

BONFILS

1200 GRAND

1200 Grand

12TH & GRAND

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12TH & GRAND

PREMIER LOCATION

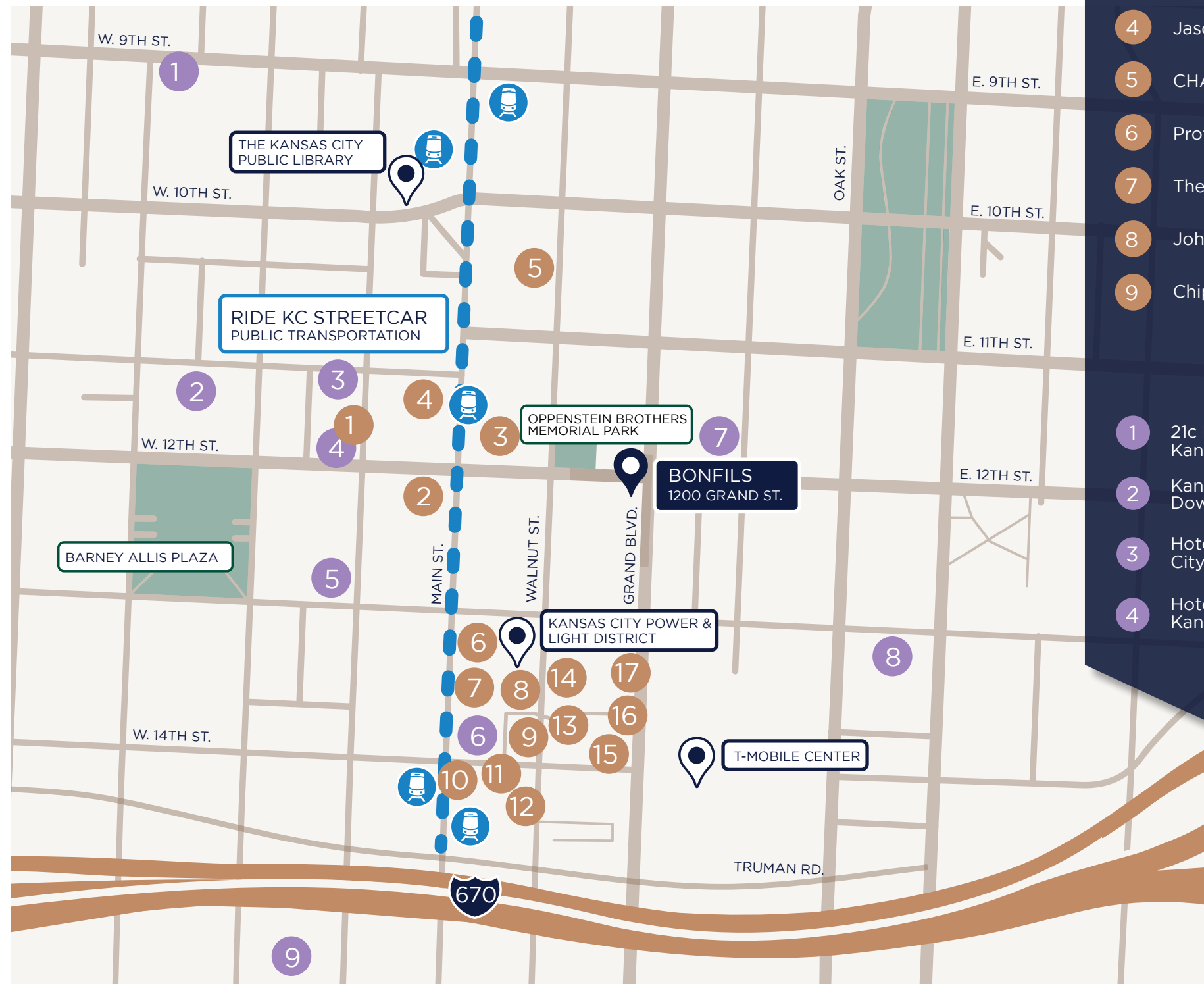
Located in the heart of a bustling downtown Kansas City, 1200 Grand is adjacent to the historic Town Pavilion giving access to the Conference Center and Fitness Center —all to create an unparalleled tenant experience.

1200 Grand is ready for an innovative user ready to position themselves in the Heart of Kansas City. It's prominent location gives space users great signage visibility and allows employees to enjoy easy walkability to Kansas City Power and Light District, restaurants, entertainment, and all the lifestyle perks downtown has to offer.

