

CROWN CENTER OFFICE SPACE FOR LEASE

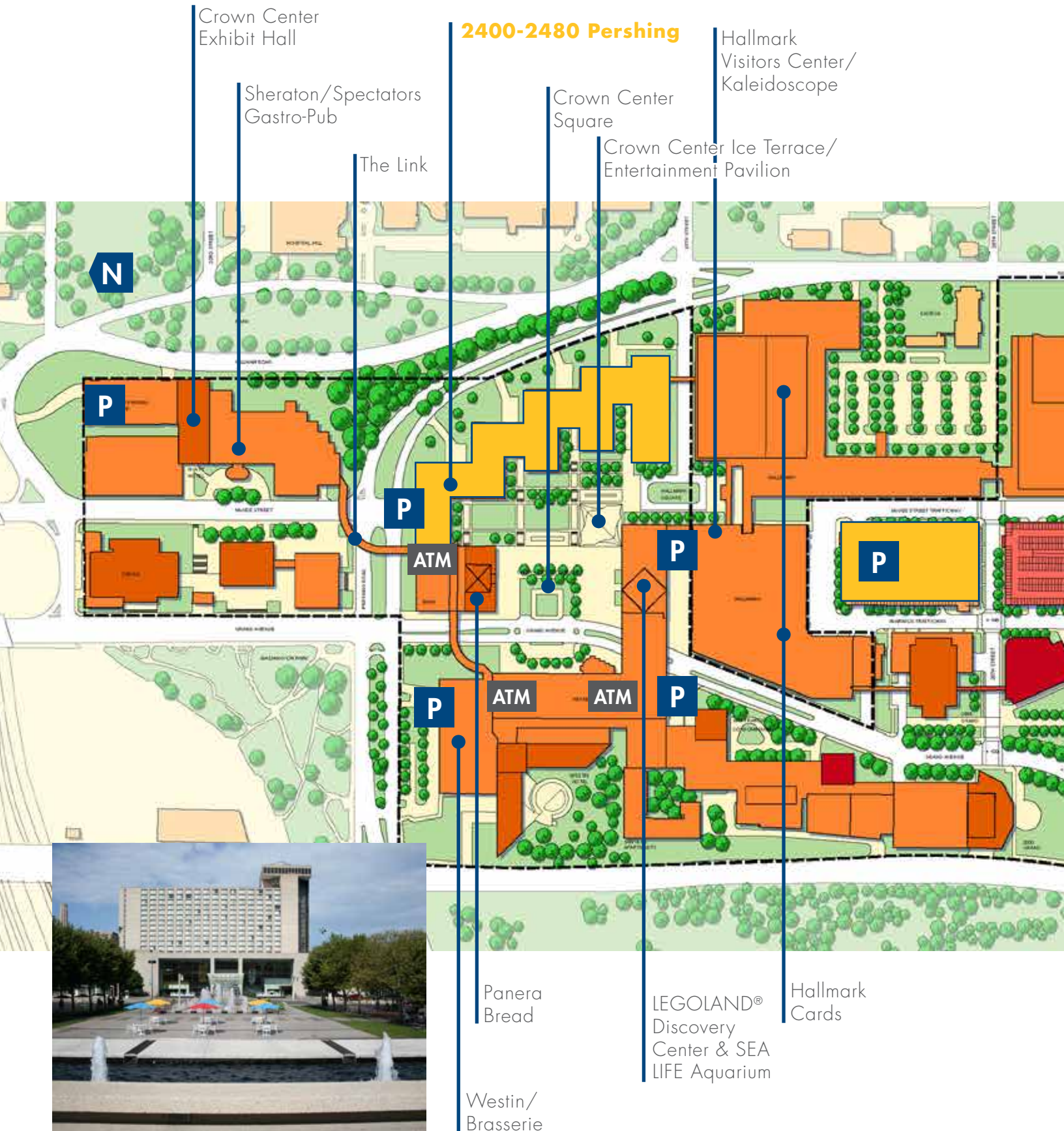
2400-2480 PERSHING BUILDINGS • KANSAS CITY, MISSOURI



WHY CHOOSE CROWN CENTER

- Spectacular architecture
- Beautiful landscaping and green space
- Countless services and amenities
- High-level security and surveillance
- High-quality management
- Attached and secure parking garages
- Conference and meeting facilities
- Health and fitness facility

CROWN CENTER AMENITIES





RESTAURANTS/FOOD

There are plenty of dining choices at Crown Center, from elegant four-star cuisine to many convenient lunchtime and dinner choices.

