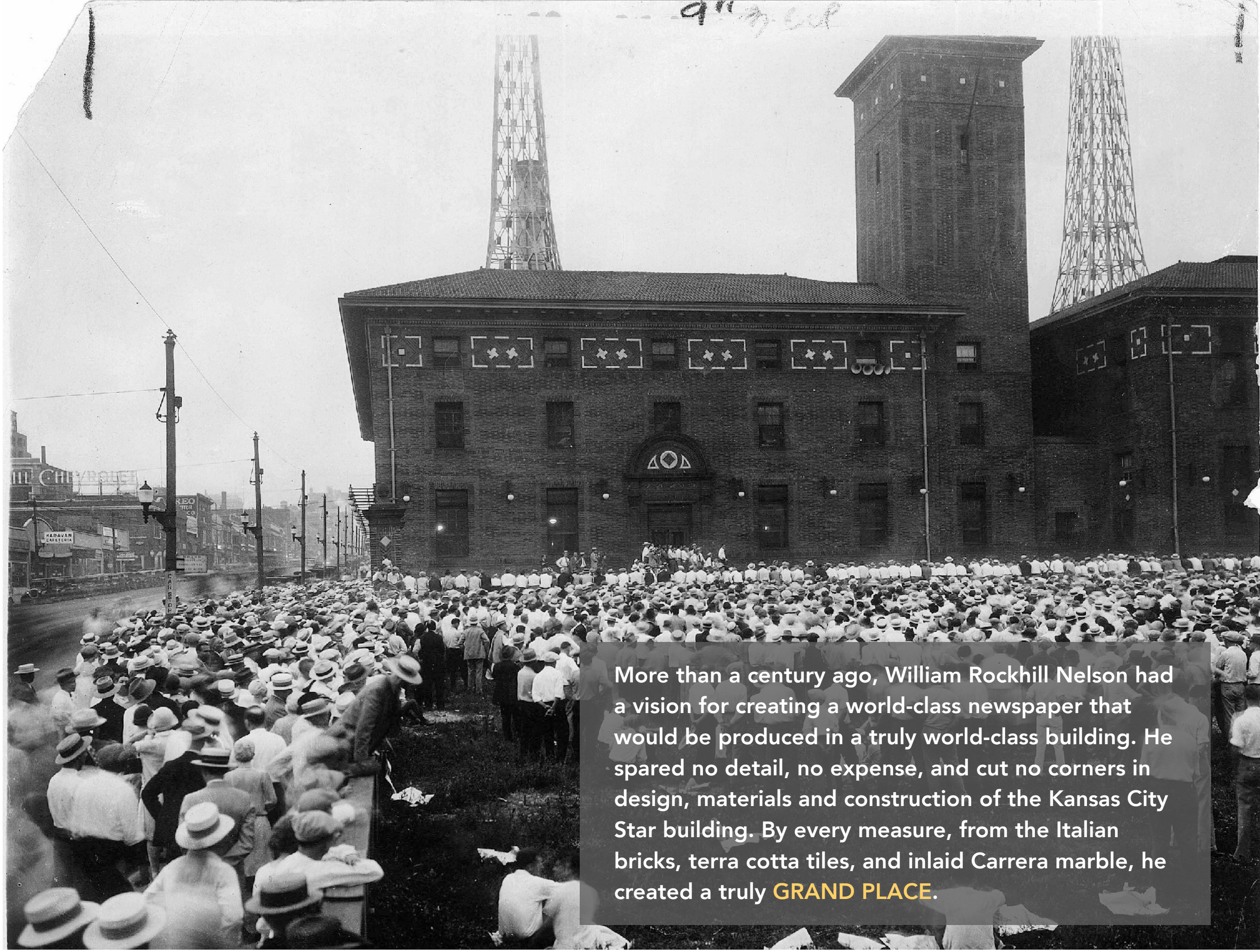
GRAND PLACE

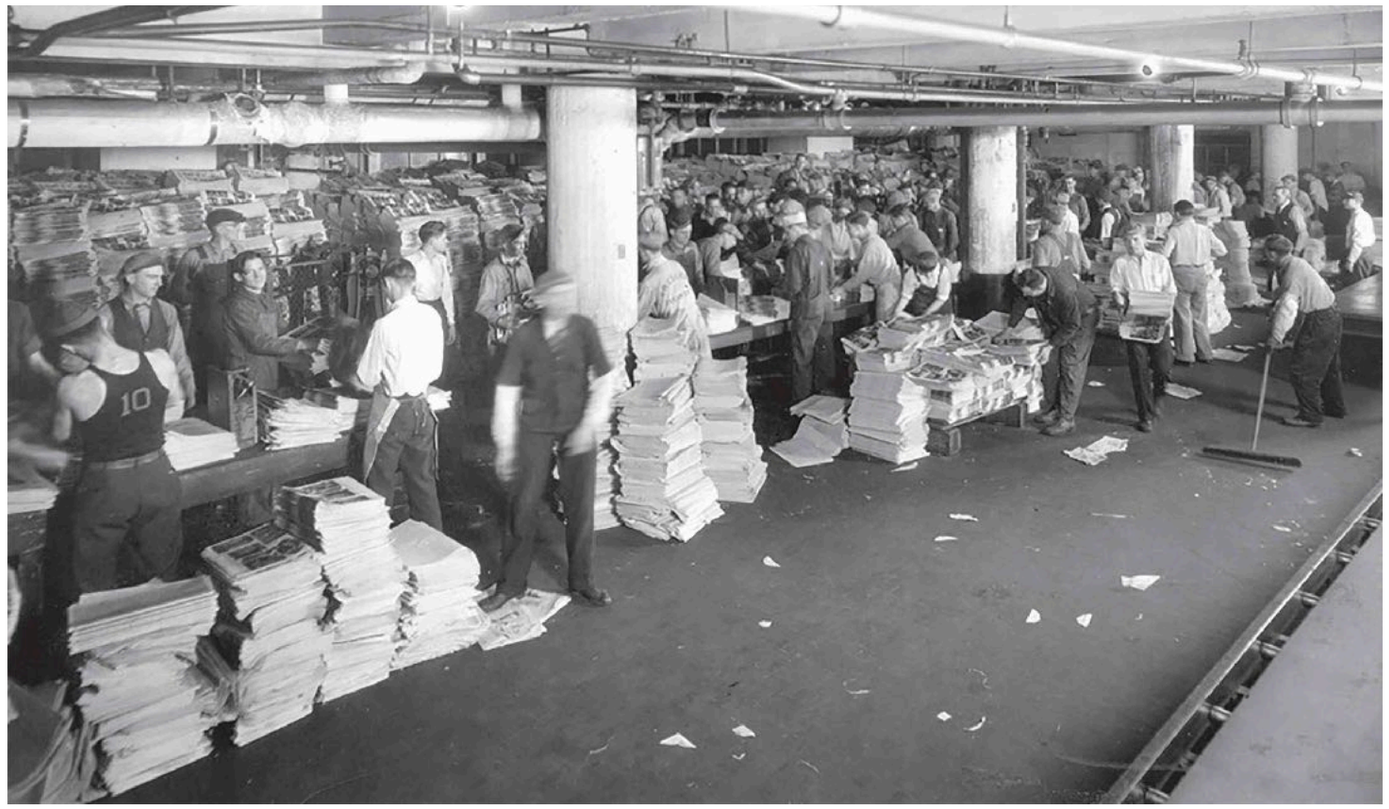
PROJECT OVERVIEW

THE HISTORIC KANSAS CITY STAR BUILDING

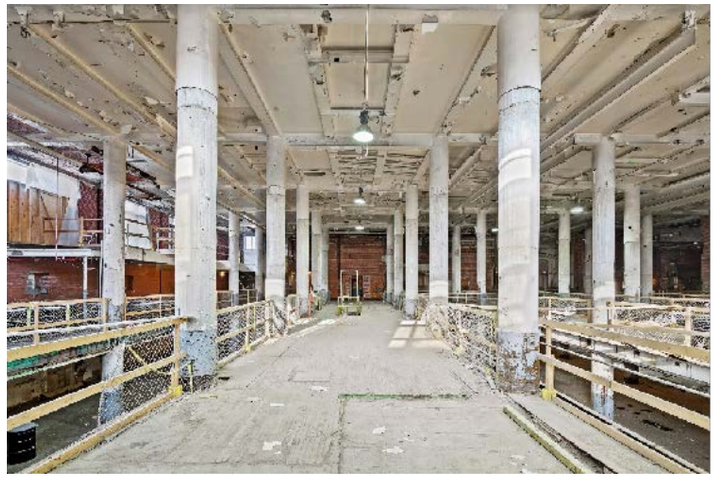
by 3D Development



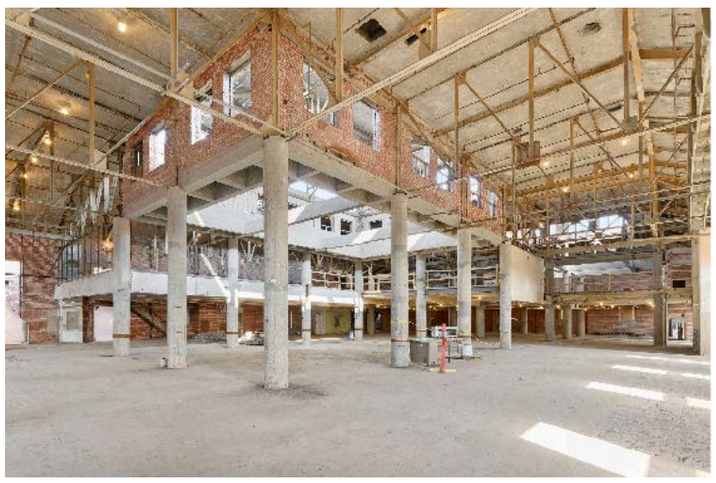
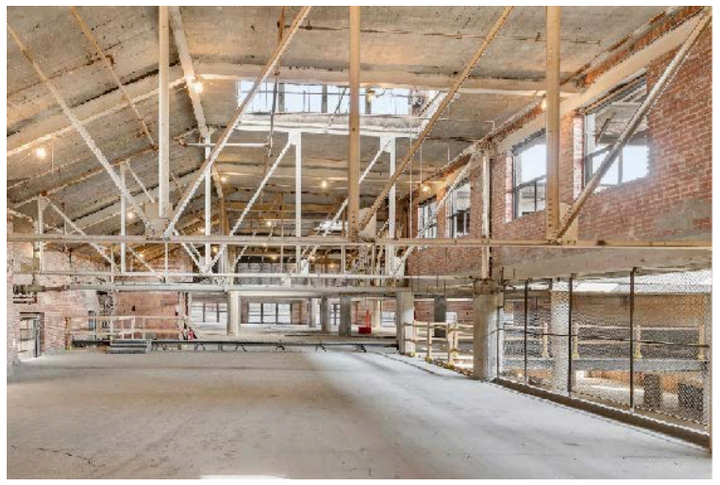
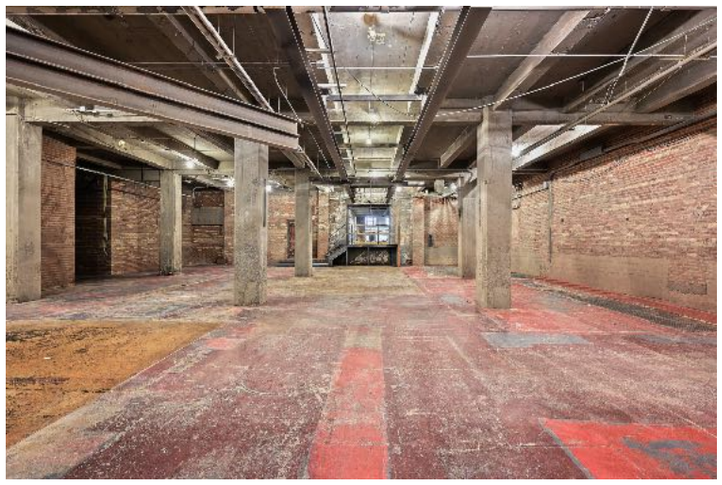
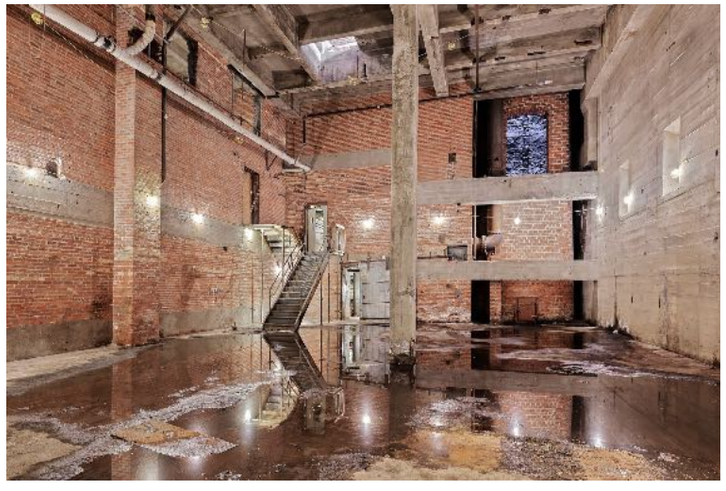
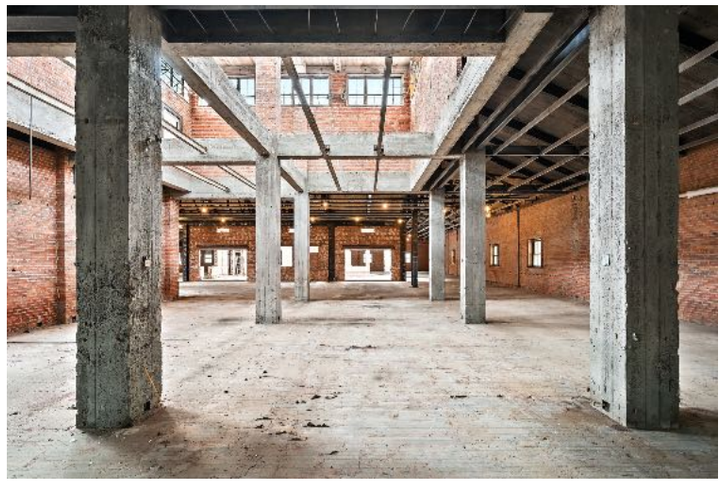
More than a century ago, William Rockhill Nelson had a vision for creating a world-class newspaper that would be produced in a truly world-class building. He spared no detail, no expense, and cut no corners in design, materials and construction of the Kansas City Star building. By every measure, from the Italian bricks, terra cotta tiles, and inlaid Carrera marble, he created a truly GRAND PLACE.



Now, over a century later, a new story is being written.



The historical structure is being uncovered and the original design intent will be brought back to life.

GRAND PLACE

Introducing, Grand Place.

Deeply rooted in Kansas City's history, the renovation of Grand Place also looks to the future.

The location on Grand Street reinforces our goal for a grand experience. Whether it's the beauty of 100+ year old Italian bricks, the soaring concrete columns, or the one-of-a-kind marble inlays, the physical structure is just a starting point. The sights, sounds and tastes of The Market, the healing arts of the spa, and the high tech air filtration as the first WELL® certified building in Missouri, Grand Place is the best of before and the delight of what's next.

Join us.

Click to view exterior drone video

AERIAL PHOTO
LOOKING
NORTHWEST

SW CORNER
18TH & GRAND
(PHASE 2)

SE CORNER
18TH & MCGEE
(PHASE 1)

GRAND PLACE

GRAND PLACE PLAZA

THE MARKET AT 9TH AND PLACE

PLAZA &
