

# The PODIUM

@ 2111 MAIN

## CONTACTS

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As the new gateway to downtown KC, THE PODIUM stands at center stage



In today's highly competitive labor market, office space is more than just a work environment. Your office is now a differentiating asset, enabling you to position your company to attract and retain the best talent in your industry.



# WHERE EVERYTHING COMES TOGETHER

AS THE NEW GATEWAY TO DOWNTOWN KC, THE PODIUM STANDS AT CENTER STAGE.

With an unrivaled location along the streetcar line in the heart of the Crossroads, The Podium is Kansas City's new landmark Class A mixed-use development and offers an extraordinary office opportunity for lease or ownership interest. Kansas City's best and brightest prefer to live and work in the Crossroads.



With its iconic design, premier location and unequalled line-up of amenities, The Podium will elevate your business.



# HIGHLIGHTS

THE FIRST OF ITS KIND: A PROMINENT MIXED-USE PROJECT WITH SHARED AMENITIES HAS NEVER BEEN DONE BEFORE IN KC.

1

## Class A Mixed-use tower with 160,000 SF+ of office space available for lease

- Available for lease: 31,900 SF-160,000 SF office space
- Floorplates: 31,900 SF
- On-site 375 space parking structure
- Option to increase office space capacity to greater than 250,000 SF+ for larger tenants.

2

## Unmatched location in the heart of the Crossroads

3

## Superb convenience and connection along the KC Streetcar line and walkable to all of greater downtown

4

## High-profile signage/exposure for an outstanding branding opportunity

5

## Sweeping views of Downtown

6

## Finest amenities in the city:

- Rooftop bar, patio, and infinity pool
- Clubroom with terrace
- 1st level café and coffee bar
- State of the art conference rooms and fitness facility
- Valet
- On-site luxury apartments

7

## For lease as well as full/partial ownership and potential design opportunity

- Development team is open to exploring multiple structures

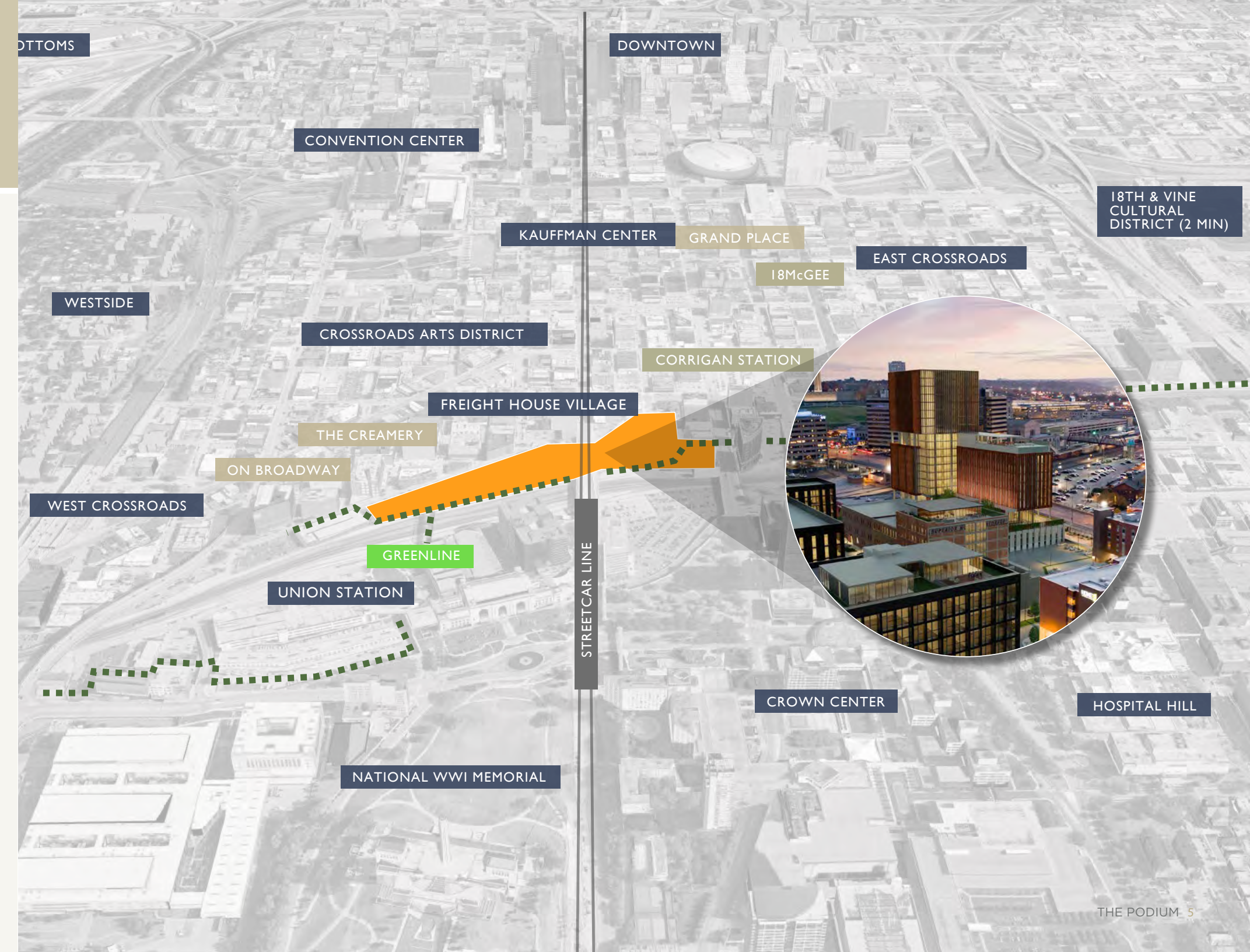
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## Connection to the Greenline