- 2-Story Office or Retail Building
- 18,675 SF Available
- Large windows with natural light with views of the T-Mobile Center
- Large conference center and fitness facility available in adjacent Town Pavilion
- Secure/covered parking and visitor parking available



HEART OF KC 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 Indigio 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 steps away from 1200 Grand 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

1200 Grand is adjacent 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 Bonfils tenant can enjoy a wide variety of amenities throughout the building and beyond. In the adjacent Town Pavilion lobby, tenants have access to an area expert available providing a variety of services. Throughout the year tenants are invited to enjoy building wide events featuring monthly vendors and various tenant appreciation events. Amenities of the buildings expand beyond its walls as tenants will experience convenient parking and elevated walkways for easy urban downtown travel.



ON-SITE PROPERTY MANAGEMENT

Provides hands-on knowledge of the building in a timely manner.



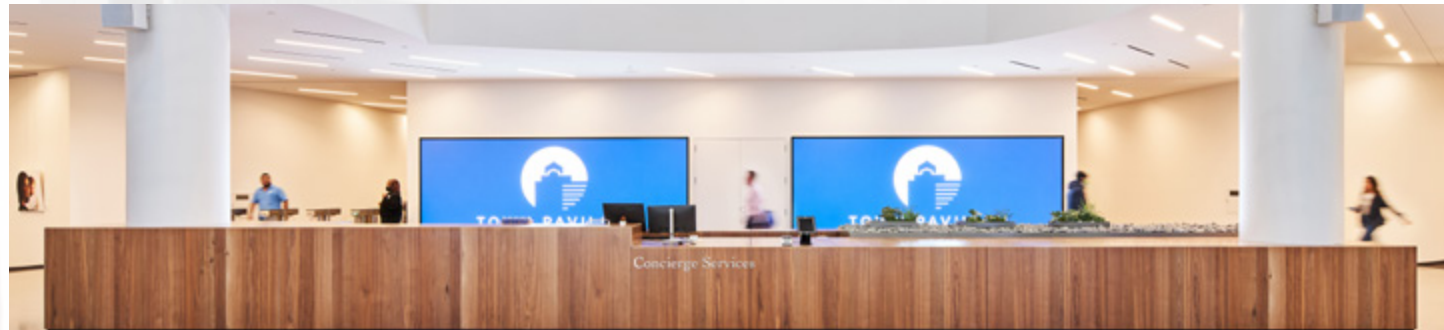
TENANT RELATIONS

Assists in tenant events, building activities and more.



RECYCLING

Building recycling of paper, glass, metal and plastic.