MARKET ENTRY
(PHASE 1)

GRAND PLACE PLAZA

THE MARKET
AT GRAND PLACE

1729 GRAND BLVD

NE CORNER
17TH & MCGEE
(PHASE 1)
GRAND PLACE
TENANT

PLAZA DRIVE
SOUTH SIDE
(PHASE 2)

Signage

TEN ANT

GRAND PLACE PLAZ

ROOFTOP DECK
VIEW SOUTH
(PHASE 1)

ROOFTOP DECK
VIEW NORTH
(PHASE 1)

THE TIME IS NOW

Downtown KC is growing with 3,000+ new apartments being developed each year and a current population of 35,000 residents. 2,000+ apartment units will break ground within two blocks of Grand Place in the next six months.
Timing could not be a better for this project to unfold.

PIONEERING WELLNESS & DESIGN

+ The very first WELL Core certified project in KCMO with an emphasis on health and well-being of the occupants; building systems, air quality, water quality, physically active circulation and healthy food options
+ Pursuing LEED Gold certification + Pandemic proofing design features: automatic public entry doors, hands free restrooms, HVAC filtering and active virus removal
+ Commissioned art projects throughout with art studio collective

" The benefits just stack up: saving a beautiful and significant historic building in the Crossroads cements the neighborhood transformation; meeting WELL standards for buildings means tenants will be choosing, hands down, the healthiest place to work in a time where it now really matters. "

– THOMAS J. PROEBSTLE, AIA, FOUNDER + DESIGN DIRECTOR
GENERATOR STUDIOS

LOCATION

IN THE HEART OF IT ALL

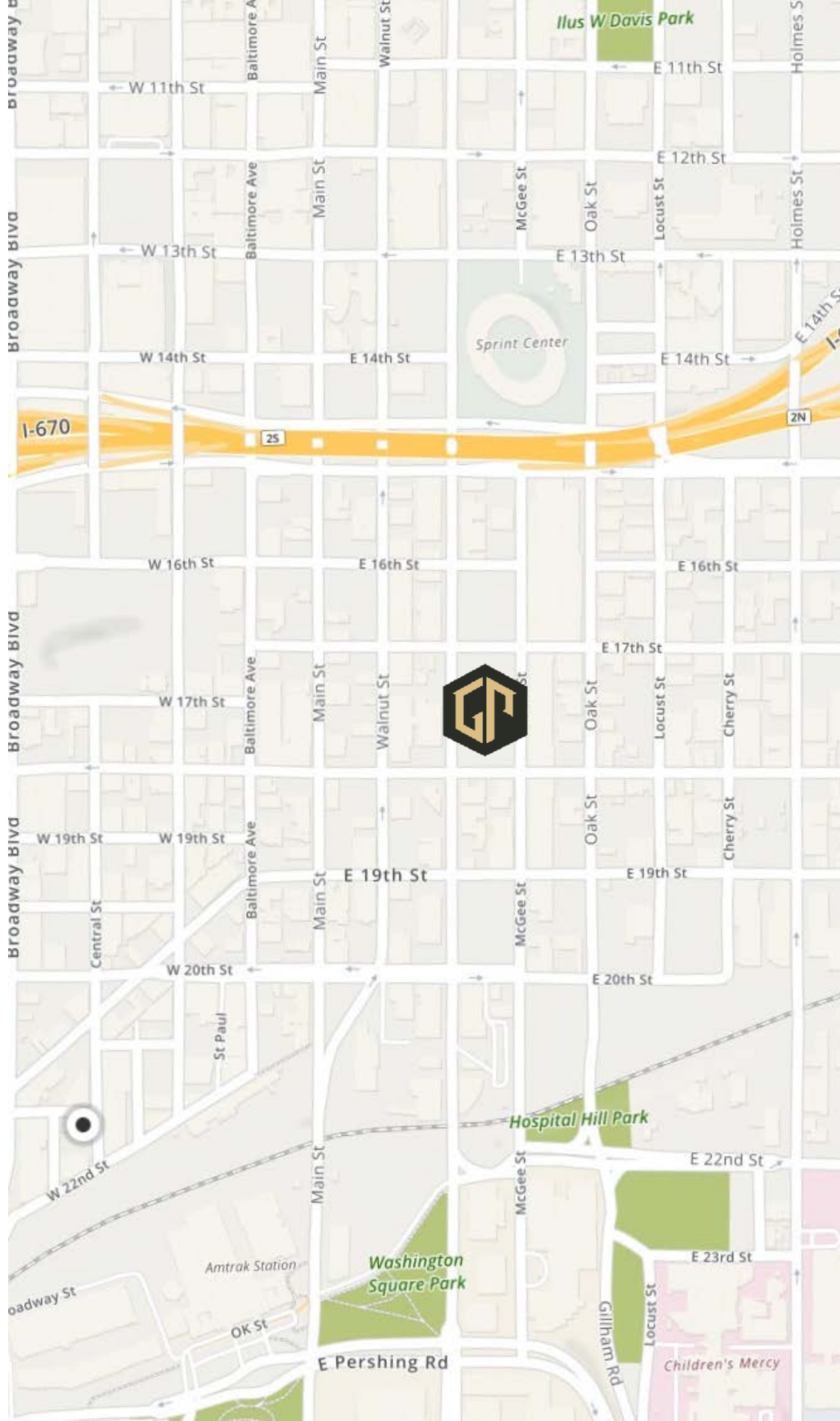
The property is located between **17th Street and 18th Street (north to south) and Grand Boulevard and McGee Street (east to west)**, in the center of the Crossroads Arts District, between the Power & Light District to the north and Crown Center to the south. The KC Streetcar line is on Main Street two blocks to the west.

