

THE **SKYLINE** COLLECTION

**DOWNTOWN KANSAS CITY'S
PREMIER PROFESSIONAL TOWERS**



*A higher class of office destination
in downtown Kansas City*





HARZFELD'S



**1111
MAIN**



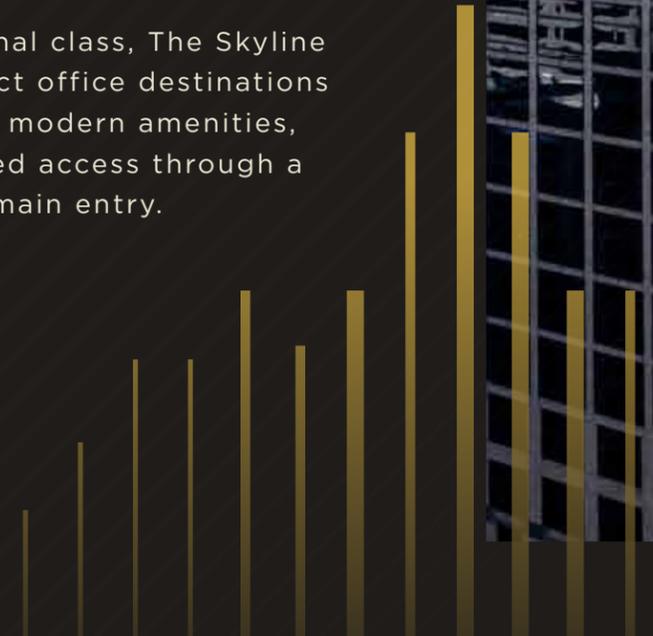
**1201
WALNUT**

An iconic imprint on the horizon of downtown Kansas City's central business district. An eclectic curation of downtown Kansas City's premier professional towers.



In the center of Kansas City's central business district, the Skyline Collection rises above the standard with three distinct office destinations, connected and curated for the professional class.

Reimagined for a new professional class, The Skyline Collection connects three distinct office destinations in downtown Kansas City with modern amenities, curated artworks and connected access through a dramatically remade main entry.





1111
MAIN

Kansas City's Premier Office Destination



An iconic tower with an enviable address, well-situated in the heart of a booming business district.

At 34 stories, 1111 Main introduces a higher class of office experience with art curation, secure entrances, modern amenities and connected access to shared spaces.

Each floor is a top-tier experience. Column-less interiors without obstruction mean floor plates as open as the view outside your window. So every square foot is an opportunity for the imagination.





OFFICE TOWER

34 Floors with 833,426 rentable square feet.

FLOOR SIZES

22,500 to 55,000 rentable SF floor plates.

OPERATING EXPENSES

Base year.

SECURITY

Uniformed security personnel on-site 24/7, Kansas City's first multi-tenant downtown building with a security turnstile visitor management system, and on-site, controlled camera network.

CARD ACCESS

Card access system controls building access after hours plus elevator access to each floor.

ELEVATOR

16 high-speed elevators in two banks and one freight elevator.

HVAC

Variable air volume HVAC system controlled by a computerized Energy Management System with multiple zones per floor; each floor may be dampered for after-hours use.

FIRE & LIFE SAFETY

Fully sprinklered building with all fire and life safety systems monitored 24 hours a day.

FLOOR LOAD

1,200 square foot area per floor at 150 lbs.

CEILING HEIGHT

9' ceiling with slim line grid and acoustic ceiling tiles.

