

1100 MAIN STREET KANSAS CITY, MISSOURI

Building Rentable Area:	663,656 s.f.
Vacant Space Available:	27,235 s.f. with more than 100,000 s.f. of contiguous space
Date Built:	1979
Common Area Factor:	13.0%
Number of Floors:	30
Floor Plate Sizes:	19,927 s.f. and 27,235 s.f.
Lease Rate:	\$15.00 - \$18.00
Tenant Improvements:	Negotiable
Operating Expenses:	Base Year
Parking:	Parking available in City Center Square garage (valet service available) and in the 1110 Baltimore garage. Valet service provided in the City Center Square garage.
Parking Costs:	City Center Square Garage - \$120.00 per month Baltimore garage - \$85.00 per month
Elevators:	Six (6) high speed elevators that service floors 17-29 and Six (6) high speed elevators that service floors 1-16. One (1) freight elevator.
Building Hours:	6:30 a.m. to 6:00 p.m., Monday through Friday 7:00 a.m. to 5:00 p.m., Saturday
HVAC Hours:	6:00 a.m. to 6:00 p.m., Monday through Friday
Building Services / Amenities:	<ul style="list-style-type: none"> Valet parking New parking garage Full service fitness center with state of the art strength equipment, free weights, elliptical machines and treadmills Yoga, Pilates and aerobics classes 24-hour Security Main Street Cafes Food Court including downtown's only Starbucks Dry cleaning service On-site building maintenance and management On-site ATM On-site U.S. Post Office On-site conference center with video conferencing capabilities Certified Tourism Ambassadors
Accessibility:	City Center Square is located in the heart of downtown Kansas City adjacent to the new Power & Light District and only blocks from Interstate 70, Interstate 35, and Highway 169.

For more information contact: Phillip L. James, SIOR | Evan J. Warwick | 816.531.5303 | www.winbury.com