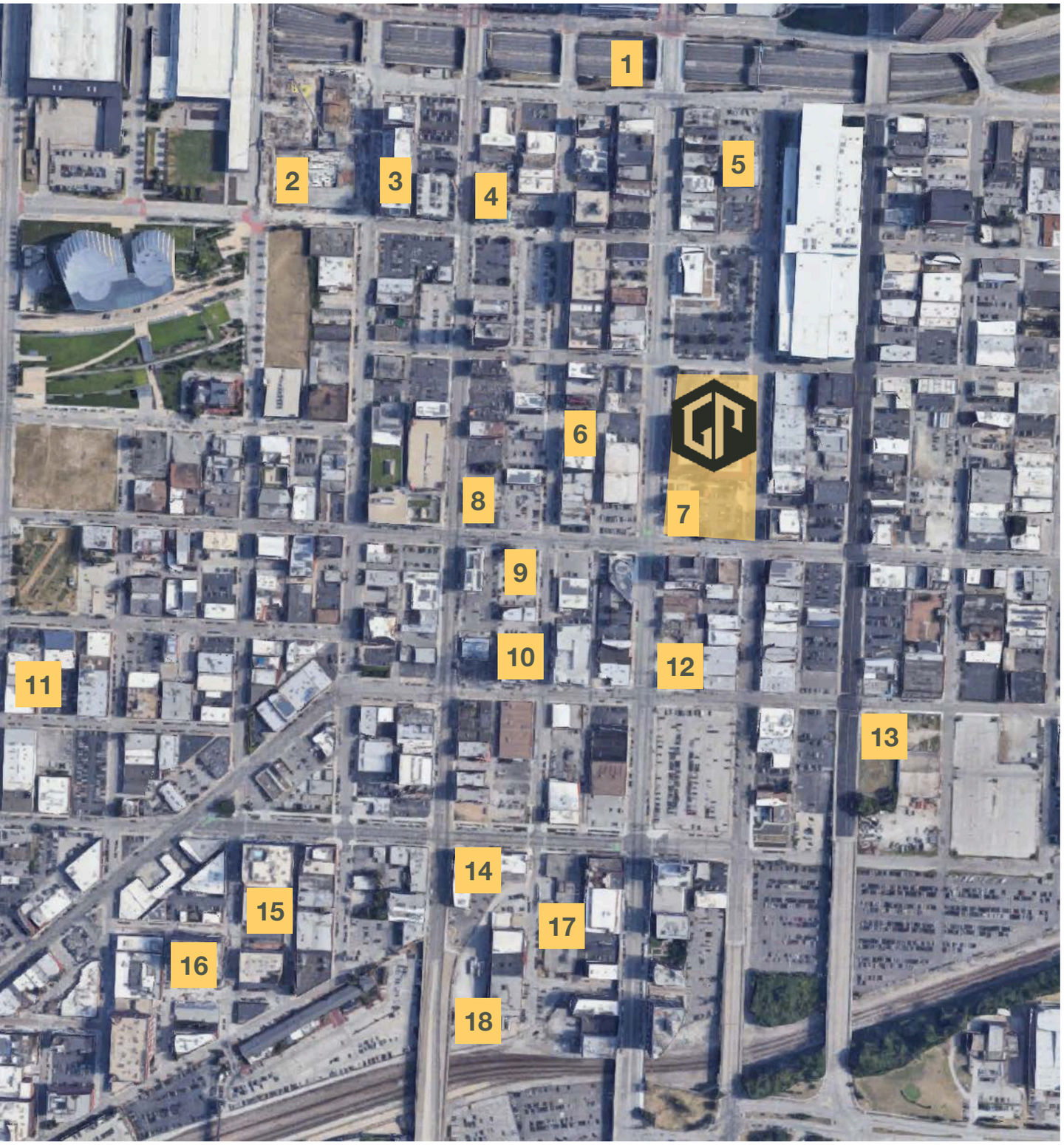
ABOUT THE CROSSROADS ARTS DISTRICT

The Crossroads is KC's epicenter for arts and entertainment. Located there is the KC Ballet Company, KC Symphony, Union Station and the Kauffman Center for the Performing Arts.

Some of the city's best restaurants, entertainment venues, and more than 40 art galleries, help attract residents and visitors alike. The T-Mobile Center and Power & Light District are only two blocks to the north.

With the most new office development in the last ten years, as well as a growing push to add 2,000 more residential units, both are a testament to the Crossroads Art's District's magnetism, making it one of, if not the, most desirable district in Kansas City.





SURROUNDED BY RECENTLY BUILT AND PLANNED OFFICE, HOTEL AND RESIDENTIAL DEVELOPMENT

1. **Central Downtown Park Study** - Downtown stakeholders are studying building a deck over I-670
2. **Lowe's Convention Hotel** - 24-story, 800-room convention hotel
3. **Courtyard Marriott & Residence Inn** - 10-story, 261-room hotel
4. **Hampton Inn** - Seven-story, 132-room new construction hotel
5. **Church of the Resurrection** - Under Construction - First phase of the church's new Downtown buildings
6. **Terrace on Walnut** - Former newspaper warehouse converted into 38 apartments
7. **Grand Place - City block being transformed into 300k SF of modern office, 33k SF European-style market and more**
8. **Lead Bank** - Renovated three-story building, developed and anchored by Lead Bank
9. **Reverb Apartments** - 14-story, 132-unit apartment building
10. **Corrigan Station** - Renovated and new-construction office building
11. **1915 Broadway Apartments** - 6-story, 228-unit apartment building
12. **City Club Apartments** - 293-unit apartment building
13. **Artistry Kansas City** - 5-story, 341-unit apartment building
14. **Hilton Home2 Suites** - 81-room boutique hotel
15. **Arterra** - 12-story, 126-unit apartment building
16. **Crossroads Hotel** - Pabst & Pendergast buildings renovated into a 125-room hotel
17. **Freight House Village** - Planned apartments and 12 2.5-story row houses with a new parking garage
18. **the PODIUM** - Planned 210k SF class A office and hotel or executive suites

CAPITALIZING ON MOMENTUM

Downtown Kansas City is in the midst of a resurgence. With the opening of a two mile street car in spring of 2016, now expanding south toward the Country Club Plaza slated for 2023, and a significant investment in development, millennials and baby boomers alike are starting to reconsider living and working downtown. Vibrant entertainment and culinary options including: The T-Mobile Center, Kauffman Center for the Performing Arts, 21c Museum Hotel, Crossroads Art's District and many more have also helped spur activity.

KC ON THE RISE

- 41% population increase since 2000
- 107% projected population increase by 2040
- Median age: 33
- New construction since 2010 valued at $839M
- Construction additions/alterations since 2010 valued at $1.1B
- 81,413+ total jobs
- 13,141+ housing units available

