Center for the Performing Arts
Numerous Restaurants & Hotels
Kansas City Convention Center
Crossroads Arts District
Proposed South Loop Project

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SPECS & AVAILABILITY

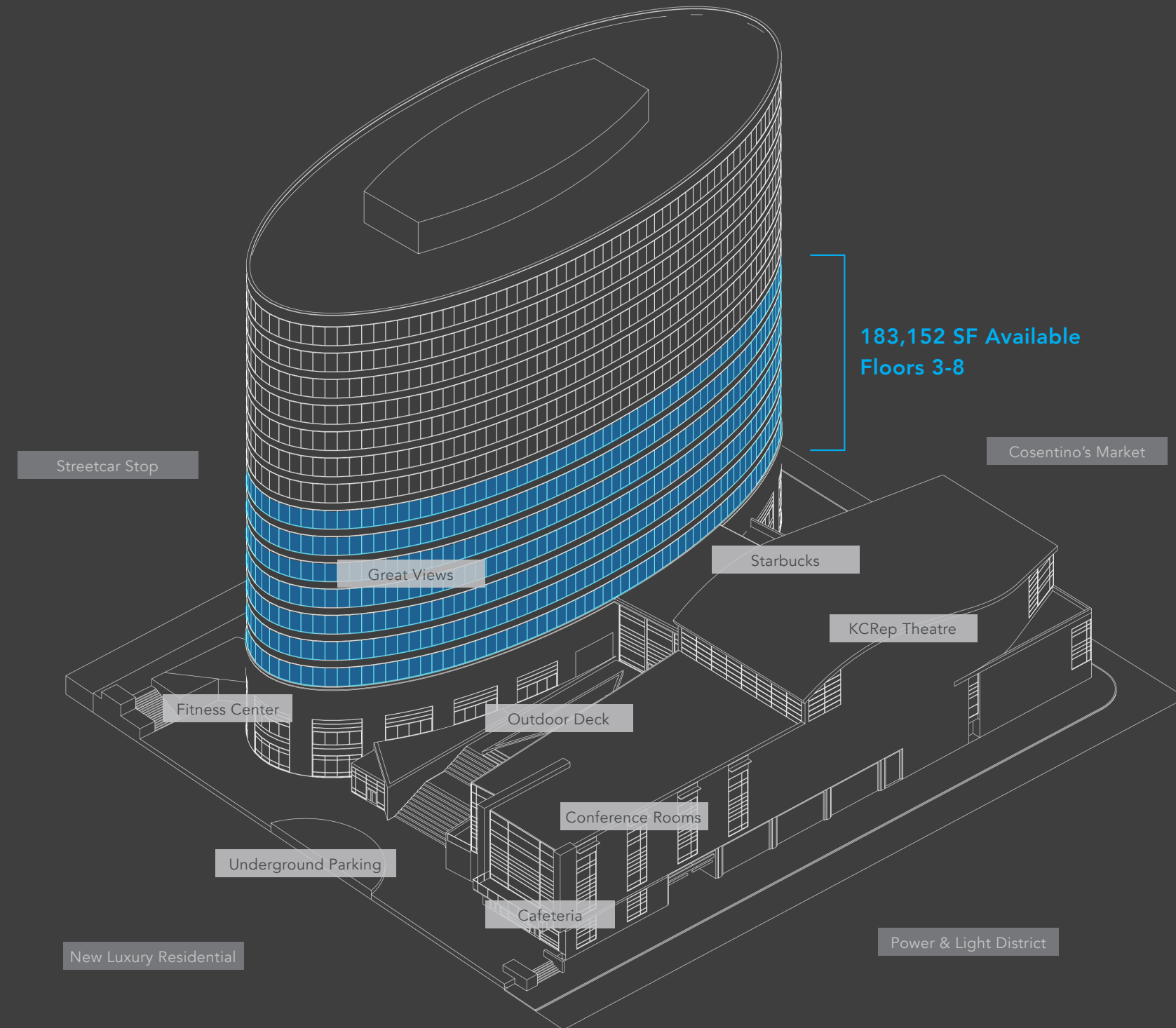
183,152 SF available. Full floors 3-8.

