



the Pershing Buildings

4% Tenant Rep Broker Bonus on years 1-5 for leases executed prior to March 31, 2026

Where Urban Sophistication
Meets Workplace Convenience

2400 – 2480 Pershing Road, Kansas City



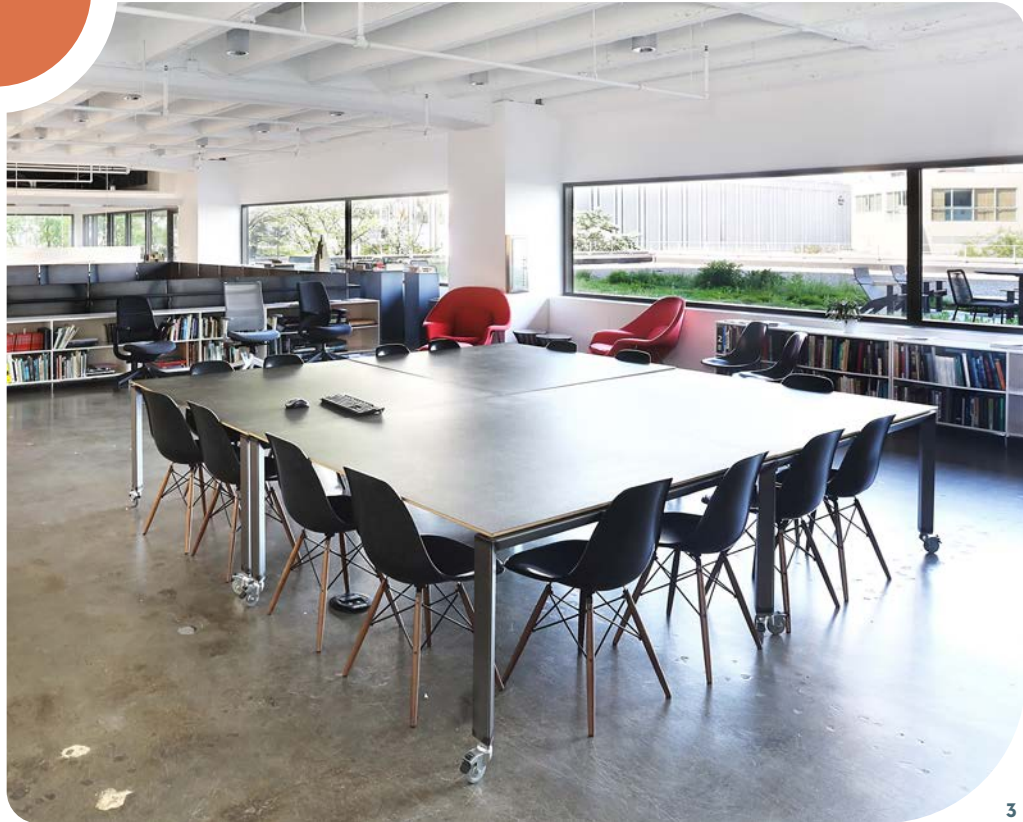
PRIME OFFICE SPACE AVAILABILITIES

Room for your vision

This property offers flexible office configurations with **spaces available from 2,500 sf up to 200,000 sf,** accommodating a wide range of tenant requirements. The competitive **full-service rental rate is \$22.50 per s.f.,** and the well-capitalized ownership group is prepared to provide **substantial tenant improvement allowances** for qualified tenants, making this an attractive opportunity for businesses seeking quality office space with favorable lease terms.

On-Site Amenities

-  Full-service wellness center featuring modern equipment and workout spaces
-  Executive conference facilities with professional meeting technology
-  Café offering specialty drinks and fresh grab-and-go options
-  Covered, green, rooftop deck with panoramic city views
-  Auto wash and detailing service inside the parking garage.