ACCESSIBILITY

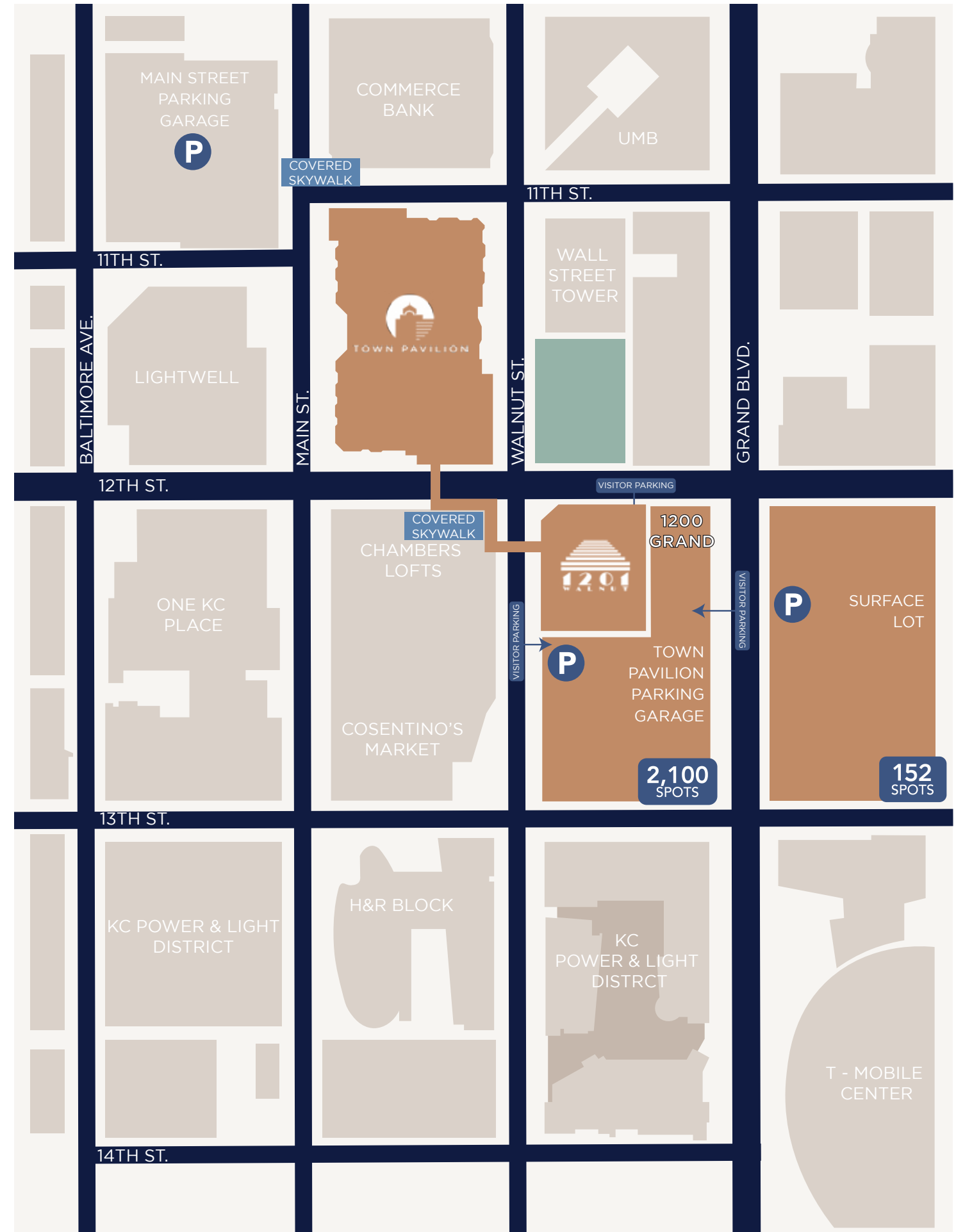
Enjoy quick access to nearly every major highway, Charles B. Wheeler Downtown Airport and Kansas City International Airport.