The American Restaurant | Brasserie | Chip's Candy Factory | Chip's Chocolate Factory | Crayola® Cafe' | d'Bronx | Einstein Bros. Bagels | Fritz's Railroad Restaurant | Greek Food | H Bar | Juice Stop | Milano Italian Dining | Pak Ling Express | Panera Bread | Potatoes and More | Sheridan's Lattes & Frozen Custard | Smallcakes | Spectators Gastro-Pub | SPIN! Neapolitan Pizza | Taste of Philly | Three Little Pigs BBQ | Topsy's Popcorn Shoppes | Unforked | Z-TECA



HOTELS

Two world class hotels offer the city's finest banquet and meeting facilities, exhibition space, and nearly 1,500 guest rooms.

Sheraton Kansas City Hotel at Crown Center | The Westin Kansas City at Crown Center



RESIDENTIAL

A great place to call home.

Santa Fe Condominiums | San Francisco Tower Condominiums

SERVICES

Convenient and important services for you, your employees, and your business.

The Apothecary | ATM | Crown Center Customer Service | Madrigal's Elite Detailing | Naturally Salon and Spa | Sciandrone's Classic Touch



ENTERTAINMENT

A great place for the whole family — from an evening out on the town, to a fun-filled time with the kids.

Coterie Theatre | Hallmark Visitors Center | Crown Center Ice Terrace/Entertainment Pavilion | Kaleidoscope | LEGOLAND® Discovery Center | Musical Theater Heritage | SEA LIFE Kansas City Aquarium | Showplace (year-round exhibits)