9

## Powerful in-place incentives:

- TIF/Super TIF
- Property tax abatement
- Ability to create a Community Improvement District (CID)







BEFORE



View down  
Main Street  
looking north

AFTER





## ROOFTOP PANORAMIC LOUNGE

A rooftop panoramic lounge will be yet another building amenity for tenants and guests. It will be the perfect intimate place to host clients, have team meetings or just relax with panoramic views of Kansas City's downtown skyline.

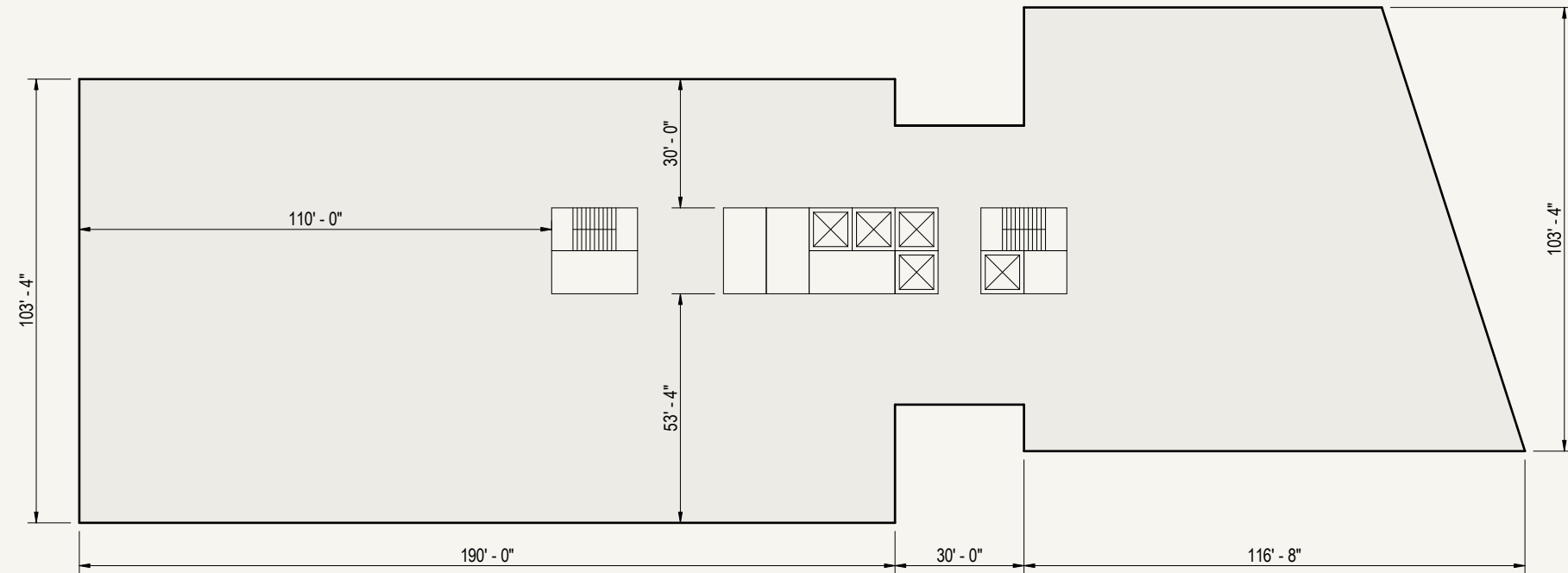


## THE ROOFTOP

The rooftop patio will serve hotel guests, office tenants, and visitors alike with a kitchen and bar looking downtown to the skyline. An upper, semi-private pool deck and outdoor lounge will be available for hotel guests and office tenants after work hours.