CONCEPTUAL PLANS

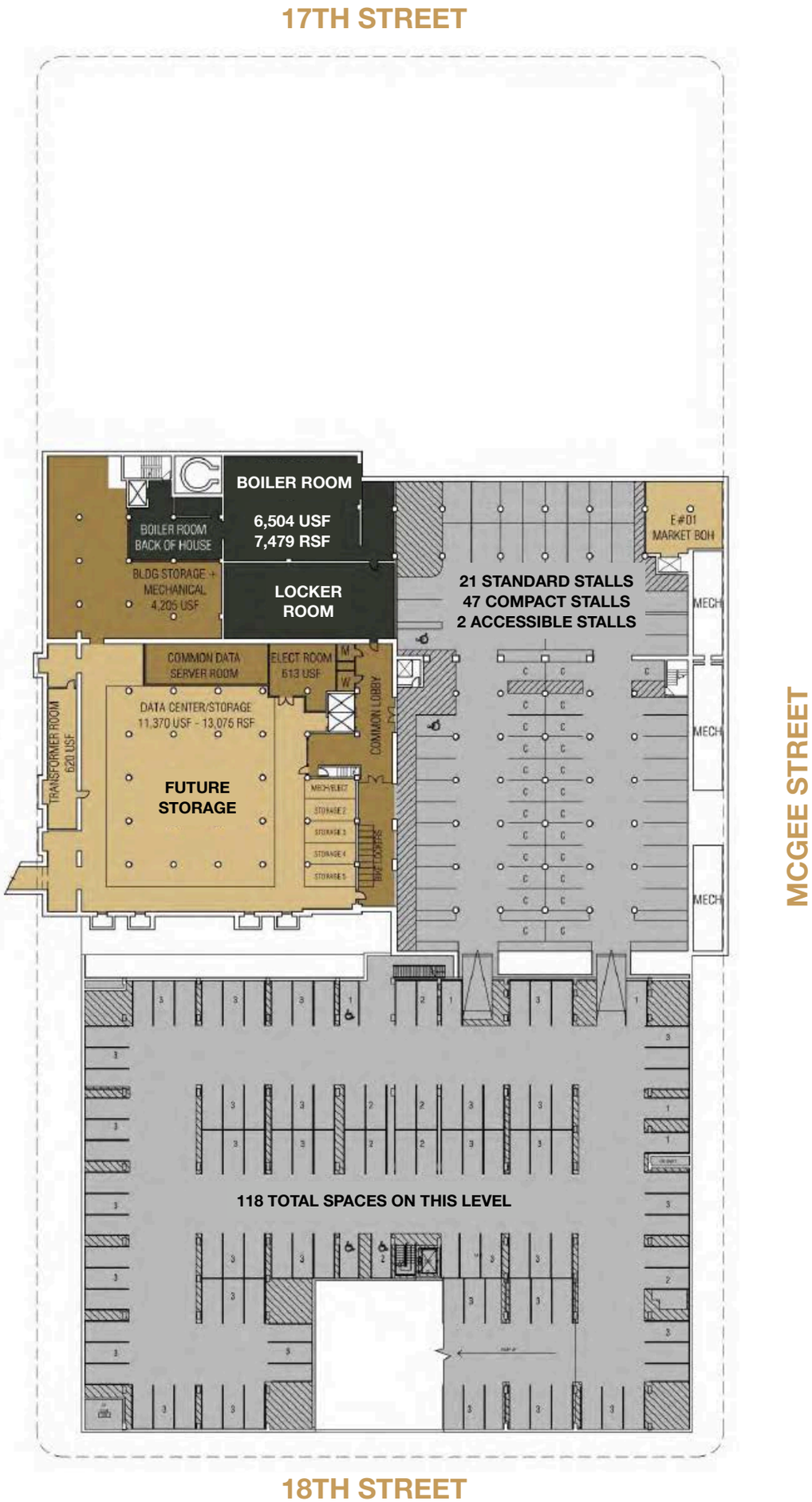
EAST ELEVATION

SOUTH ELEVATION

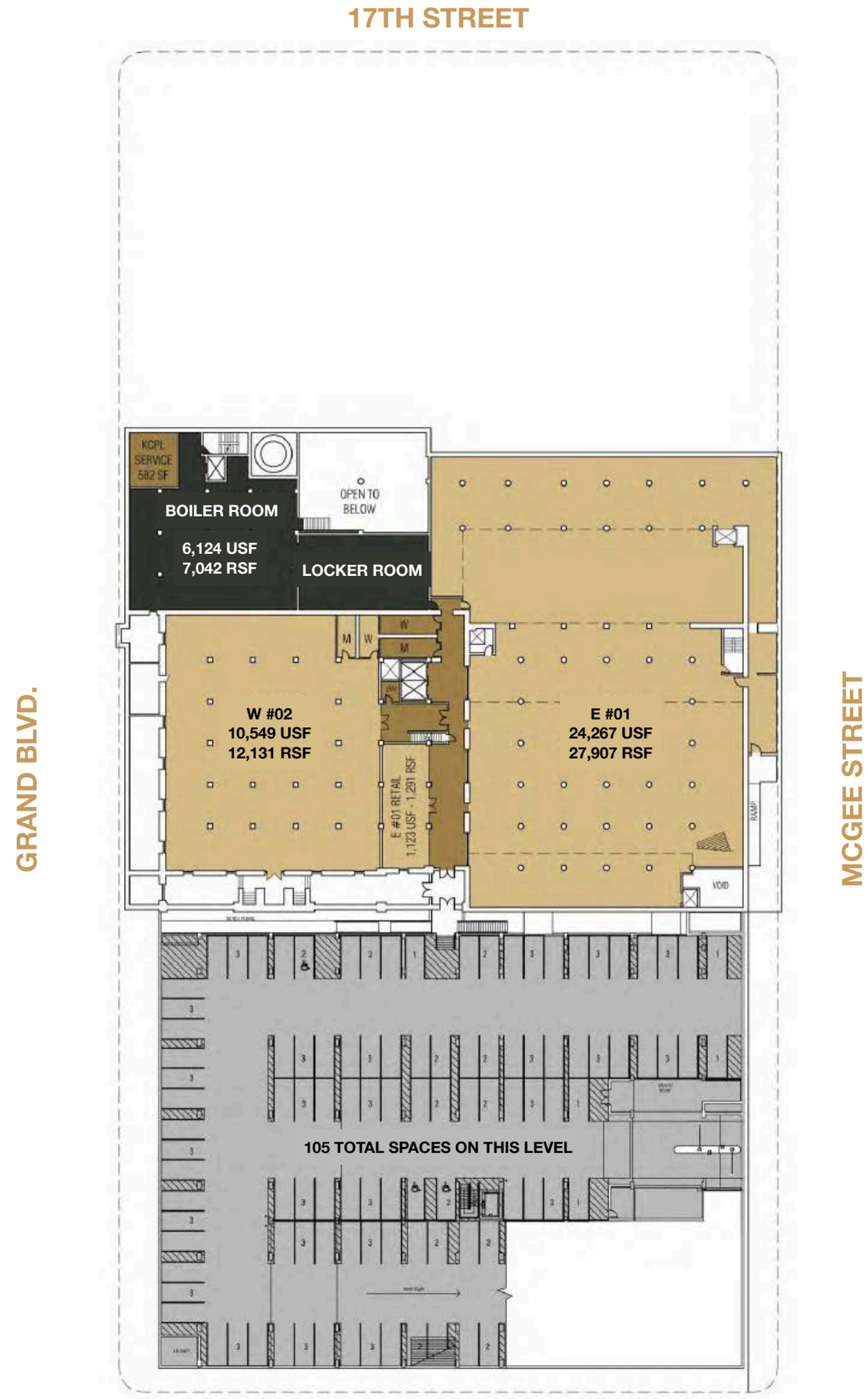
WEST ELEVATION

NORTH ELEVATION

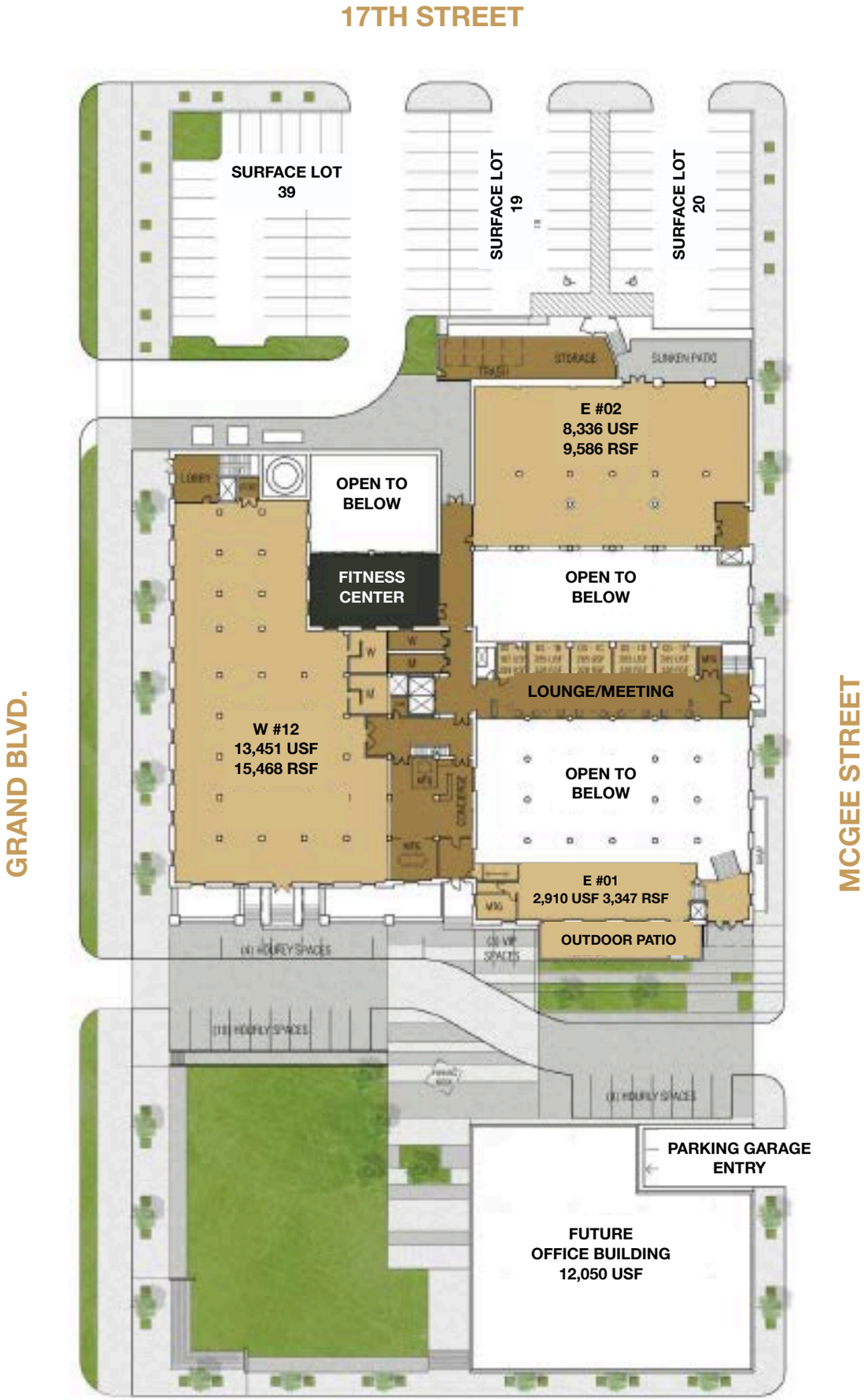
LOWER LEVEL


17TH STREET
GRAND BLVD.
MCGEE STREET
18TH STREET
BOILER ROOM
6,504 USF
7,479 RSF
BOILER ROOM BACK OF HOUSE
BLDG STORAGE + MECHANICAL
4,205 USF
LOCKER ROOM
E#01 MARKET BOH
21 STANDARD STALLS
47 COMPACT STALLS
2 ACCESSIBLE STALLS
MECH
COMMON DATA SERVER ROOM
ELECT ROOM
613 USF
DATA CENTER/STORAGE
11,370 USF - 13,075 RSF
FUTURE STORAGE
TRANSFORMER ROOM
620 USF
COMMON LOBBY
MECH/ELEC
STORAGE 2
STORAGE 3
STORAGE 4
STORAGE 5
118 TOTAL SPACES ON THIS LEVEL