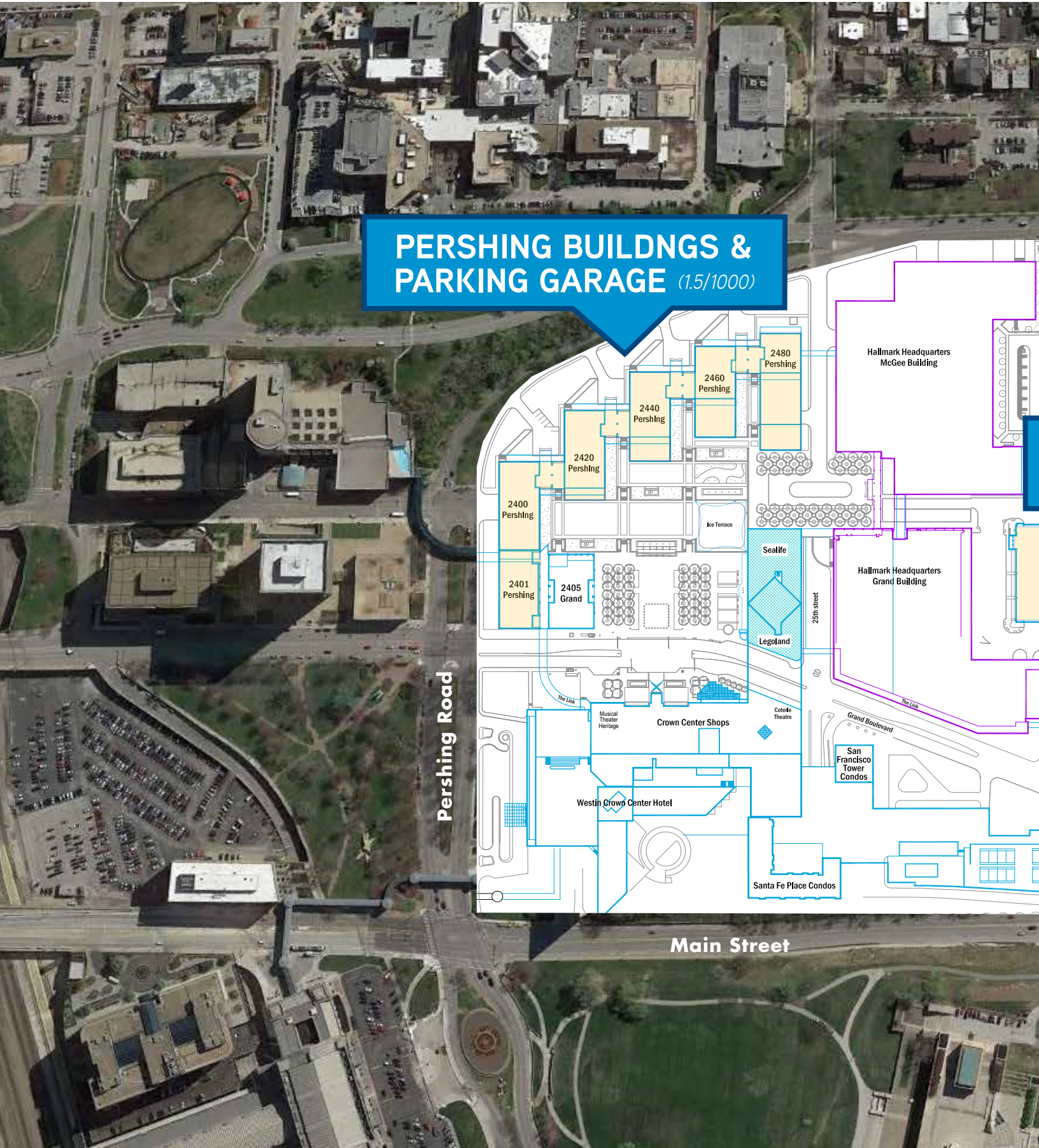


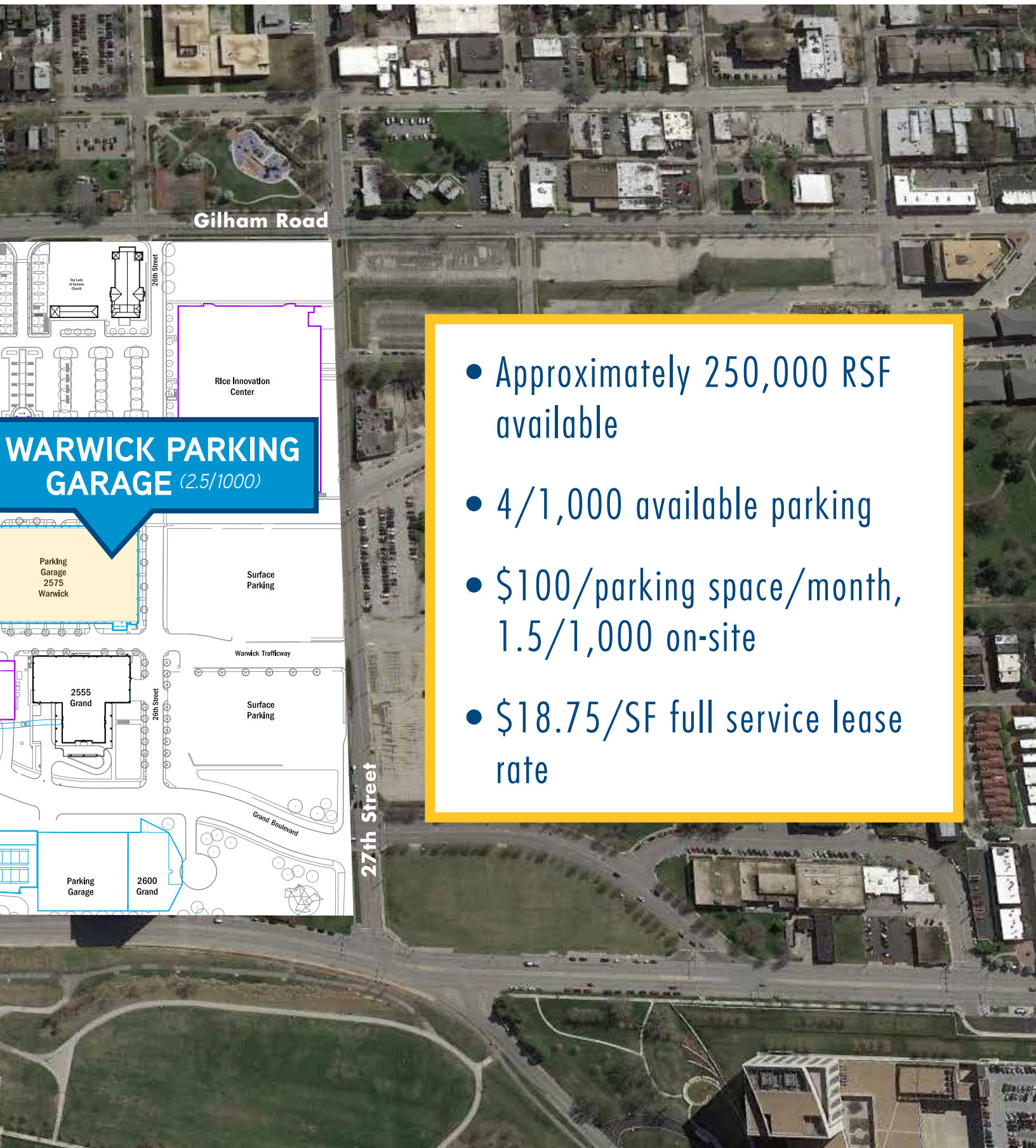
SHOPPING

Unique stores to find the perfect gift or to treat yourself after a long day of work.

Amy's Hallmark | Best of Kansas City | Caricature Entertainment | Club 22 | Crayola® Kansas City | European Accents | Function Junction | Halls Kansas City | KiD OH! | Mobile Solutions | Occasions | Pen Place | Shang Tea Co. | The Missing Piece | Toy Time | Wilderness Reflections