TENANT APP

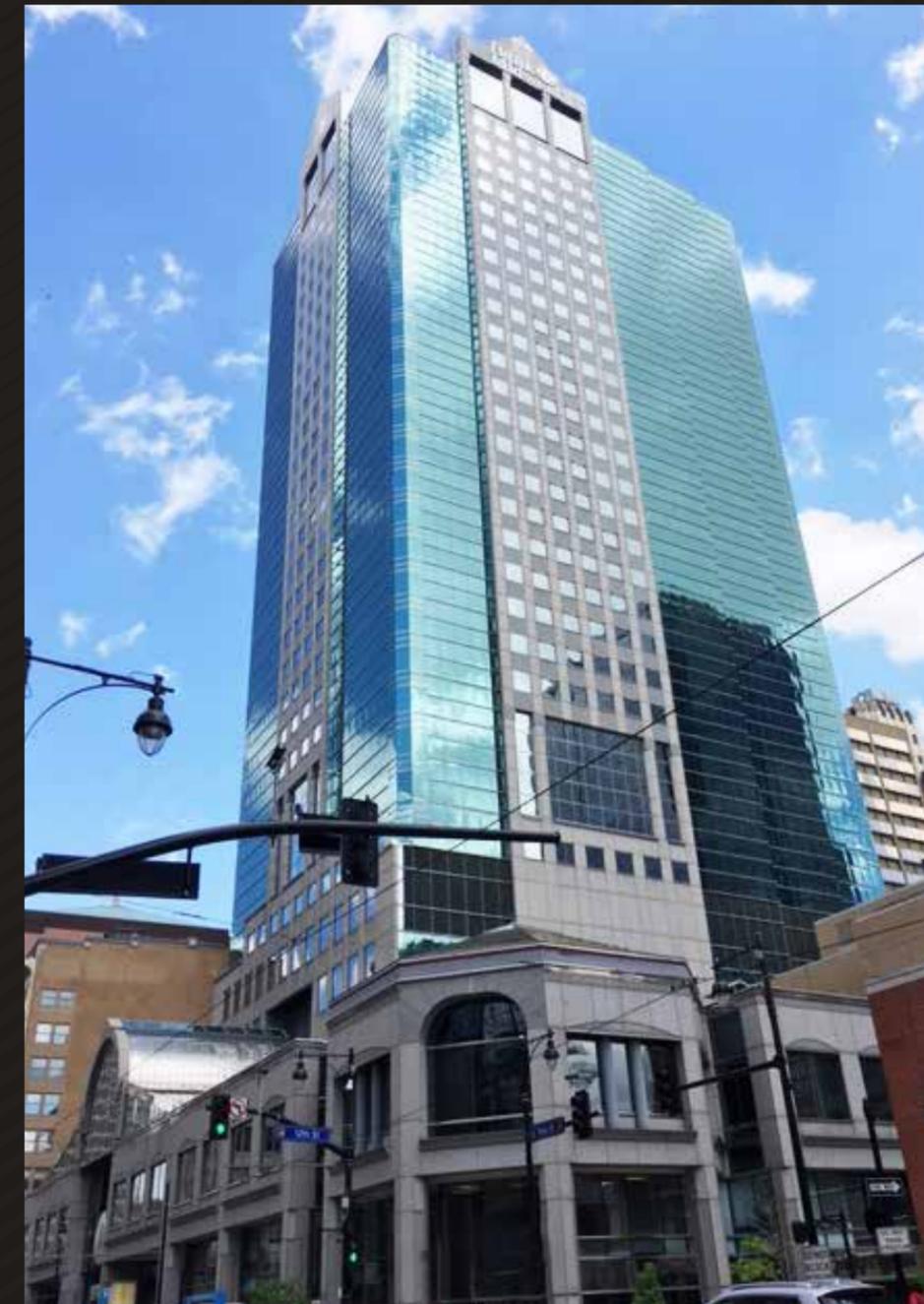
Tenants have the ability to download a custom app that provides details of building services, fitness classes, events, and nearby attractions. The app also allows tenants to reserve conference spaces and log maintenance requests.

PARKING

Up to three (3) spaces per 1,000 square feet available for tenants' use at current market rates. Parking garages and surface lots are controlled by the Skyline Collection ownership and include charging stations and bicycle storage.

SERVICES

Janitorial service five nights per week performing high touchpoint cleaning and utilizing certified green cleaning products. Heating, air conditioning and utilities for general office use and maintenance is included in the rental rate.