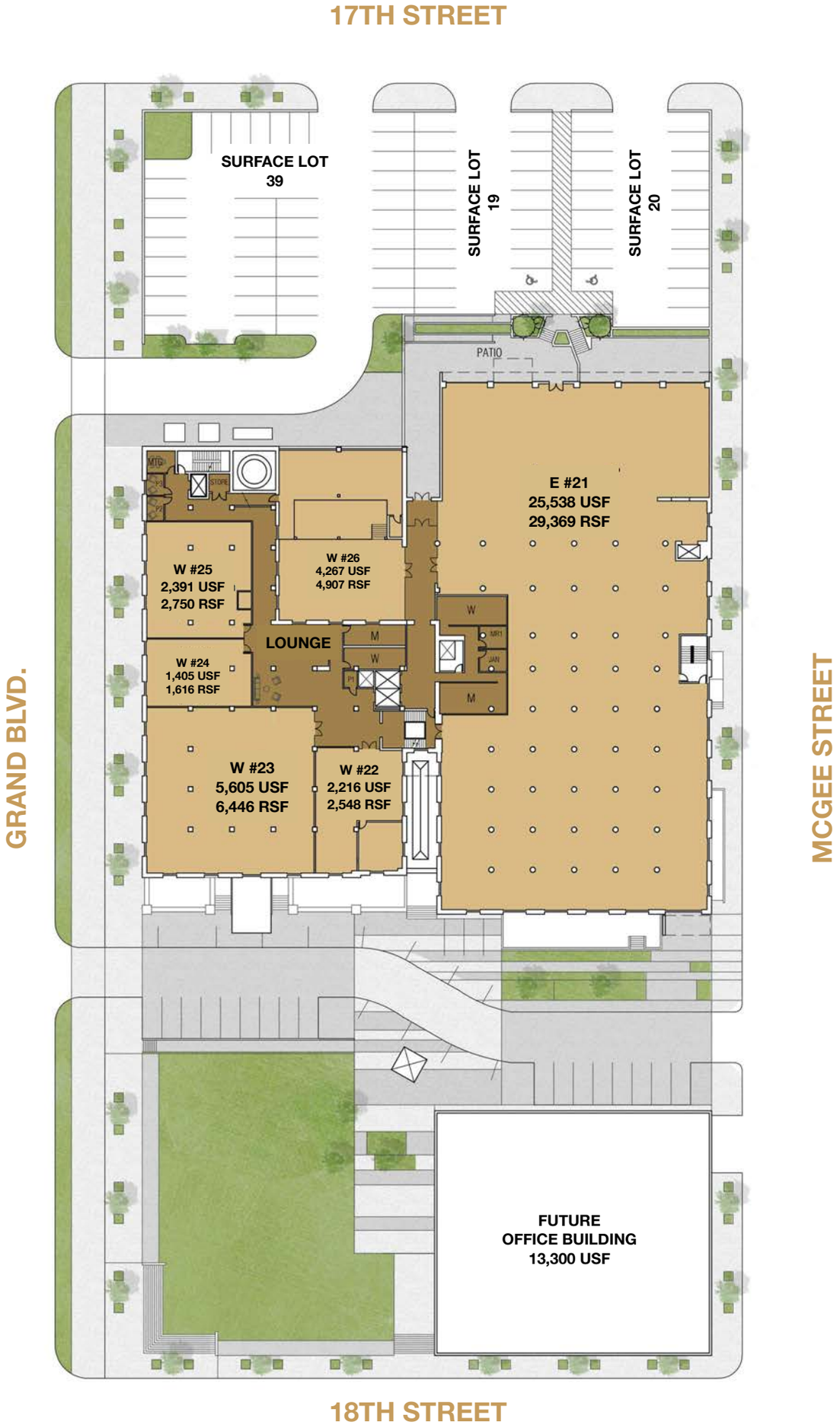
GROUND LEVEL



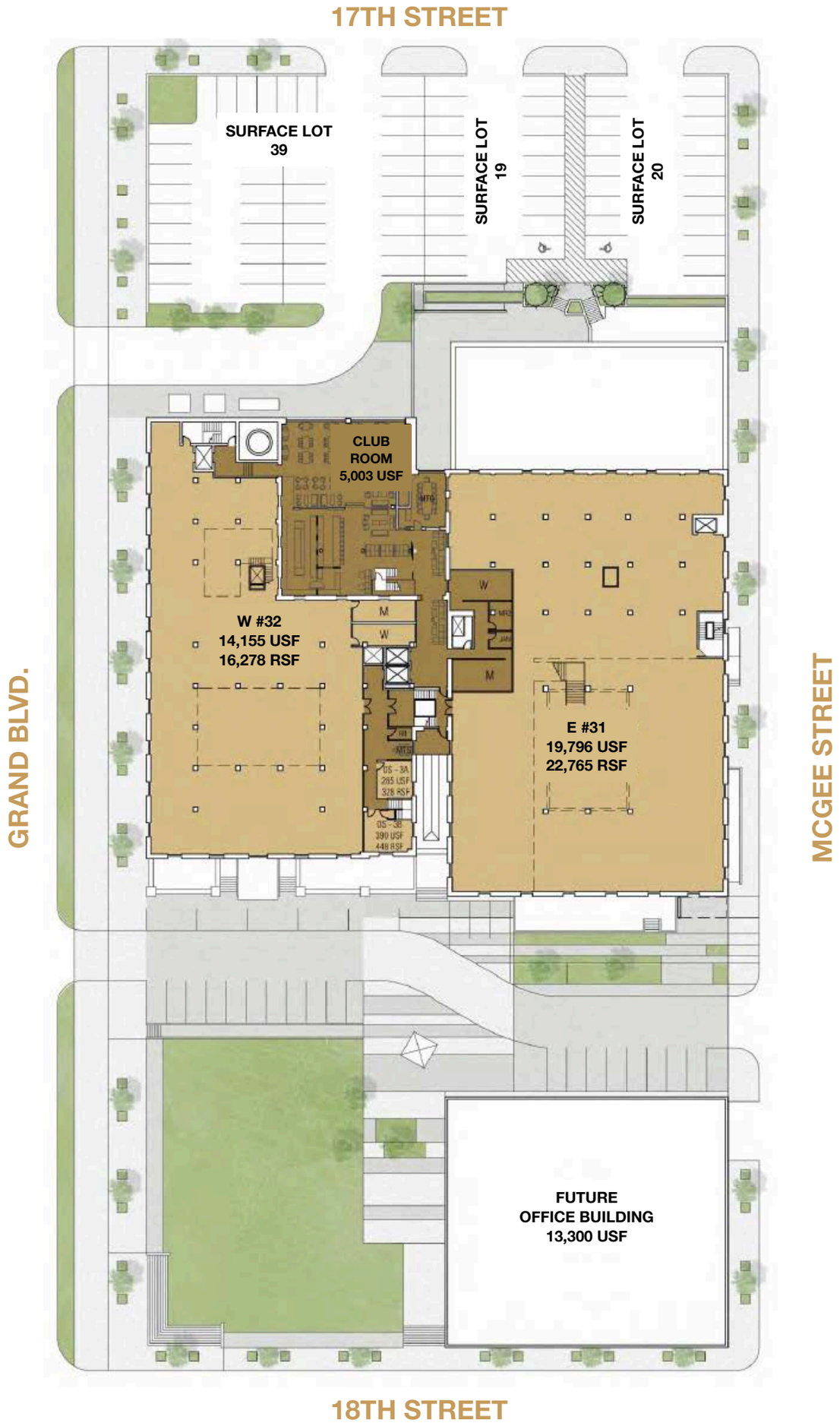
LEVEL 1


17TH STREET
GRAND BLVD.
MCGEE STREET
SURFACE LOT 39
SURFACE LOT 19
SURFACE LOT 20
TRASH
STORAGE
SUNKEN PATIO
E #02
8,336 USF
9,586 RSF
LOBBY
OPEN TO BELOW
FITNESS CENTER
OPEN TO BELOW
LOUNGE/MEETING
W #12
13,451 USF
15,468 RSF
OFFICE
OPEN TO BELOW
E #01
2,910 USF 3,347 RSF
VIG
OUTDOOR PATIO
(4) HOURLY SPACES
(3) VIP SPACES
(13) HOURLY SPACES
(8) HOURLY SPACES
PARKING GARAGE ENTRY
FUTURE
OFFICE BUILDING
12,050 USF
18TH STREET

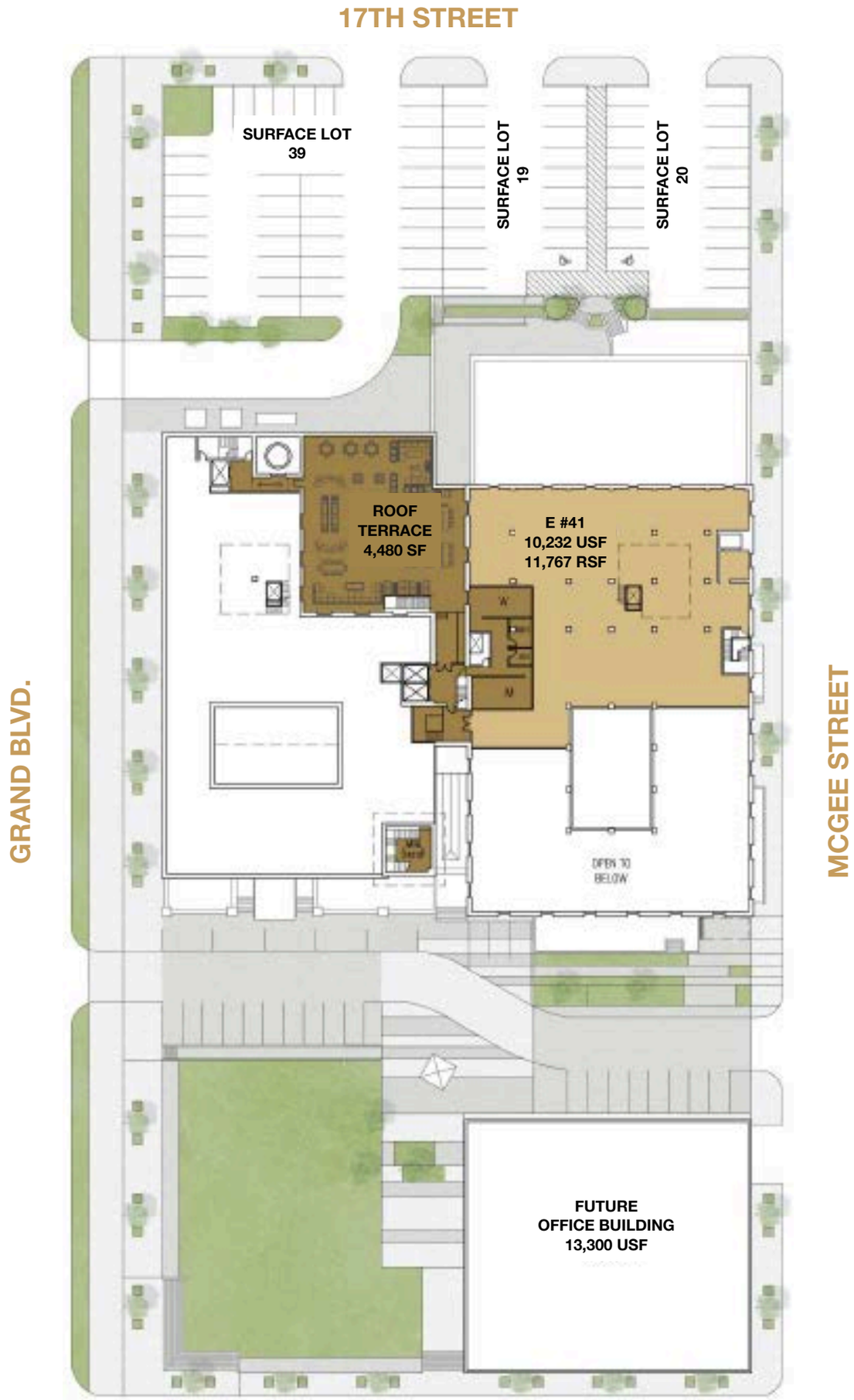
LEVEL 2


17TH STREET
SURFACE LOT 39
SURFACE LOT 19
SURFACE LOT 20
PATIO
E #21
25,538 USF
29,369 RSF
W #25
2,391 USF
2,750 RSF
W #26
4,267 USF
4,907 RSF
LOUNGE
W #24
1,405 USF
1,616 RSF
W #23
5,605 USF
6,446 RSF
W #22
2,216 USF
2,548 RSF
FUTURE
OFFICE BUILDING
13,300 USF
GRAND BLVD.
MCGEE STREET
18TH STREET

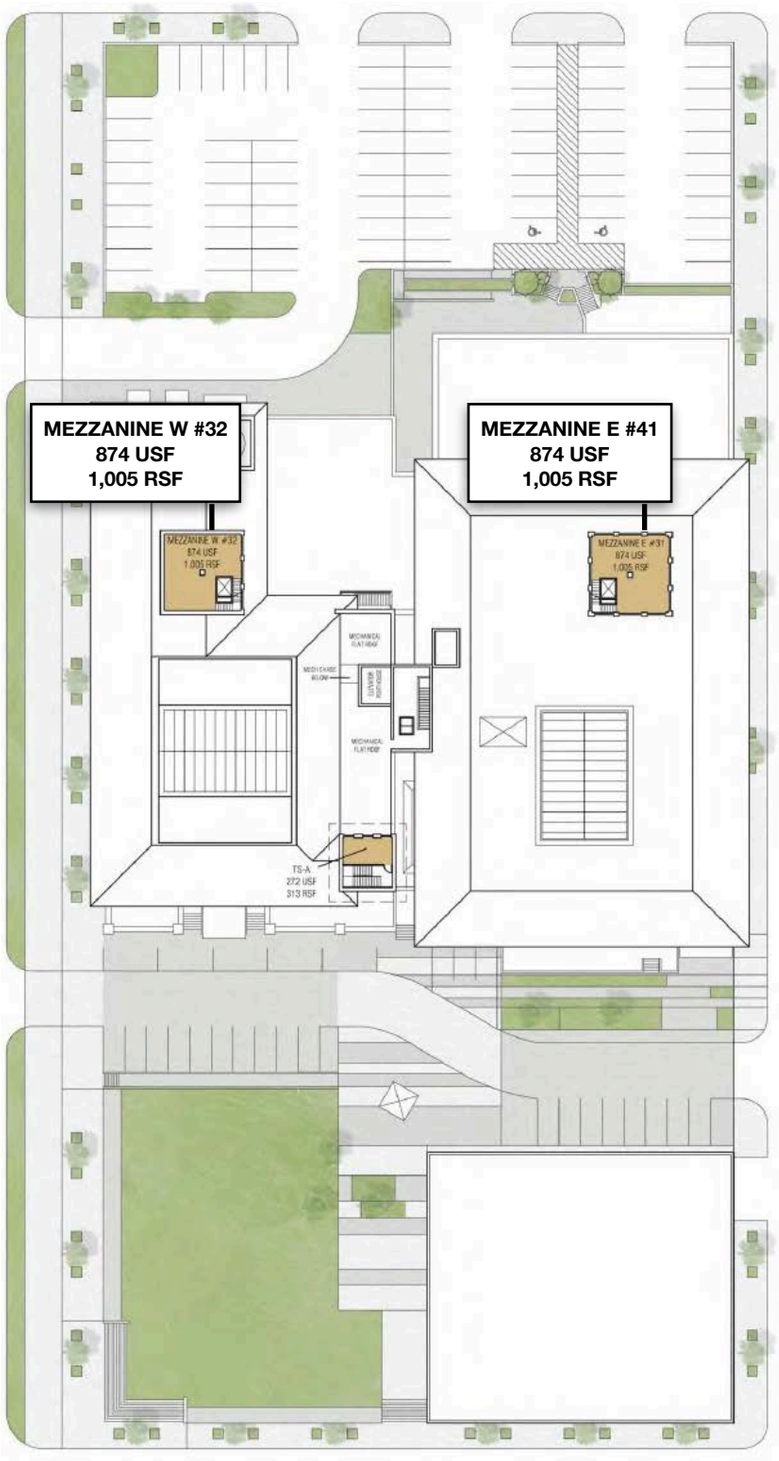
LEVEL 3


17TH STREET
SURFACE LOT 39
SURFACE LOT 19
SURFACE LOT 20
CLUB ROOM 5,003 USF
W #32
14,155 USF
16,278 RSF
E #31
19,796 USF
22,765 RSF
FUTURE OFFICE BUILDING 13,300 USF
GRAND BLVD.
MCGEE STREET
18TH STREET

LEVEL 4


17TH STREET
SURFACE LOT 39
SURFACE LOT 19
SURFACE LOT 20
ROOF TERRACE 4,480 SF
E #41
10,232 USF
11,767 RSF
OPEN TO BELOW
FUTURE OFFICE BUILDING 13,300 USF
GRAND BLVD.
MCGEE STREET
18TH STREET

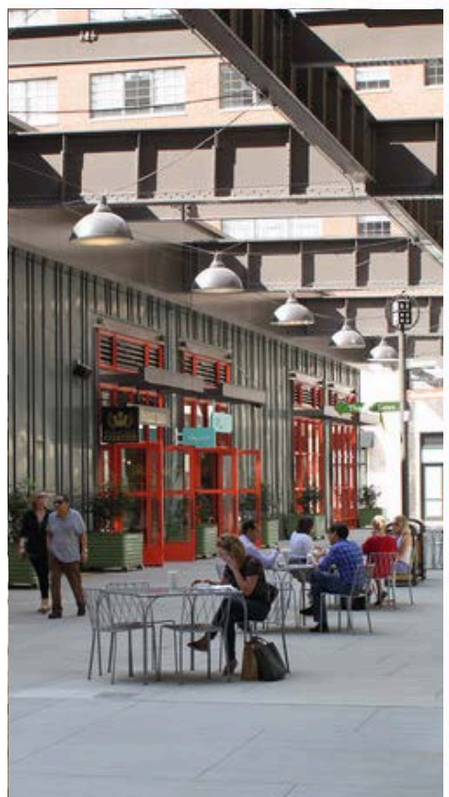
LEVEL 5



LEVEL 6

LEVEL 7

PROJECT HIGHLIGHTS



EUROPEAN STYLE MARKET

PROJECT HIGHLIGHTS

THE MARKET

The historic and rarely seen pressroom on the ground floor of the east building will be a 33,000 SF **European style market and food hall** with 20 kiosk kitchens, a bar, lounge and a coffee cafe with patio overlooking the outdoor plaza.