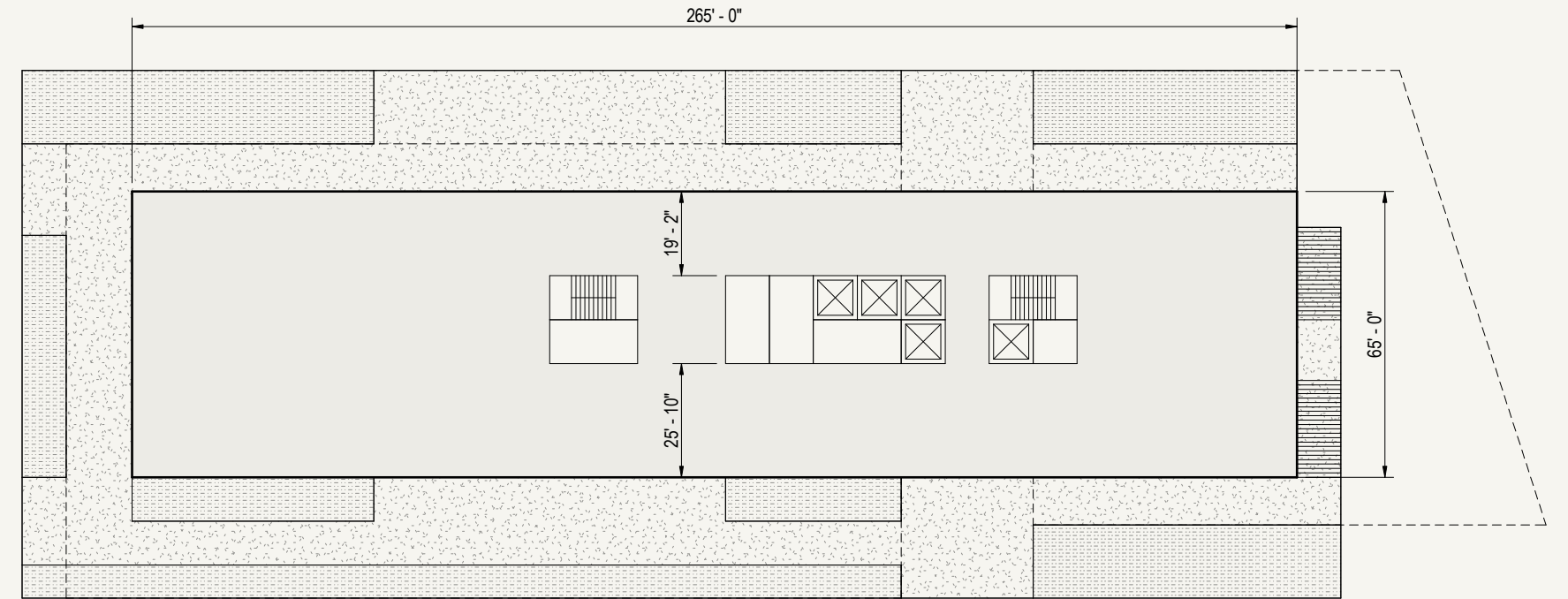
# FLOOR PLANS



**(A.1) Office Podium Levels 2-5**  
 31,900 GSF / Floor  
 127,600 GSF Total (NIC Amenity Level)

**(A.2) Office Podium Levels 2-6**  
 31,900 GSF / Floor  
 159,500 GSF Total (NIC Amenity Level)

# FLOOR PLANS



**Office Podium Lobby Level 1 (A.1 & A.2)**  
 17,225 GSF / Floor  
 18,400 GSF Outdoor Amenity Space



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## DYNAMIC NEIGHBORHOOD

- The Crossroads is Kansas City's most sought after neighborhood. Home to the highest concentration of art galleries, fine dining restaurants, as well as breweries and distilleries it is the coolest district in KC.
- Situated on the southern side of the Crossroads, The Podium is located within the Freight House Village, which is undergoing an exciting evolution.
- Currently, Milhaus, has broken ground on the construction of The Tracks, a new \$53M apartment project with 193-units next to the award winning Freight House restaurants.
- Immediately to the east of The Podium Site, 3D Development plans to transform multiple historic buildings into creative office and retail/restaurant space.