**1201
WALNUT**





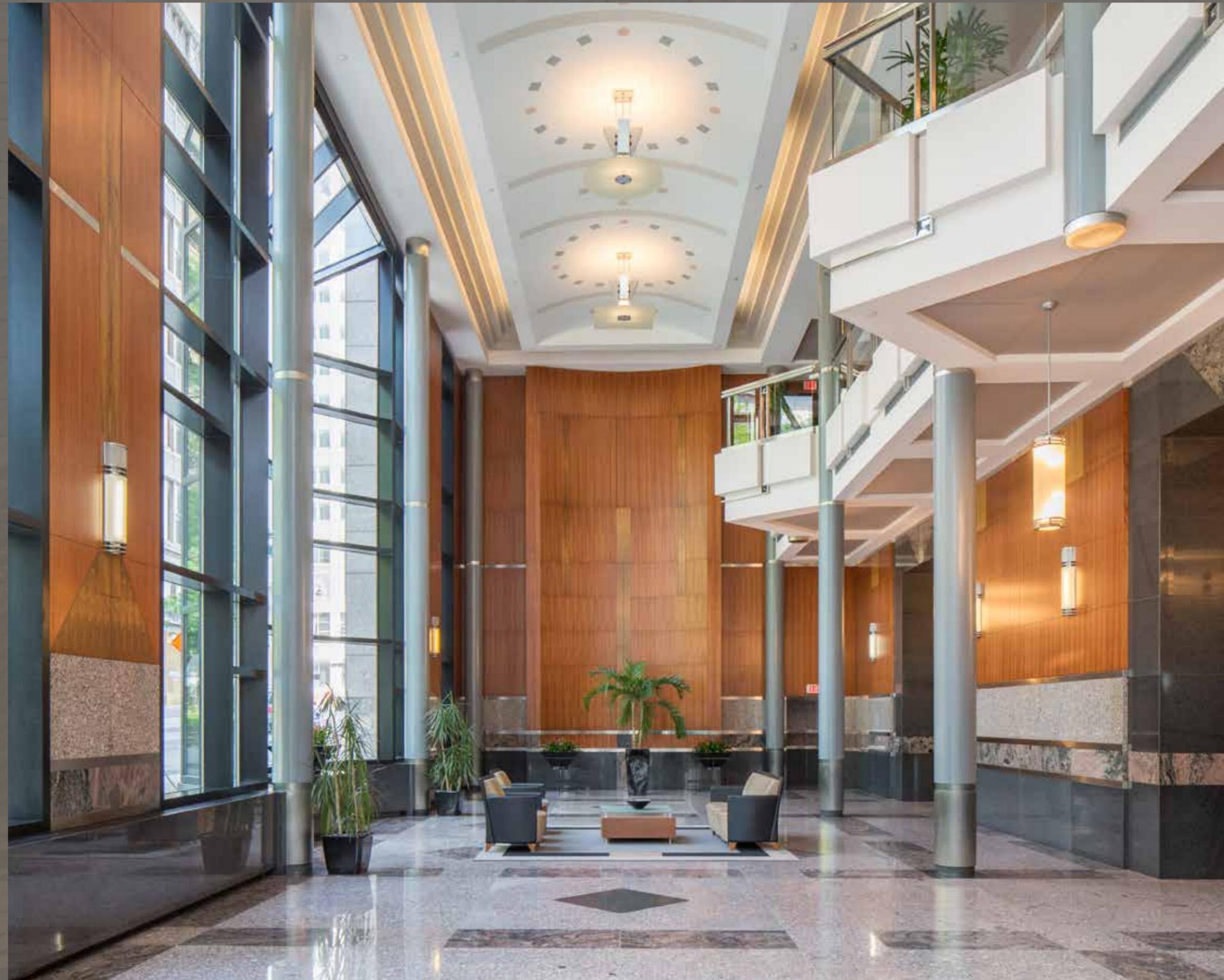
**1201
WALNUT**

A DISTINCTIVE STAR IN THE DOWNTOWN



A standout in glass and granite, 1201 Walnut brings professional polish to a vibrant downtown address.

This distinctive tower 29 stories tall is well-situated in Kansas City's booming central business district, with an attached garage and connected access to the amenities of 1111 Main.





1201 WALNUT

OFFICE TOWER

29 Floors with 482,000 rentable square feet.

FLOOR SIZES

6,000 to 20,000 rentable square-foot floor plates.

OPERATING EXPENSES

Base year.

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.

HVAC

Variable air volume system with on floor D-X unit providing conditioned air.

SERVICES

Janitorial service five nights per week performing high touch point cleaning and utilizing certified green cleaning products. Heating and air conditioning and utilities for general office use and maintenance is included in the rental rate.

ACCESSIBILITY

A unique system of covered, climate-controlled walkways connects 1201 Walnut with the parking garages and nearby buildings.

ELEVATORS

12 high-speed direct dispatch elevators in two banks and one freight elevator.

PARKING

Up to three (3) spaces per 1,000 square feet available for tenants' use at current market rates.

FIRE & LIFE SAFETY

Fully sprinklered building with all fire and life safety systems monitored 24 hours a day.

TENANT APP

Tenants have the ability to download a custom app that provides details of building services, fitness classes, events, and nearby attractions. The app also allows tenants to reserve conference spaces and log maintenance requests.

UTILITIES

All electric, 5 watts/sf capacity for lights, heat and power. Two separate substations provide back-up electrical power. Parabolic lights throughout.