This bustling environment will have a main corner entry from the plaza, with **great visibility from the street**. Dramatic 30' high ceilings and abundant light pouring through two-story windows will make this space truly special.

CHAMPS OF WO
CAKE
Cut

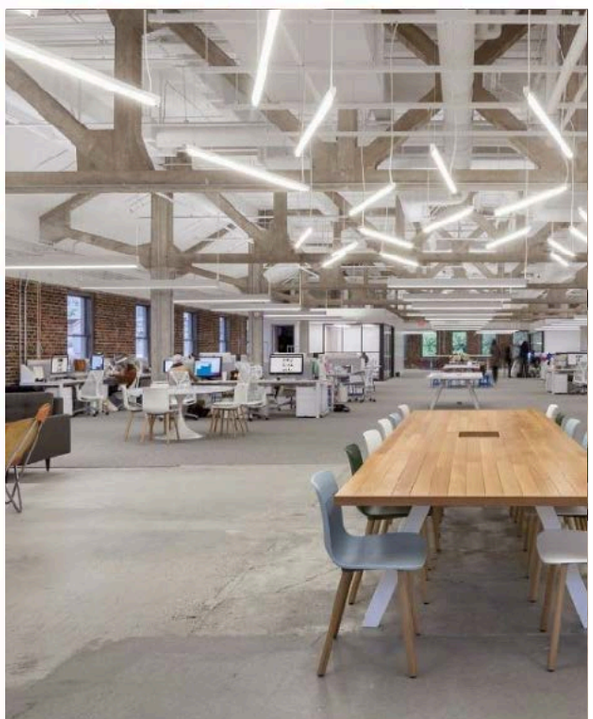
Visitors' senses will be delighted.

The smells of freshly baked bread, the sounds of clanking dishes and a wide variety of fresh culinary options from meats to produce will be on display. Visitors can stay for a meal, grab something quick to-go or check grocery shopping off their to-do list.

The central bar will be a **hub of activity** drawing visitors throughout the space to see what's new, find a comfortable seat or just take it all in. Counter service at the bar will allow for a **convenient and relaxed experience** where visitors can order anything from the Market to be prepared and brought to them.

Second story mezzanine balconies will create unique vantage points and seating areas.

UNPARALLELED OFFICE SPACE



PROJECT HIGHLIGHTS

WORK PLACE

Grand Place will offer some of the best office space in the city. Single tenant offerings will range from **2,000 SF up to 40,000 SF**, perfect for start-ups or a new, energetic headquarters.

Finishes will feature a variety of existing materials including brick, concrete and steel. Modern updates will create a **beautiful dichotomy between old and new.**

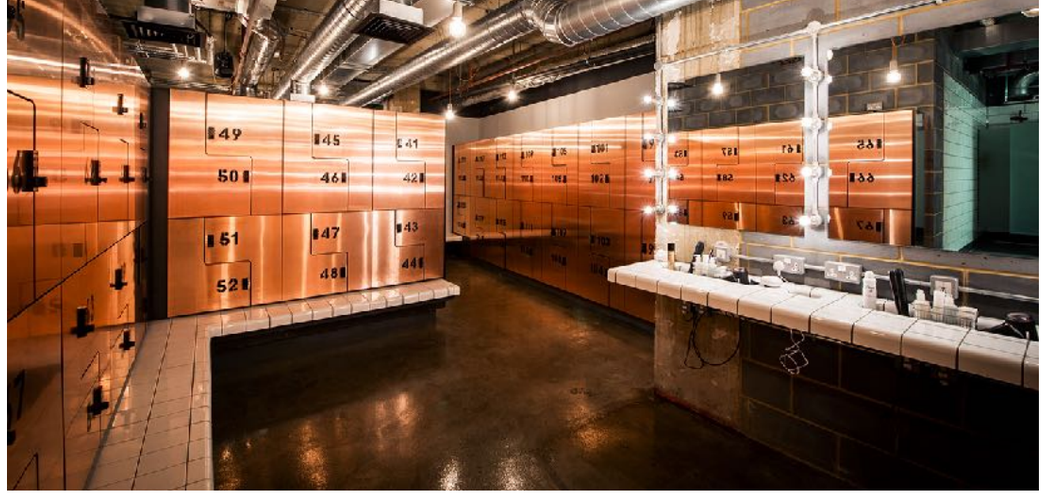
Eleven smaller executive office suites will be offered including two in the historic water tower; five of these suites will overlook The Market and be shorter term rentals.

PROJECT HIGHLIGHTS

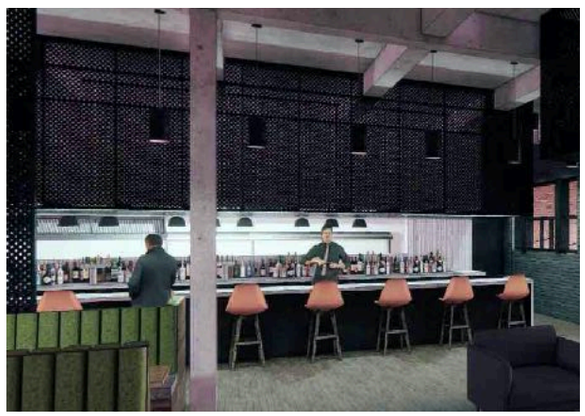
WORK PLACE

Amenities will be laden throughout the buildings:

- 5,000 SF rooftop patio with built in bar and skyline views
- 5,000 SF Clubroom serving breakfast and lunch for tenants and guests
- Common meeting rooms
- Lounge spaces
- Concierge services
- On-site parking
- Convenient access to The Market



LOUNGE AREAS, CLUBROOM, SPA & LOCKER ROOM



PROJECT HIGHLIGHTS

THE BOILER ROOM MEMBERSHIP CLUB

Grand Place will provide best-in-class amenities helping to attract the most talented workforce.

An urban business club will include access to amenity spaces that provide a place to work, play, focus on wellness, and everything in between - lounges, the Clubroom - with dining for breakfast and lunch - rooftop patio, fitness center, locker rooms and spa.

AVAILABLE OFFICE ANCHORS

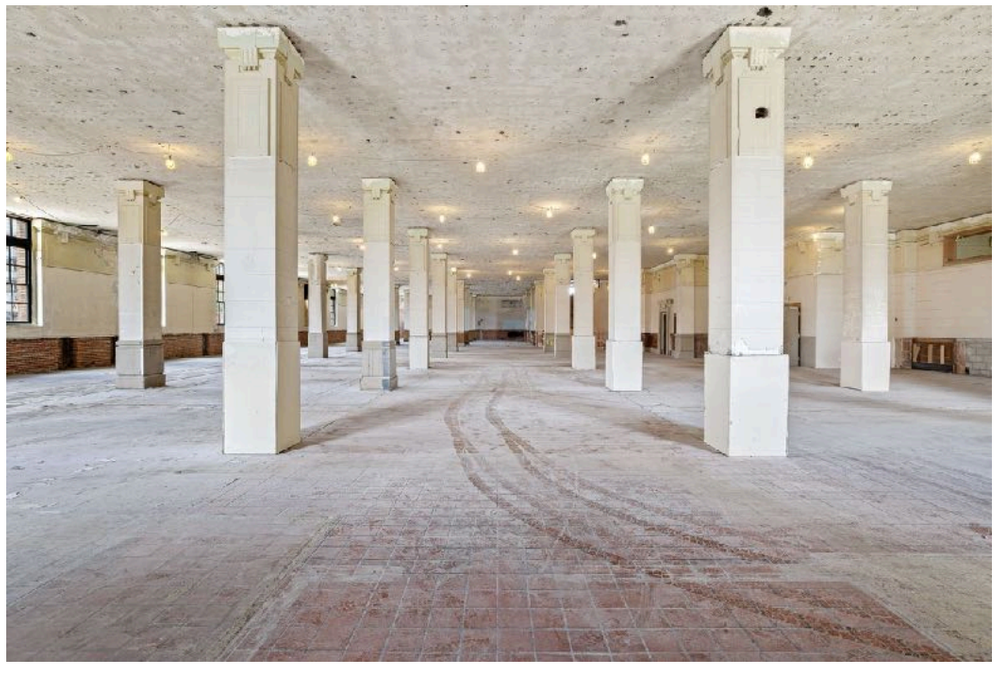
SUITE 12

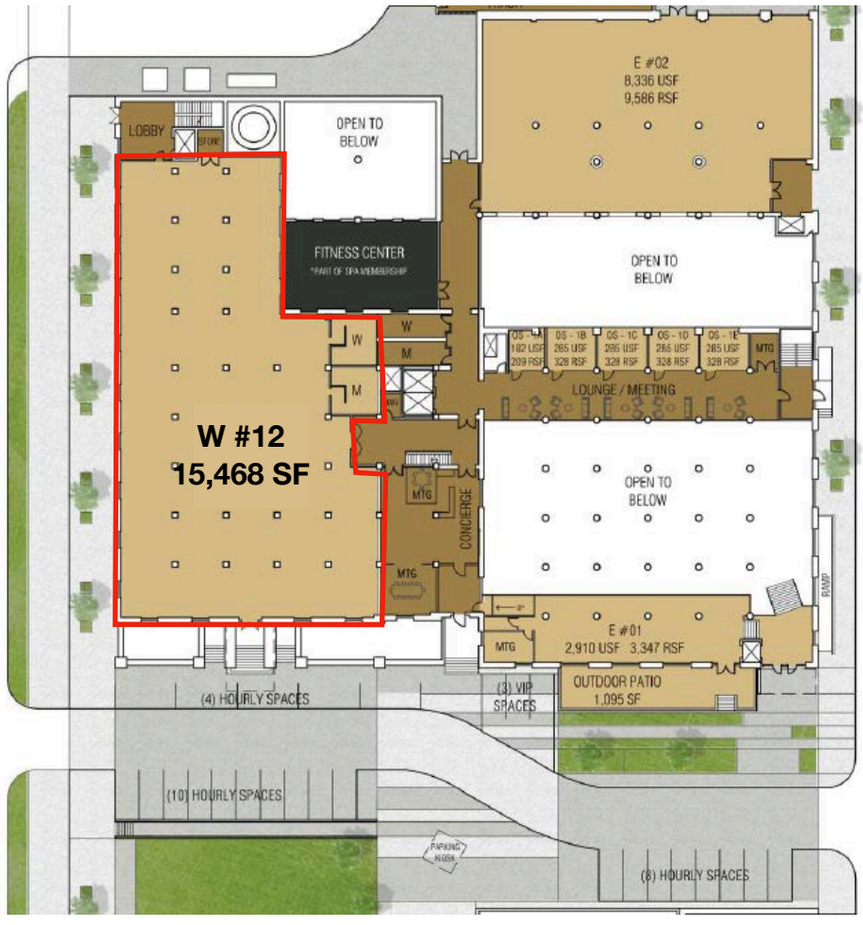
WEST BUILDING: HISTORIC NEWSPAPER GRAND HALL PROMINENT PLAZA ENTRY — 15,468 SF

This first-floor main office and grand entrance, once the original KC Star public floor, is located directly off the south entry drive and plaza. This space has 18' high plaster ceilings, art deco plaster walls, perimeter crown moldings and decorative column capitals. The historic space has original quarry tile, walnut flooring and large two-story windows with a wide-open floor plan.