Typical floor size 30,400± SF, divisible to 15,000± SF

Specs:

- Floor-to-ceiling glass, under floor air distribution, voice, power, and data.
- Finished ceiling height is 9'5".
- Available floors are served by five high-speed passenger elevators, and one designated freight elevator.
- 800 parking spaces are available or approximately 3.28/1,000 – the majority of the parking is directly beneath the building and is served by two elevators to the building lobby.
- Concierge/security desk located in the building lobby with 24/7 on-site security staffed by H&R Block employees, rather than a contracted security service.
- Card access system controls building access after hours as well as elevator access at security turnstiles and within the elevator.
- Building has redundant power and is backed up by generator for all emergency services.
- Fully sprinkled building with all fire and life safety systems monitored on a 24/7 basis.
- Storage space is available on the Service Level of the building.
- The building has a large loading dock on the Service Level for freight deliveries and delivery vans.

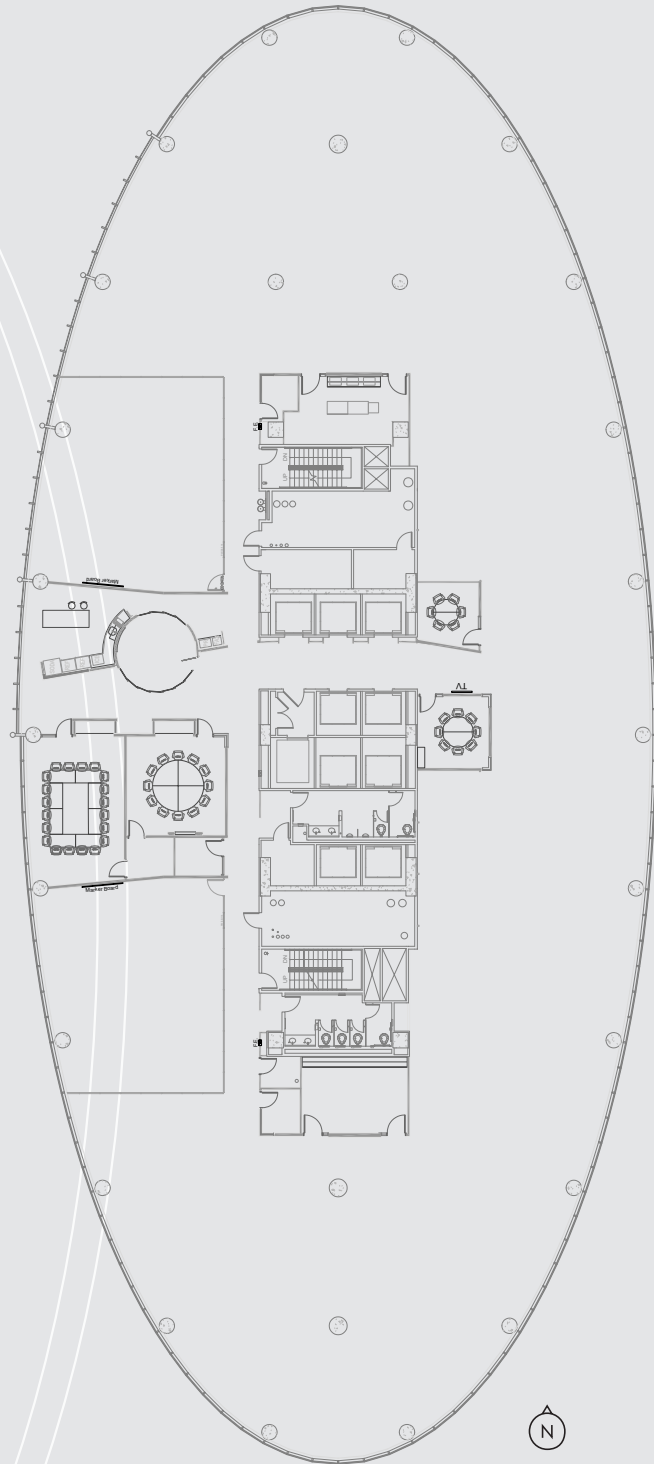
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TYPICAL FLOOR PLAN

30,400± SF

Divisible to 15,000± SF



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