PERSHING SITE PLAN





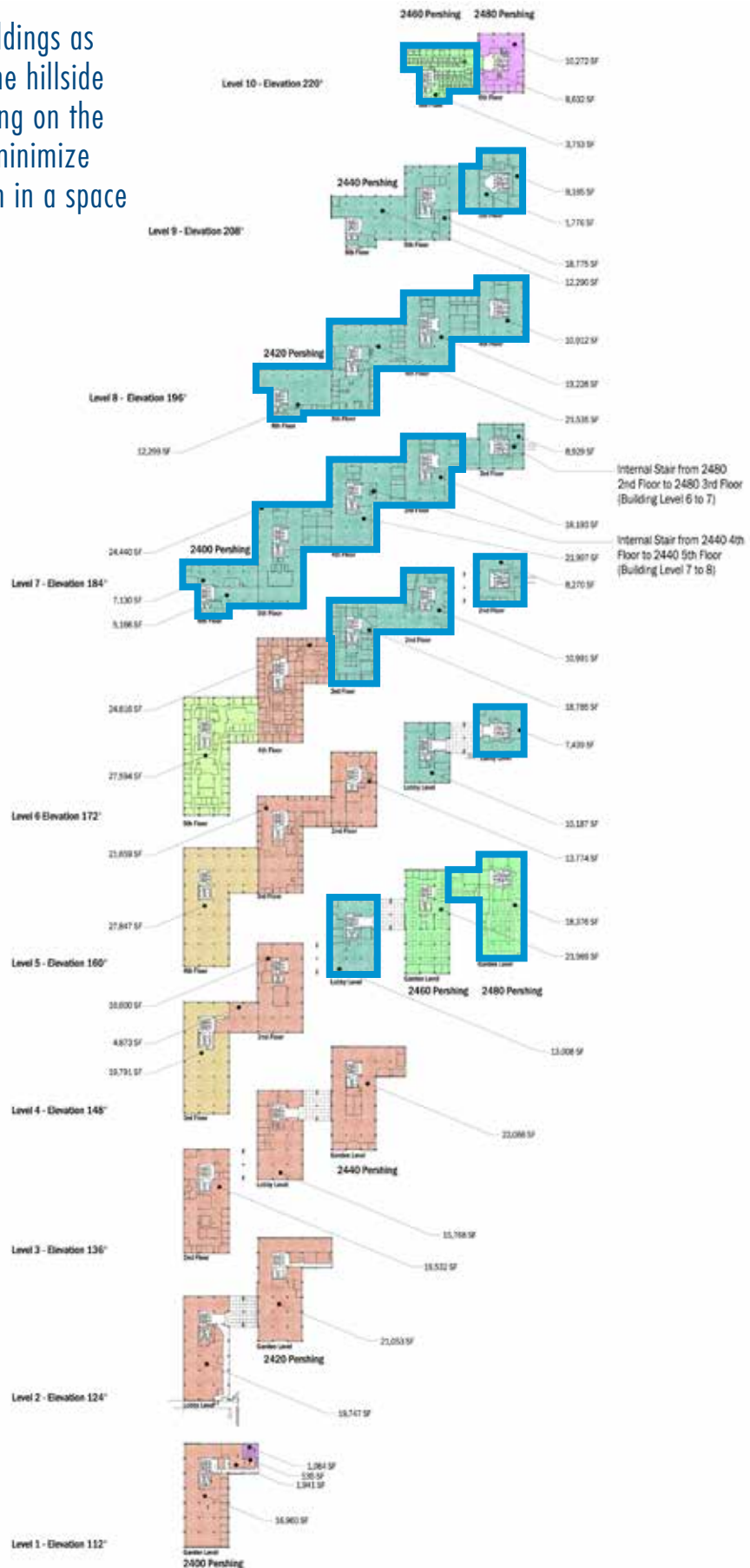
Gilham Road



- Approximately 250,000 RSF available
- 4/1,000 available parking
- \$100/parking space/month, 1.5/1,000 on-site
- \$18.75/SF full service lease rate

PERSHING FLOOR PLANS

This plan shows the five interconnected office buildings as they relate to each other. The building steps up the hillside from 2400 Pershing at the north, to 2480 Pershing on the south. Each address has its own service core to minimize walking distance to elevators and restrooms, even in a space spanning more than one building address.