HARZFELD'S

***AN ICONIC BEAUTY
WITH A CHARMED
HISTORY, READY FOR
THE REMAKING***



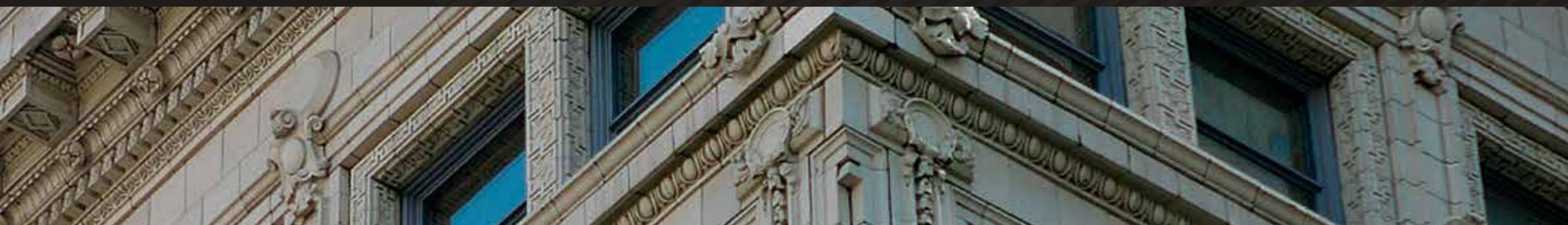
Harzfeld's is 11 stories full of history, ready for the remaking. A testament to timelessness,

Harzfeld's at 1111 Main is both historical marker and beauty icon, reimagined for a new professional class. Well-placed at 11th & Main,

Harzfeld's is a newly polished jewel in the midst of a booming central business district.

Harzfeld's retains its archival charm all while embracing the moment with modern amenities and connected access to 1111 Main.





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 store and a variety of retail and dining offerings make working and living downtown an attainable reality for those seeking the urban lifestyle.



TRANSPORTATION

There is a city bus stop just outside the front doors of Harzfeld's and a Ride KC streetcar tram stop outside of 1111 Main 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 at no charge.



ENTERTAINMENT

Harzfeld's 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.

FIRST CLASS AMENITIES

A seamless integration of amenities with an unmatched level of convenience.



SKYLINE CONFERENCE CENTER

The perfect setting for innovation and productivity.

Whether you need an auditorium, training center or a small conference room, our conference offerings are designed with business in mind. Located on the fourth floor and available to all tenants this expansive space encompasses a combined 10,000 square feet. The Conference Center features all of the additional amenities and technology you need to ensure an impressive, successful event that goes off without a hitch.

- Catering kitchen
- Professionally staffed
- State-of-the-art AV equipment
- Wireless presentation capability from anywhere in the room
- Wireless microphones



ELEVATING YOUR WORKPLACE EXPERIENCE WITH ON-SITE RETAIL

Offering a seamless integration of essential amenities within your office environment. Whether you need to grab a quick snack, purchase everyday essentials, or explore the latest trends, our on-site retail options cater to your diverse needs and saves you valuable time.

- | | |
|------------------|-------------------|
| Scooter's Coffee | Fat Bee Drinks |
| Planet Sub | Jason's Deli |
| KC Mac N' Co | Town News |
| Bank Midwest | More coming soon! |
| FedEx | |



SKYLINE FITNESS CENTER

Achieving optimal well-being through the nurturing of body and mind.

Our expansive fitness center offers an endless variety of exercise options including free weights, cardio equipment, a group fitness room and more. The fitness center is managed and professionally staffed by Elevation Health and provides free health assessments, equipment orientation, programming, CPR classes and more. Free group fitness classes as well as virtual classes through Elevation.

Located on the 6th floor of 1111 Main and available to all tenants.

A VIBRANT DOWNTOWN ADDRESS



RESTAURANTS

- ① BRGR Kitchen + Bar
- ② Yard House
- ③ County Road Ice House
- ④ Bristol Seafood
- ⑤ Chipotle
- ⑥ Blue Sushi
- ⑦ 801 Chophouse
- ⑧ No Other Pub by Sporting KC
- ⑨ McFadden's
- ⑩ Pizza Bar
- ⑪ Johnny's Tavern
- ⑫ Cosentino's Market
- ⑬ Pickleman's Gourmet Café
- ⑭ The Town Company
- ⑮ Tavernonna
- ⑯ PBR Big Sky
- ⑰ Mosaic Lounge
- ⑱ Guy Fieri's Dive & Taco Joint
- ⑲ Howl at the Moon
- ⑳ Providence New American Kitchen

HOTELS

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

ENTERTAINMENT

- ① T-Mobile Center
- ② The College Basketball Experience
- ③ Power & Light District
- ④ The Midland Theatre
- ⑤ B&B Theatres Mainstreet
- ⑥ Municipal Auditorium
- ⑦ Kansas City Music Hall





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