BEFORE



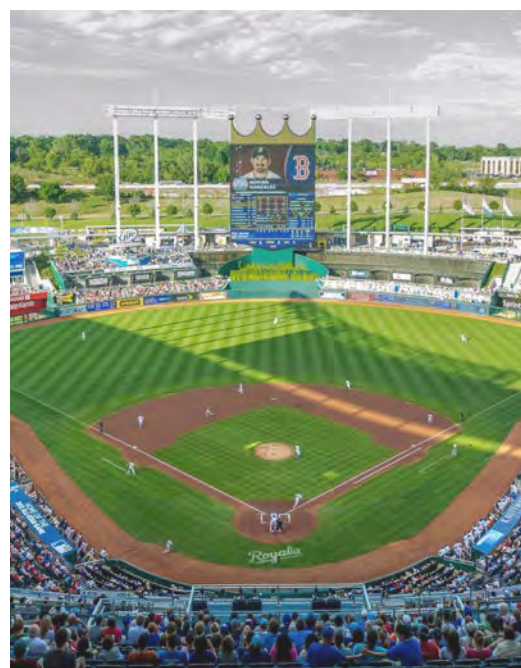
AFTER



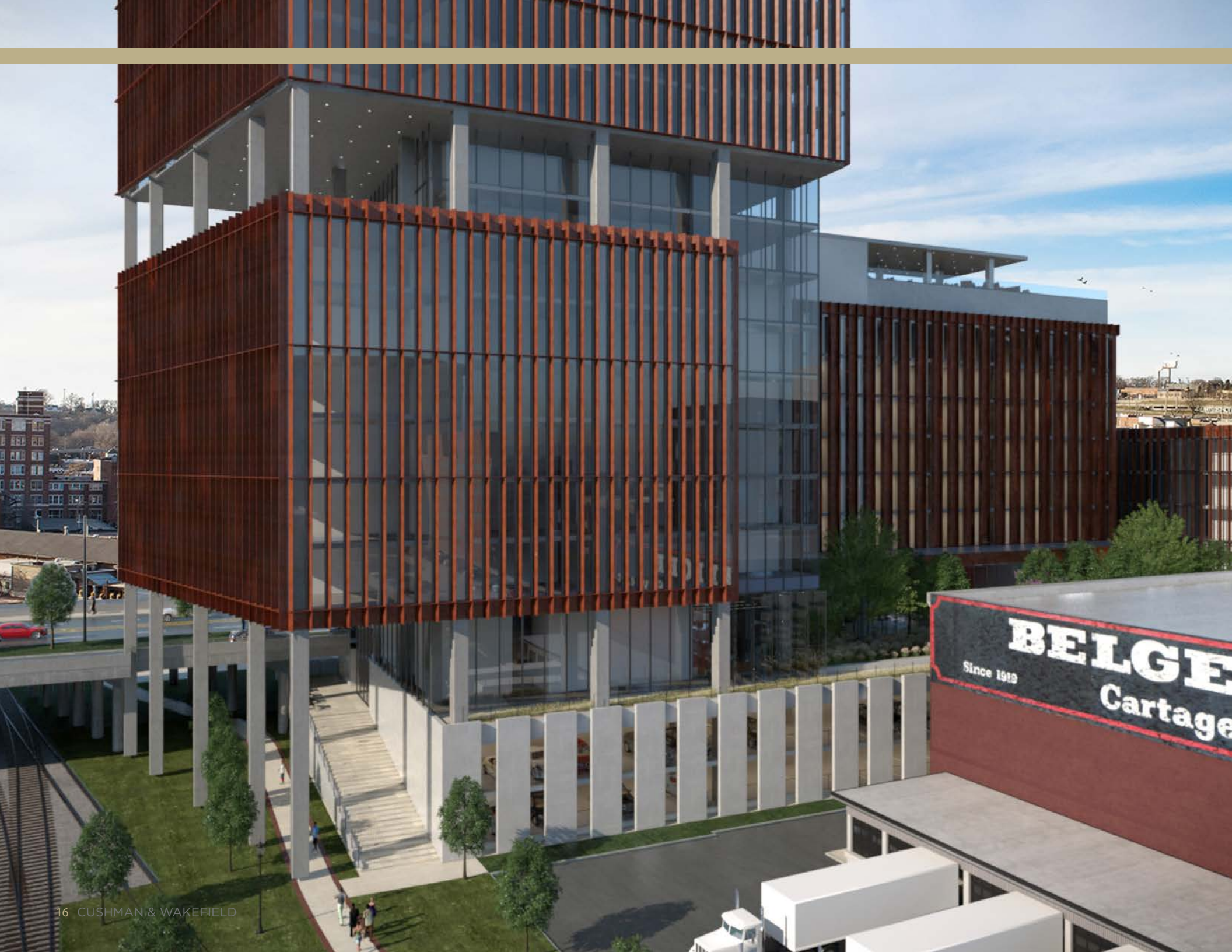


# CATALYTIC PROJECTS

- Royals' Proposed Downtown Ballpark and entertainment district will be a \$2B development
- \$1.5B Kansas City International Airport (opened February 2023)
- Planned new \$217M South Loop Link
- Berkley Riverfront development: 85-acre master planned community including new \$117M KC Current NWSL stadium and event venue plus future mixed use development.
- Streetcar extensions to North Berkley Riverfront and south Midtown
- Somera Road \$500M West Bottoms redevelopment project
- Greenline Trail System
- Hospital Hill/Health Sciences District
- New \$220M Broadway Bridge replacement (completion: 2024)







## THE PODIUM INCENTIVES

- Real Estate Tax Abatement
  - 3D Development anticipates PIEA tax abatement for 25 years with the following structure:
    - 75% for first 15 years
    - 50% for the latter 10 years
- Community Improvement District program (CID)
  - The creation of a CID allows property owners to assess or tax themselves for improvements and services which benefit the community.
  - Developer could establish a CID to redirect 1% of sales taxes to generate additional revenue/towards project costs and maintenance.
- Sales tax exemption on construction materials
  - Incentive offered by PIEA
- Development Agreement
  - In a TIF project, taxes are frozen at pre-TIF levels, and the property tax that would have been due on the increased value of the property is abated and diverted by the taxing authority (city, county, school district) to the TIF Commission which uses the money to cover its costs and to reimburse the project developer for costs covered in the TIF plan or to repay a revenue bond issued for the plan. This is called payment in lieu of taxes (PILOT)