Click to view fly through video

Click to view virtual walk through





FLOORPLANS

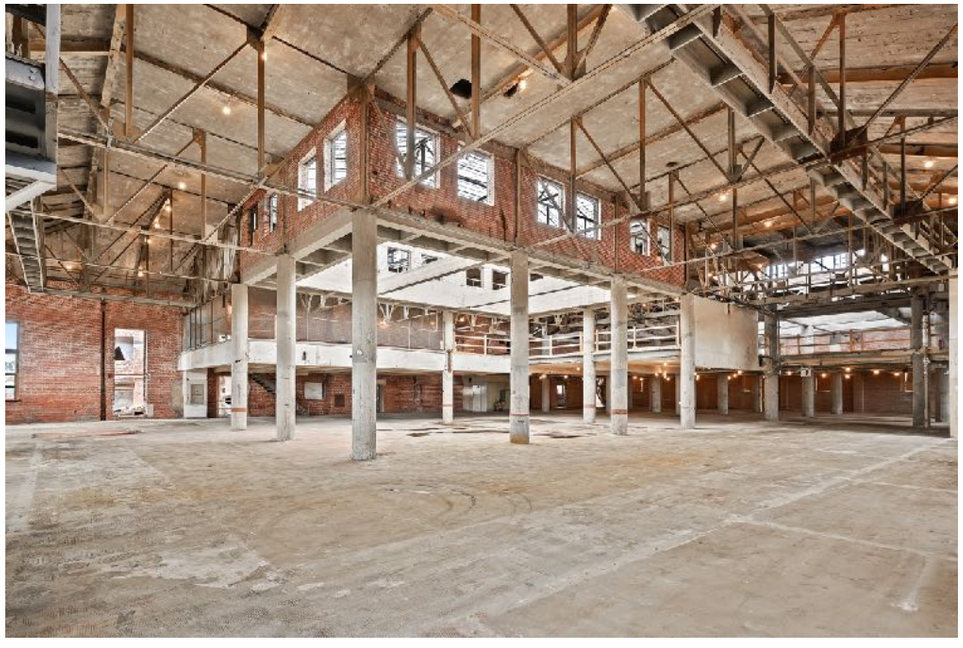
SUITE 31

EAST BUILDING: TWO FLOORS + PENTHOUSE MEZZANINE LEVELS AND ROOFTOP — 22,765 SF

One of the most dynamic spaces in the Kansas City area, this third-floor plate has 40’ high ceilings in the south end and opens to a mezzanine 4th floor. Both spaces share an even taller concrete atrium to a floating brick building with 20 windows and a central 2,400 SF skylight. A new custom steel and wood stair will allow access by this tenant, from the radio tower base floor, to penthouse mezzanine levels and private rooftop.

Click to view virtual walk through

Click to view exterior drone video



FLOORPLANS

SUITE 32

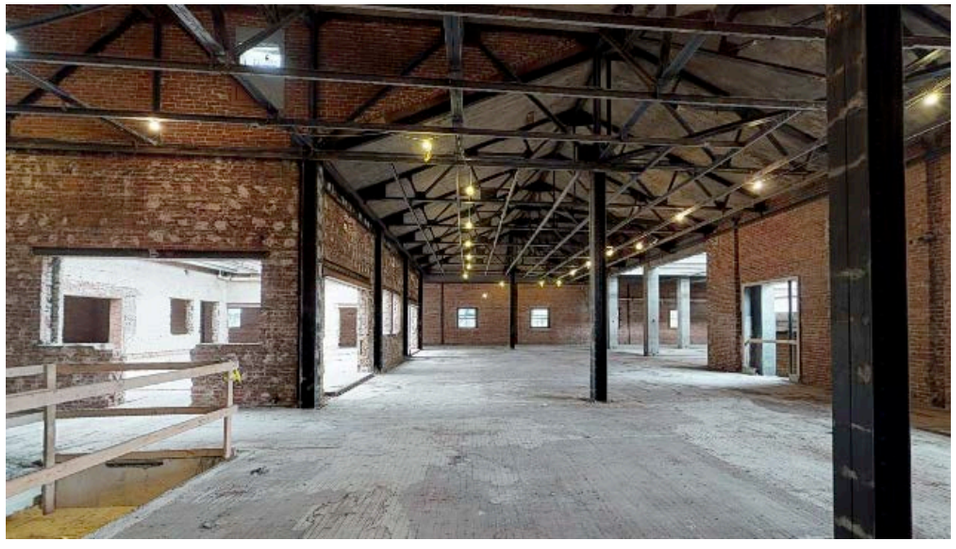
WEST BUILDING: SINGLE FLOOR + PENTHOUSE MEZZANINE LEVELS AND ROOFTOP — 16,278 SF

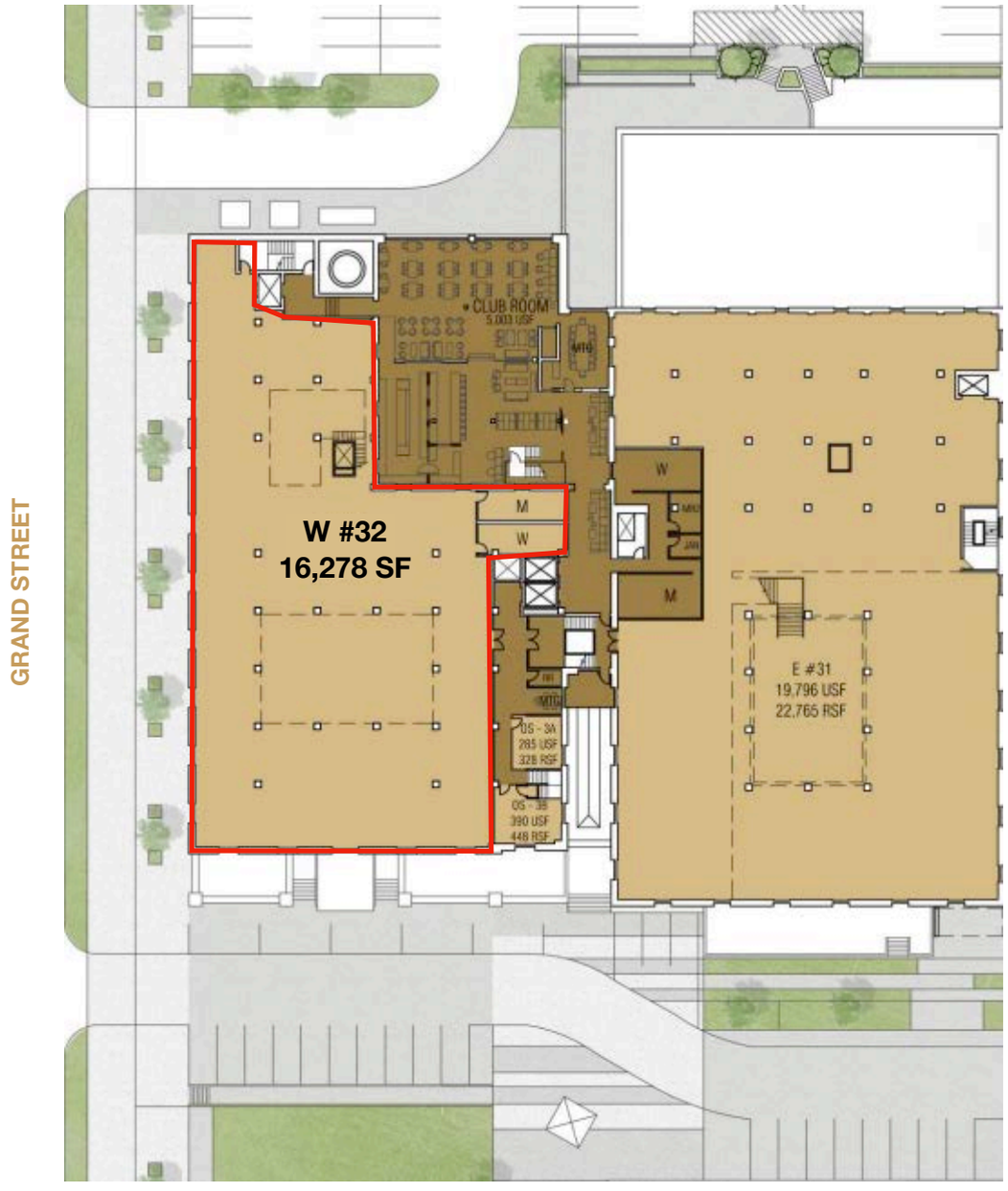
This third-floor space features a 2,400 SF multiple tier A-framed skylight floating in a brick enclosure 20' above the floor. Original walnut floors will be refurbished and accent brick exposed exterior walls and vaulted concrete ceilings with 100-year old riveted steel girders will be brought to life. The twin radio tower base to the east tower is connected with this floor and offers the same penthouse with panoramic views and private rooftop.

Click to view virtual walk through

Click to view suite video

Click to view exterior drone video





PROJECT TEAM

MASTER DEVELOPER

3DEVELOPMENT

1729 Grand Boulevard LLC is a Missouri limited liability company with Larkin O'Keefe as Manager. The project was conceived by Vince Bryant of 3D Development who has developed 2101 Broadway (ON Broadway), 2100 Central (the Creamery), 1828 Walnut (Corrigan Station), 19th & Main (Corrigan Parc), and is close to wrapping 215 E. 18th Street (18McGee). All projects are in the Crossroads Art's District of Kansas City and over the last six years, each project in succession has achieved the top of the market in both rent and amenities. All completed projects are 100% leased. Projects coming soon include: Superior Office Lofts, Freight House Village and The Podium. Bryant and O'Keefe have successfully partnered on all projects to date.