SPACE REIMAGINED

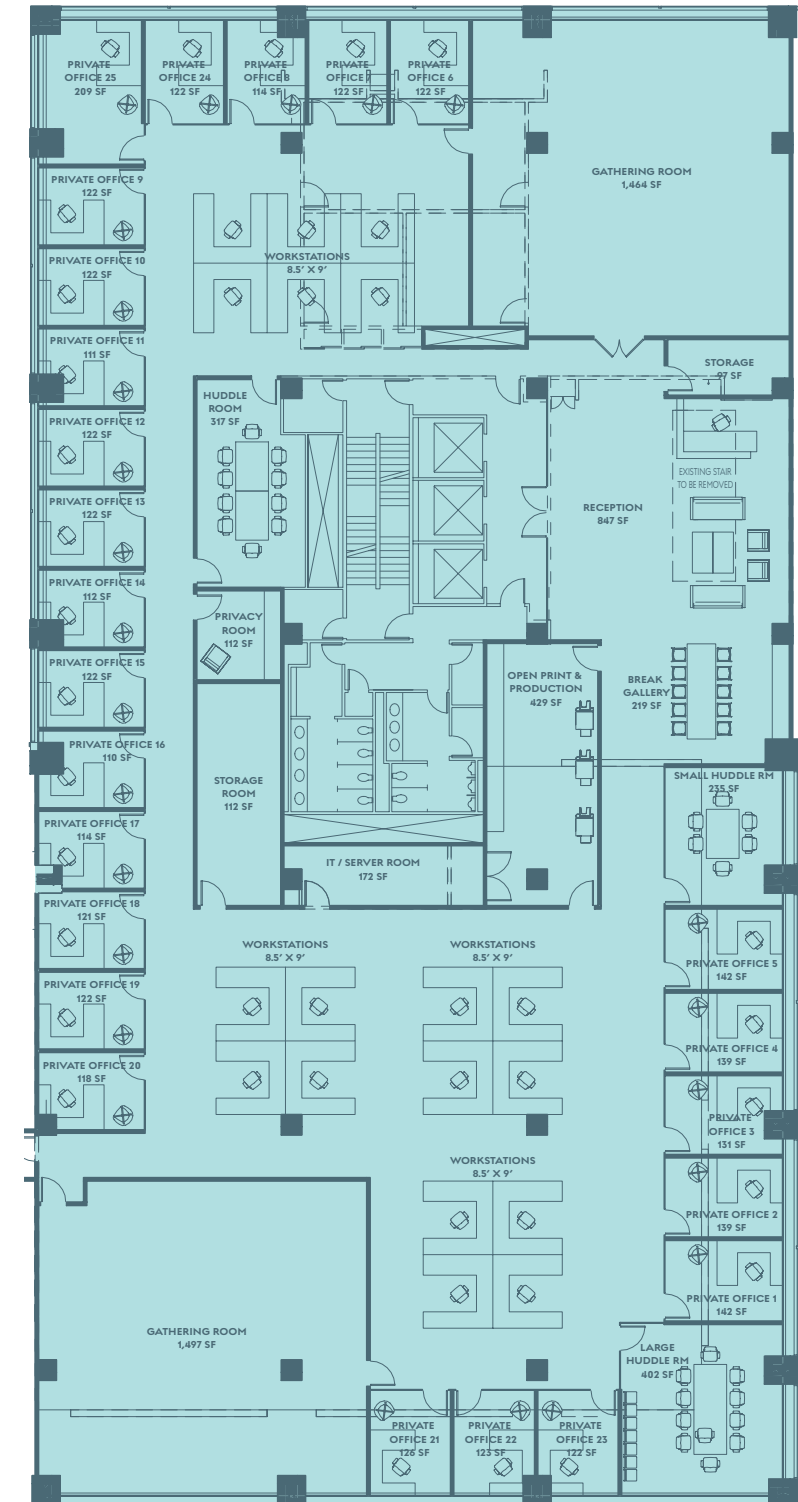
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6,622 SF AVAILABLE





TEST FIT 2: 16,390 SF (Conceptual)



CROWN CENTER ADVANTAGE





-  Integrated within Kansas City’s landmark mixed-use destination
-  Instant access to over 40 curated shops and diverse dining experiences
-  Two luxury hotels for business visitors and corporate events
-  Year-round entertainment, including seasonal ice skating and cultural pavilions
-  Vibrant atmosphere with regular outdoor festivals and community gatherings

Unmatched Accessibility & Security

-  Abundant covered and attached parking (4 spaces per 1,000 SF)
-  Enhanced 24/7 security throughout parking facilities and campus
-  Direct connection to KC Streetcar with access to key downtown districts
-  Minutes from Union Station, Crossroads Arts District, and Power & Light Districts



TALENT ATTRACTION

-  Downtown Kansas City is home to 3,716 Millennials and Gen Z workers per square mile – over 61% of the population - looking for the live, work, play lifestyle that the Pershing Buildings at Crown Center provide
-  Year-round wellness offerings such as outdoor fitness classes and a full-service fitness center on-site
-  Inspiring and creative setting that fosters collaboration and innovation
-  Part of a downtown ecosystem with over \$9 billion+ of completed investments since 2000

Map Legend

RESTAURANTS

- Burnt End BBQ
- Curry in a Hurry
- Empanada Madness
- Fritz’s Railroad Restaurant
- La Fuente Mexican Street Food
- One East Urban Bar + Kitchen
- Panera Bread
- Potatoes & More
- Sheridan’s Latte’s & Frozen Custard
- Spectators
- SPIN! Pizza
- Starbucks
- Taste of Philly
- Topsy’s Popcorn Shoppes
- Unforked
- Zaina