    - Missouri is one of only nine states which also abate Economic Activity Taxes (EATs) and one of only four states which include earnings and profit taxes in addition to sales and use taxes in EATs. Kansas City, Missouri also allows Super TIF which permits the usual 50% abatement on EATs to rise to 75%.

Source: [https://reclaimdemocracy.org/KC/ka\\_executive\\_summary.html?\\_sm\\_nck=1](https://reclaimdemocracy.org/KC/ka_executive_summary.html?_sm_nck=1)

- Applicable for an office or hotel developer.
- TIF: 50% EATs reimbursement
- Super TIF (possible if project creates 300+ new KCMO jobs): 75% EATs reimbursement.



## STREETCAR

- The Podium is located on the streetcar line, just one block from the stop at 19th & Main Street. The original 2.2 mile KC Streetcar line (completed 2016) has been one of the most successful in the United States by ridership numbers and has attracted more than \$4 billion of investment in new development projects near the track from 2013-2020. The KC Streetcar has won numerous national awards and there are currently two expansion lines under construction. The planned southern 3.5-mile extension of Kansas City's streetcar on Main Street to the Country Club Plaza/UMKC and the northern expansion line to the Riverfront are expected to be completed in 2024. The extensions will provide the Podium with unparalleled front door access to all the major sites in Kansas City's urban core.



## ROYALS INTEND TO RELOCATE DOWNTOWN:

- The Kansas City Royals (Major League Baseball team) have announced their intention to relocate their stadium to Downtown Kansas City. The Royals plan to build a new Downtown ballpark and construct a mixed-use development "Ballpark District." Estimated total project cost for the ballpark and the district is \$2 billion.
- Financing, site announcement, and timeline are expected to be finalized in 2024.