PROJECT TEAM

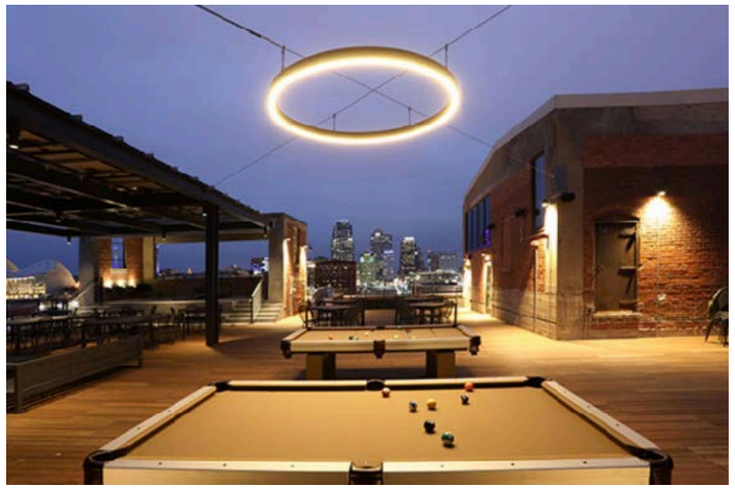
OWNER: **1729 Grand Boulevard LLC**, Larkin O'Keefe
DEVELOPER: **3D Development**, Vince Bryant
DEVELOPMENT INCENTIVES: **Development Initiatives**, Jim Potter, Chris Sally
LEGAL (INCENTIVES): **Lathrop & Gage,** Jerry Riffel
LEGAL (BUSINESS): **Payne & Jones Attorneys,** Roger Templin
MARKETING & BRANDING: **Highline Partners**, Brett Posten, Kathryn Jones
TAX CREDIT CERTIFICATIONS: **Marks Nelson,** Mike Marsh, Christine Johnson
HISTORIC PRESERVATION: **Rosin Preservation**, Elizabeth Rosin, Kristen McSparren
MASTER ARCHITECT: **BNIM**, Steve McDowell, Rohn Grotenhuis
ARCHITECT HISTORIC RENOVATION: **Generator Studio**, Tom Proebstle, Peter Baird
ARCHITECT NEW GARAGE: **BNIM**, Craig Scranton, Rohn Grotenhuis
ARCHITECT FUTURE OFFICE BUILDING: **Hollis + Miller,** Jeff Schutzler, Rick Schladweiler
STRUCTURAL ENGINEERING: **PMA Engineering**, David McNaghten, Valerie Baehr
DESIGN RENDERING SERVICES: **Pixel Foundry**, Jason Kobylarek
CODE CONSULTING: **FSC, Inc.**, Ali Aliman, Jerry Bachar
SPECIAL INSPECTIONS: **KH Engineering Group**, Kathy Hagen
REVIT SCANNING MODEL: **Structural Modeling & Analysis**, J Brown, Lacey Brown
CIVIL ENGINEERING: **SK Design Group**, Sassan Mahobian, Tim Burfeind
HVAC: **Daiken-TMI**, Jim Root
GENERAL CONTRACTOR GARAGE: **Turner Construction** Zachary Loy, and Nick Findley
GENERAL CONTRACTOR HISTORIC: **McCown Gordon**, Scott Richards, Adam Gregory
HISTORIC BUILDING BROKER: **Aron Real Estate**, Suzie Aron, Debbie Aron Williamson
OUTPARCEL DEVELOPMENT BROKER: **AREA Real Estate Advisors**, Mike Levitan, Sean Craven

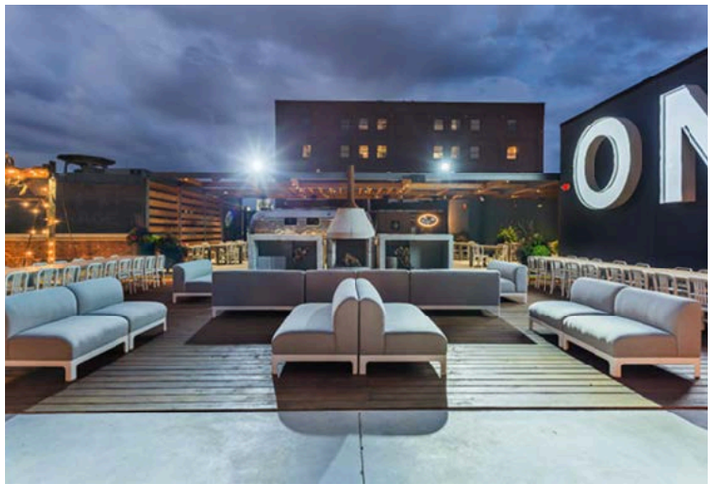
ABOUT 3D DEVELOPMENT

DEVELOPMENT

DREAM / DESIGN / DEVELOP

3D Development builds contemporary spaces with historic elements inspired by the use and character of the original buildings. Each of our buildings is created for a combination of uses from offices and co-working spaces, to restaurants and event spaces. Our signature feature for each development is a thoughtfully designed rooftop space for both tenants and the community to enjoy breathtaking views of downtown Kansas City. 3D Development was founded in 2007 by Vince Bryant.





3D DEVELOPMENT AWARDS

PROJECTS

ON Broadway
Kansas City Business Journal Capstone Award - Office Winner, 2015
Historic Kansas City Preservation Award - Honorable Mention, Best Adaptive Reuse, 2015

The Creamery
Kansas City Business Journal Capstone Award - Adaptive Reuse Winner, 2016
Historic Kansas City Preservation Award - Merit Best Adaptive Reuse, 2016

Corrigan Station
Urban Land Institute Developments of Distinction Award, 2019
U.S. Green Building Council - LEED Silver, 2018
U.S. Green Building Council - Award of Merit, 2019
Kansas City Business Journal Capstone Award - Mixed-Use Winner, 2017
Economic Development Cornerstone Award, 2017
Historic Kansas City Preservation Award - Merit Best Adaptive Reuse, 2017

19Main - Corrigan II
American Institute of Architects Kansas City - Architecture Medium Merit, 2019
American Institute of Architects Central States Region - Architecture Medium Merit 2020

TEAM

Vince Bryant - AIA Kansas City Preservationist of the Year - for outstanding dedication and contribution to the advancement of historical preservation in KC, 2017

Vince Bryant, Urban Hero Downtown Council - commitment to downtown Kansas City, 2016

DEVELOPMENT TEAM // BIOS

VINCE BRYANT

Vince Bryant is a self-made and motivated entrepreneur with the ability to conceive business ideas and opportunities as well as diligently execute projects and manage businesses. Vince grew up learning from an entrepreneurial father in the home building and contracting business and utilized this knowledge and spirit to form a company immediately after college graduation with continuation throughout an accomplished career while always creating business versus choosing employment.

Vince's focus with 3D Development has been repurposing historical landmark structures in the Crossroads Arts District of Kansas City. Entering the market at the right time, in 2012, and having the good fortune to find and put together ownership groups for: 2101 Broadway LLC, 2100 Central LLC, Corrigan Station LLC, 18McGee LLC and 1729 Grand Boulevard LLC. He has specialized in designing spaces for emerging creative office tenants, while much of the market has been developing residential projects. These commercial office projects have been conceived and created to be the top of the market and include the best amenities and green development in downtown Kansas City. All developments are Landmark historical structures with great architectural bones, yet requiring complete demolition of the interiors, new mechanical systems, elevators, windows and interior tenant finish. All buildings were vacant or in a deteriorated state, yet have come to life to be an integral part of the surrounding community. All projects include a rooftop patio with stunning KC skyline views to be utilized by tenants as well as serve as event venues for the community.

Vince also enjoys helping, mentoring and coaching. He has been active in local charities and fundraising efforts for organizations including: Big Brothers Big Sister's, Harvesters, the Grooming Project and RJ Children's Haven.

LARKIN O'KEEFE

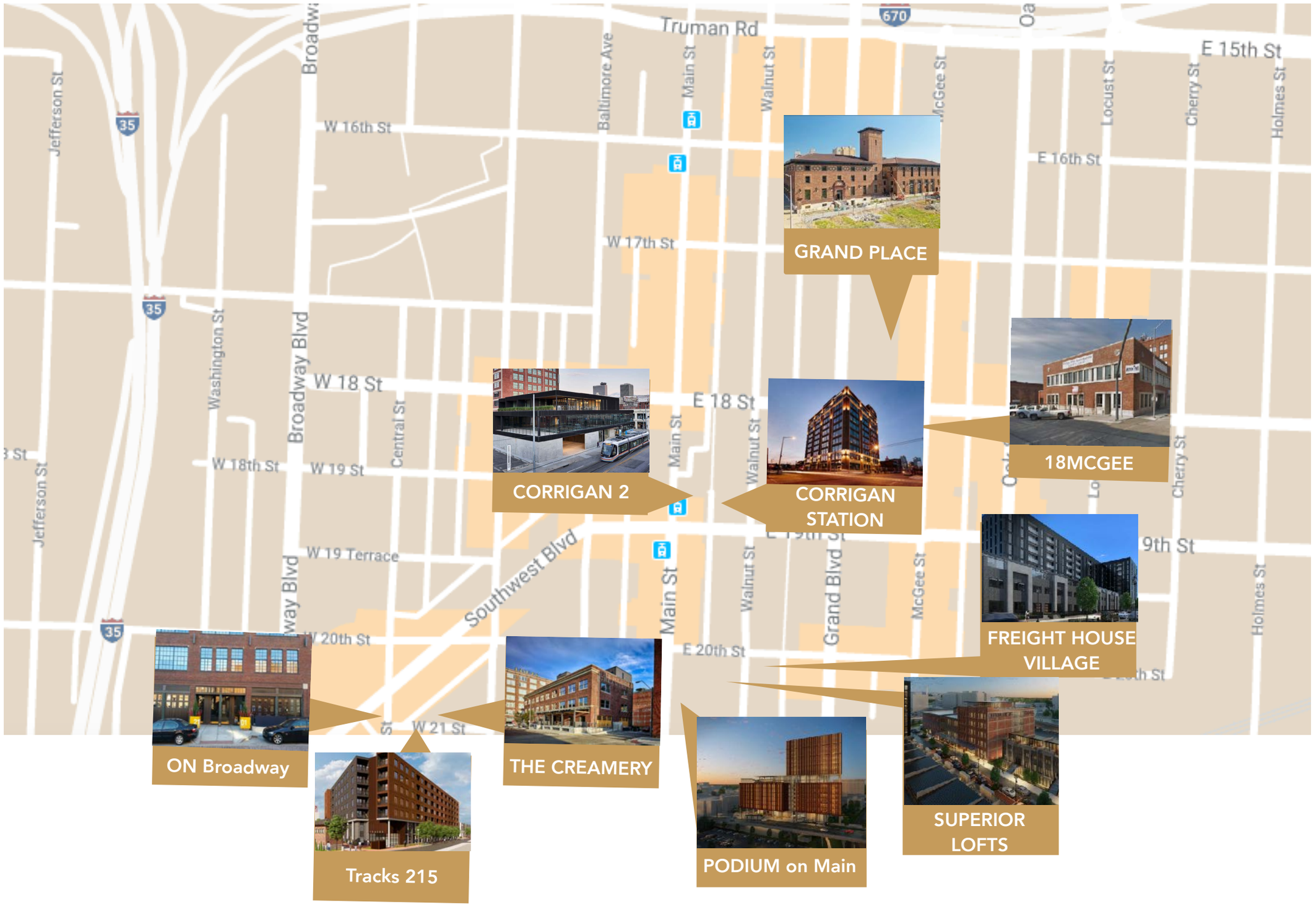
Larkin O'Keefe is President of Tria Health and is one of the original founders of the company, which started in 2009. Tria Health offers chronic condition management to self-insured employers as a way to control the rising health care costs of high-risk members responsible for driving the majority of health care spend. With a focus on member engagement and delivering improved health outcomes, Tria Health is a proven solution that produces a positive impact to a client's bottom line.

Prior to joining Tria Health, Larkin was an original founder and CEO of MedTrakRx, a pharmacy benefit manager headquartered in Overland Park, Kansas. Prior to taking over as CEO, Larkin was responsible for sales and marketing. During his tenure, MedTrakRx was consistently honored as one of Kansas City's fastest growing companies and named a 'Champion of Business' by the Kansas City Business Journal. In 2014, MedTrakRx was sold to Envision Pharmaceutical Holdings and is now part of the Rite Aid family of companies.

Larkin grew up in Wichita, Kansas and graduated from the University of Kansas. After a short stint in Dallas, Larkin moved to Kansas City, where he worked in health care sales prior to starting MedTrakRx. Larkin is professionally active in the health care community serving on the boards of the Mid-America Coalition on Health Care and the Visiting Nurse Association of KC (VNA).

DEVELOPMENT TEAM // PROJECT MAP

The Development Team is leading the charge for new office development in KC's Crossroads District, successfully completing five commercial office projects, with two more underway. Each project has incorporated high-quality amenities, green development practices and each have created new top-of-the-market price points. While most development in the city has been focused on residential and hospitality, this group has focused on being the only office developer of size in the downtown market and fortunate in acquiring the best historical stock of landmark buildings.



GRAND PLACE

MARKET | WORK | SOCIAL

3D Development // Vince Bryant // vb@dreamdesigndevelop.com