SHOPPING

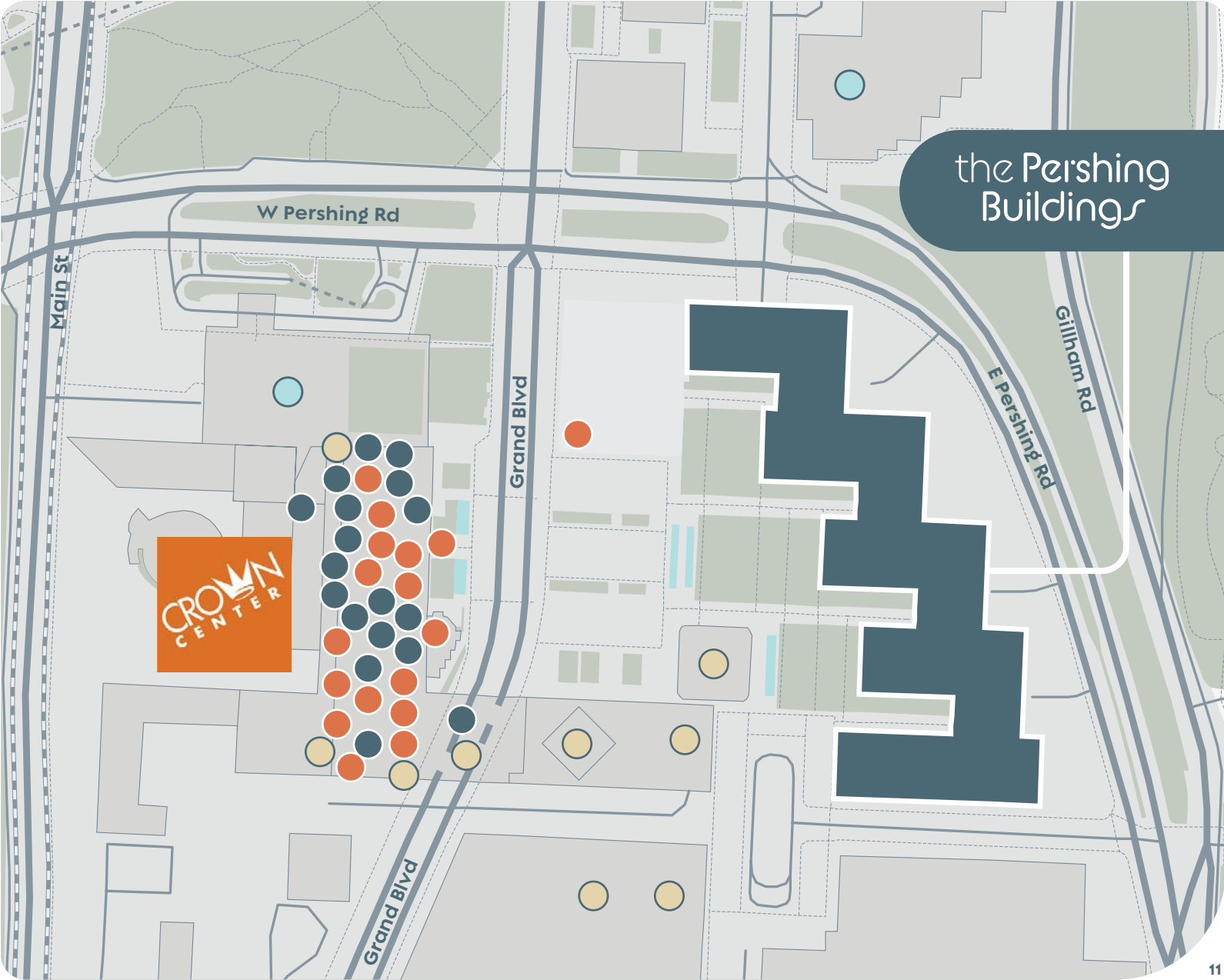
- Amy’s Hallmark
- Best of Kansas City
- Chip’s Candy Factory
- Chip’s Chocolate Factory
- Crayola® Kansas City
- Deborah’s Art Studio
- EB & Co.
- The Electronics Store
- European Accents
- Halls Kansas City
- Initial
- KiD OH!
- The Missing Piece
- Pen Place
- Shop Local
- KC Shang’s Tea House
- Sportibles
- The Apothecary
- Toy Time

ENTERTAINMENT

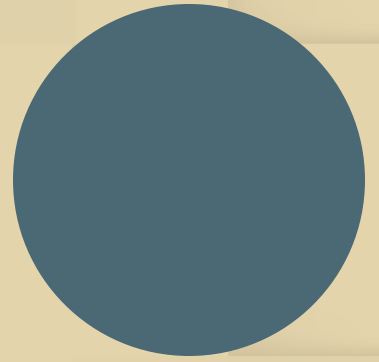
- Crown Center Ice Terrace
- Crown Center Showplace
- The Coterie Theatre
- Festivals and Events
- Hallmark Visitors Center
- Kaleidoscope
- LEGOLAND® Discovery Center
- Museum of BBQ
- Music Theater Heritage
- SEA LIFE Kansas City Aquarium

HOTELS

- Sheraton Kansas City Hotel
- The Westin Kansas City



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LEASING

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