## SOUTH LOOP LINK:

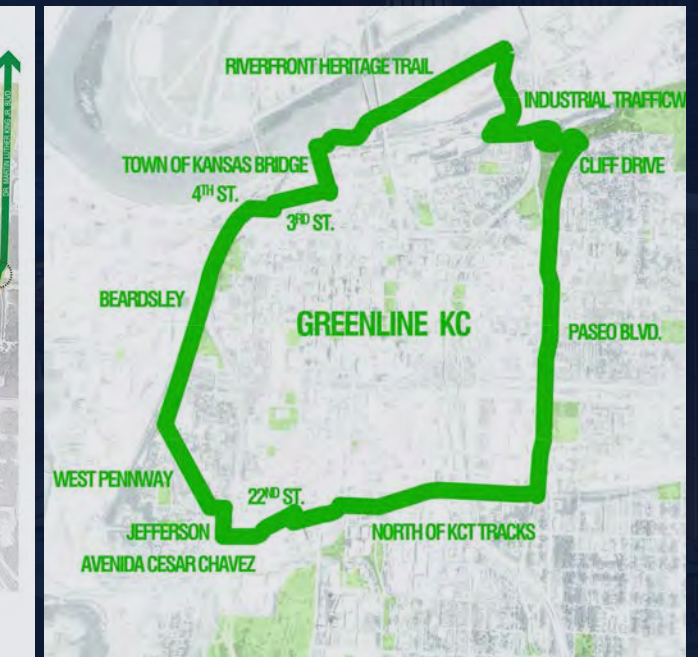
- Kansas City officials have announced their intent to cap a four-block stretch of Interstate 670 to create a new \$200 million+ green park that would link the Crossroads District and the Central Business District.
- The planned park will bring a spectacular green space downtown. The park's tentative concepts include a walking trails, playgrounds, arts and amphitheater programming, a dog park, entertainment, and unique food & beverage offerings, etc.
- Engineering studies are under way and groundbreaking is expected to occur in 2024.





# GREENLINE

- The Greenline is a proposed new 10-mile loop that will circle downtown, inspired by the High Line in New York, and the Beltline in Atlanta.
- Designed to connect neighborhoods, add walkability and spur development, The Podium will be both a primary trailhead as well as a destination point. People can park and ride the streetcar or park and walk the Greenline.
- Organizers are currently seeking federal funding and the initial phase is projected to be completed in the next few years





## DOWNTOWN DEVELOPMENT



### DOWNTOWN IS ON THE RISE

**\$9.2B** Development completed or under construction in Downtown KC since 2005

**\$3.1B** Development planned for Downtown KC in next couple years

**113,531** Downtown employees

Home to KC's top restaurants including three James Beard Award-winning chefs within 2-blocks of The Podium

## DOWNTOWN RESIDENTIAL GROWTH

 **33,324+** Downtown residents

 **4,200+** The number of residential units currently planned for Downtown Kansas City

 **43,000+** Downtown's residential population is projected to exceed 43,000 residents by 2030


 **79%** Downtown's residential population has increased 79% since 2010 to more than 33,000 residents


 Downtown has become the fastest-growing neighborhood of both Kansas City and the entire region.


## DOWNTOWN MAJOR EVENTS

Major Events	Date
Big 12 Men's Basketball Tournament	2023-2027
Big 12 Women's Basketball Tournament	2023-2027
NFL Draft	2023
FIFA World Cup	2026
KC Current women's soccer stadium	Opening spring, 2024

## DOWNTOWN DEMOGRAPHICS

 **53%** Male **47%** Female **34.2** Average Age

 **52%** Millennials make up 52% of Downtown Kansas City's residential population, outpacing the MSA's rate of 29%

 **48%** Of Downtown Kansas City's residential population have a Bachelor's Degree or higher compared to the MSA's rate of 36%