WALKWAYS

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

PARKING

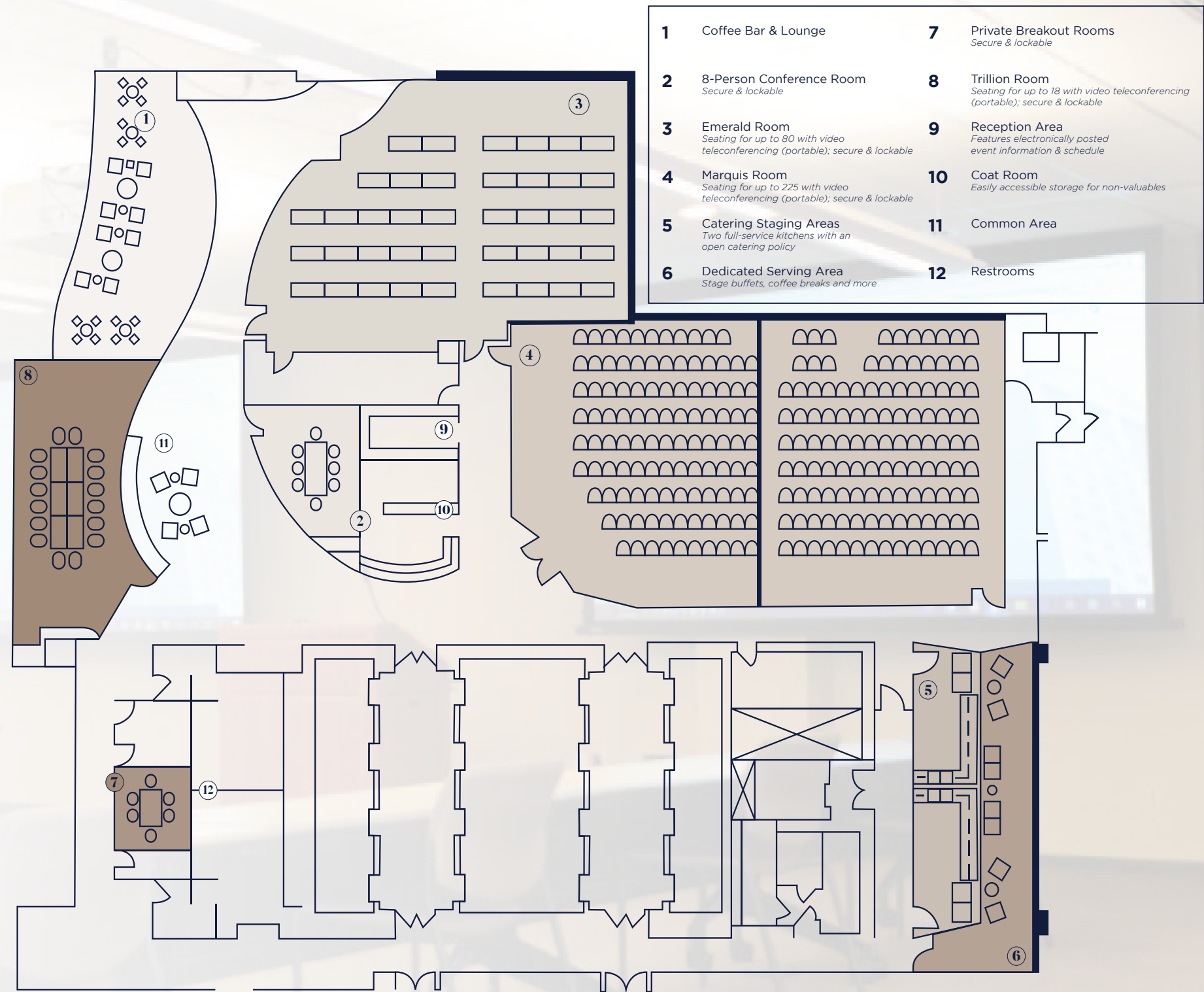
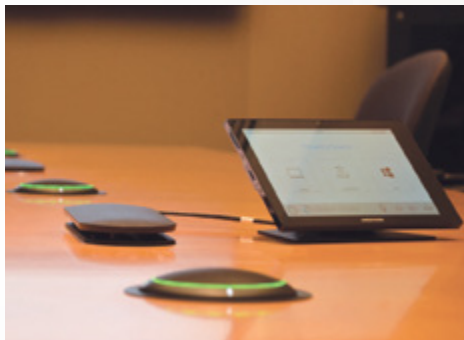
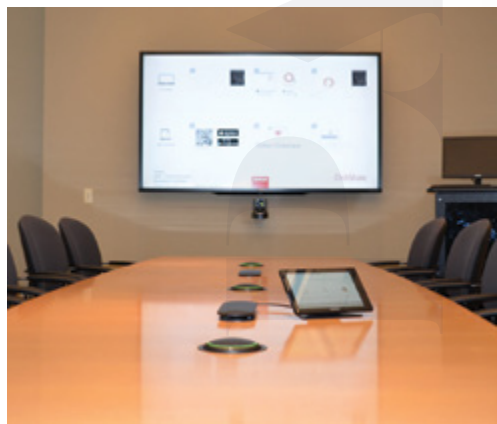
Two attached garages offer more than 2,752 parking spaces and on-site security to tenants and guests. Parking garages and surface lots are controlled by Town Pavilion ownership and include a charging station and bicycle storage.



THE 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. Located on the fourth floor of the adjacent Town Pavilion building 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



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

BUILDING SIZE 2 Full Floors + Mezzanine
18,675 rentable square feet

AVAILABLE SF 8,592-18,675 rentable square-foot

OPERATING EXPENSES Base year

SERVICES Janitorial service five nights per week, heating and air conditioning and utilities for general office or retail use and maintenance is included in the rental rate.

SECURITY 24/7 Security surveillance from Town Pavilion security console

CARD ACCESS Card access system controls building access after hours

UTILITIES

- All electric, 5 watts/sq.ft. capacity for lights, heat and power
- 3 primary power feeds from three separate substations provide redundant electrical power
- Under floor raceway (Walker Duct System) for power-voice and data cabling on 4' x 7' grid

ELEVATOR 1 Elevator

FIRE & LIFE SAFETY Fully sprinklered building with all fire and life safety systems monitored 24 hours a day

PARKING Up to 5.35 spaces per 1,000 square feet available for tenants' use at current market rates. Parking garages and surface lots are controlled by Harzfeld's ownership.

ACCESSIBILITY A unique system of covered, climate-controlled walkways connects 1200 Grand nearby buildings

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