AVAILABLE SPACE



12,285± RSF



12,571± RSF

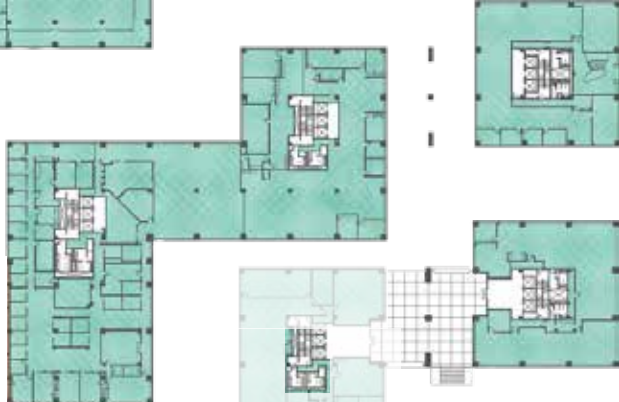


63,974± RSF

73,000± RSF



38,046± RSF

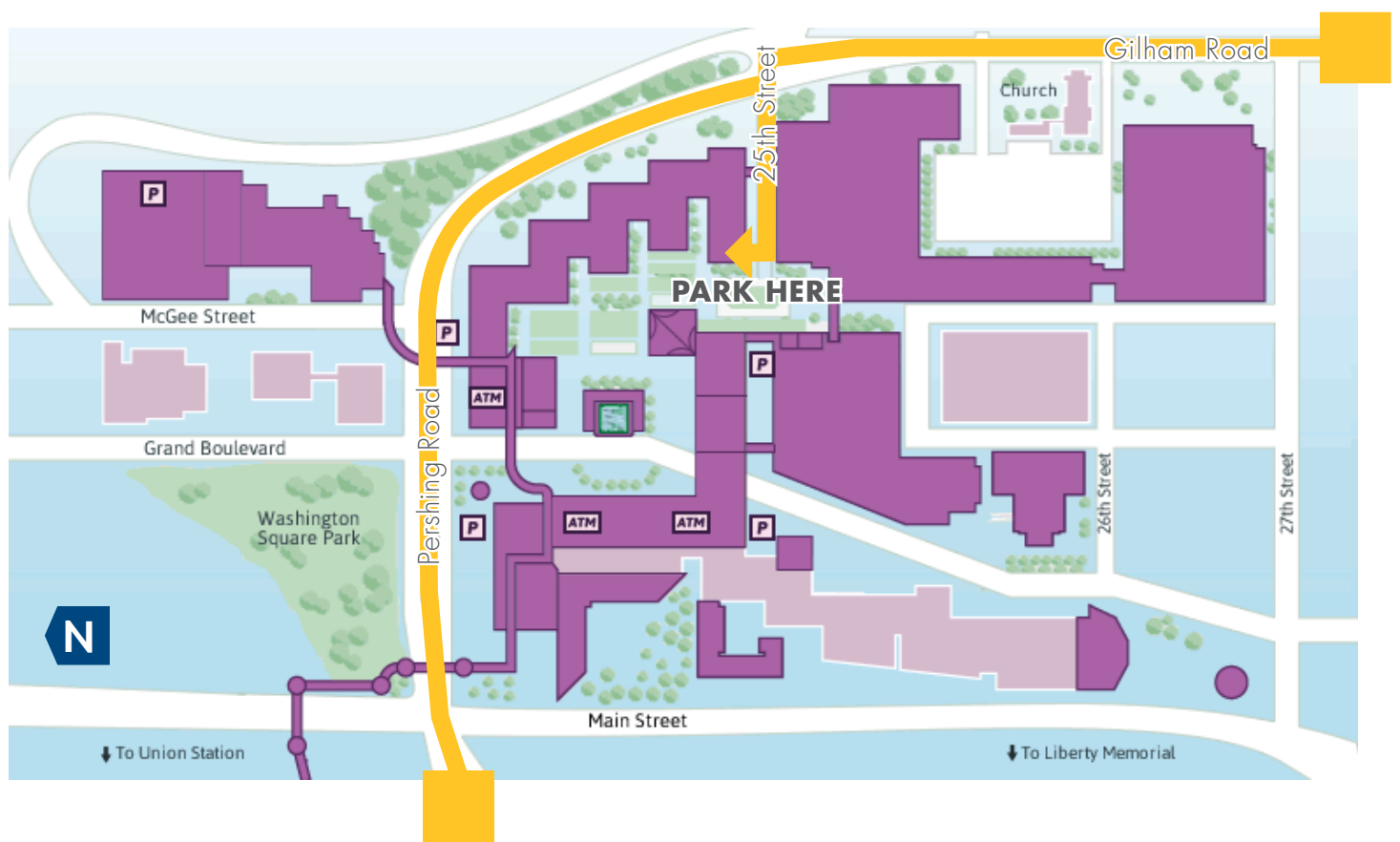


7,439± RSF



20,000± RSF

DIRECTIONS & PARKING



WHERE TO MEET

Turn north on Gilham Road or
east on Pershing Road

Turn west on 25th Street

Turn right into parking garage

Meet at the *red elevators*

Parking ticket will be validated
following the tour

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