 **\$83,557** Average Household Income



# COMPANIES LOCATED IN DOWNTOWN KANSAS CITY





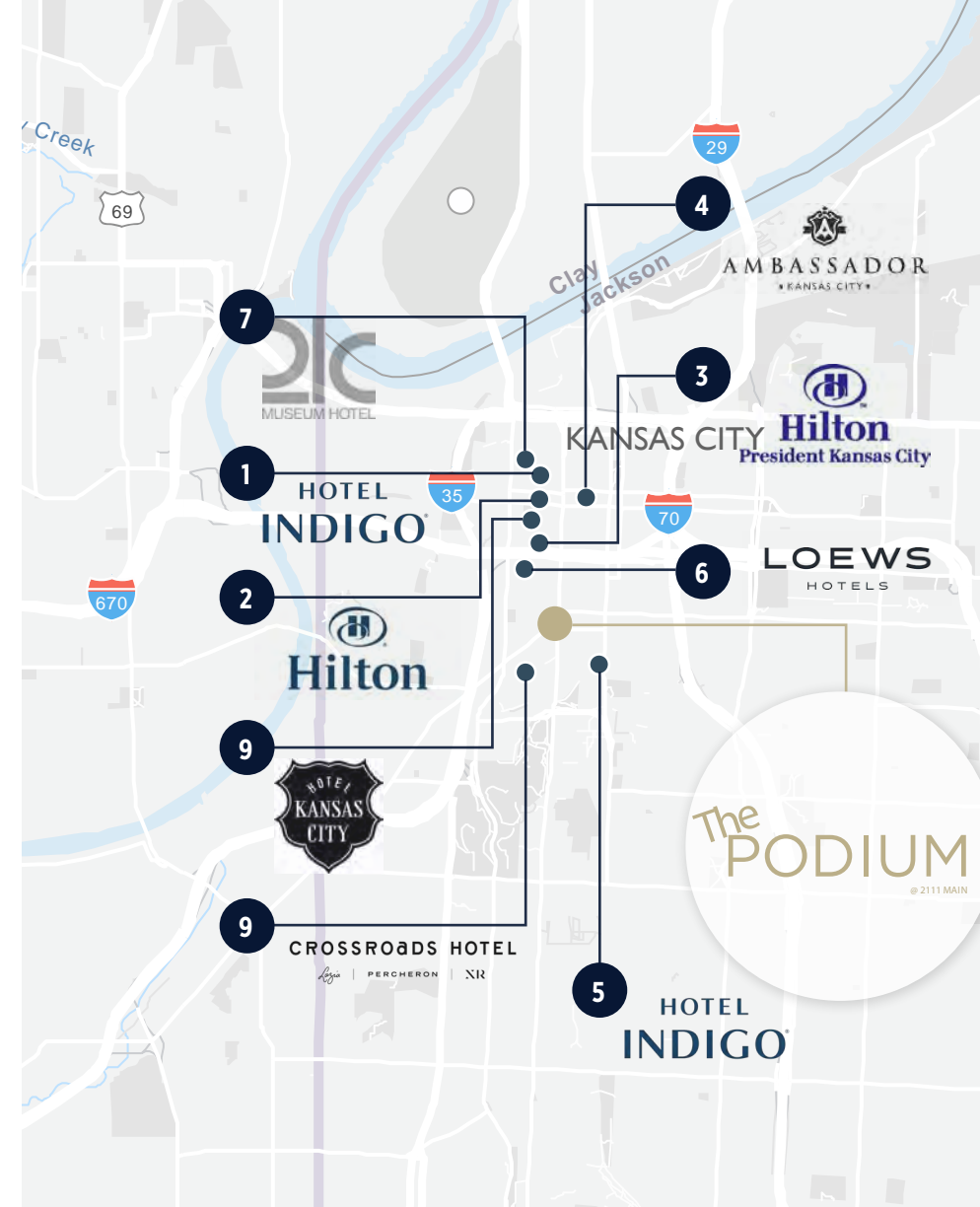
# HOTEL HIGHLIGHTS



Property	Hotel Indigo Kansas City Downtown	Hotel Phillips Kansas City, Curio Collection by Hilton	Hilton President Kansas City	Autograph Collection Ambassador Hotel Kansas City	Hotel Indigo Kansas City The Crossroads
Rooms	118	216	213	113	81
Address	101 W 11th Street	106 W 12th Street	1329 Baltimore Avenue	1111 Grand Boulevard	2020 Grand Boulevard
City	Kansas City	Kansas City	Kansas City	Kansas City	Kansas City
State	MO	MO	MO	MO	MO
ZIP	64105	64105	64105	64106	64108



Property	Loews Kansas City Hotel	21c Museum Hotel Kansas City	The Unbound Collection Hotel Kansas City	Crossroads Hotel
Rooms	800	120	144	131
Address	1534 Baltimore Street	219 W 9th Street	1228 Baltimore Street	2101 Central Street
City	Kansas City	Kansas City	Kansas City	Kansas City
State	MO	MO	MO	MO
ZIP	64108	64105	64105	64108



Downtown Kansas City is now home to KC's newest and finest hotels. All within a short walking distance or convenient streetcar ride away from The Podium.





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