

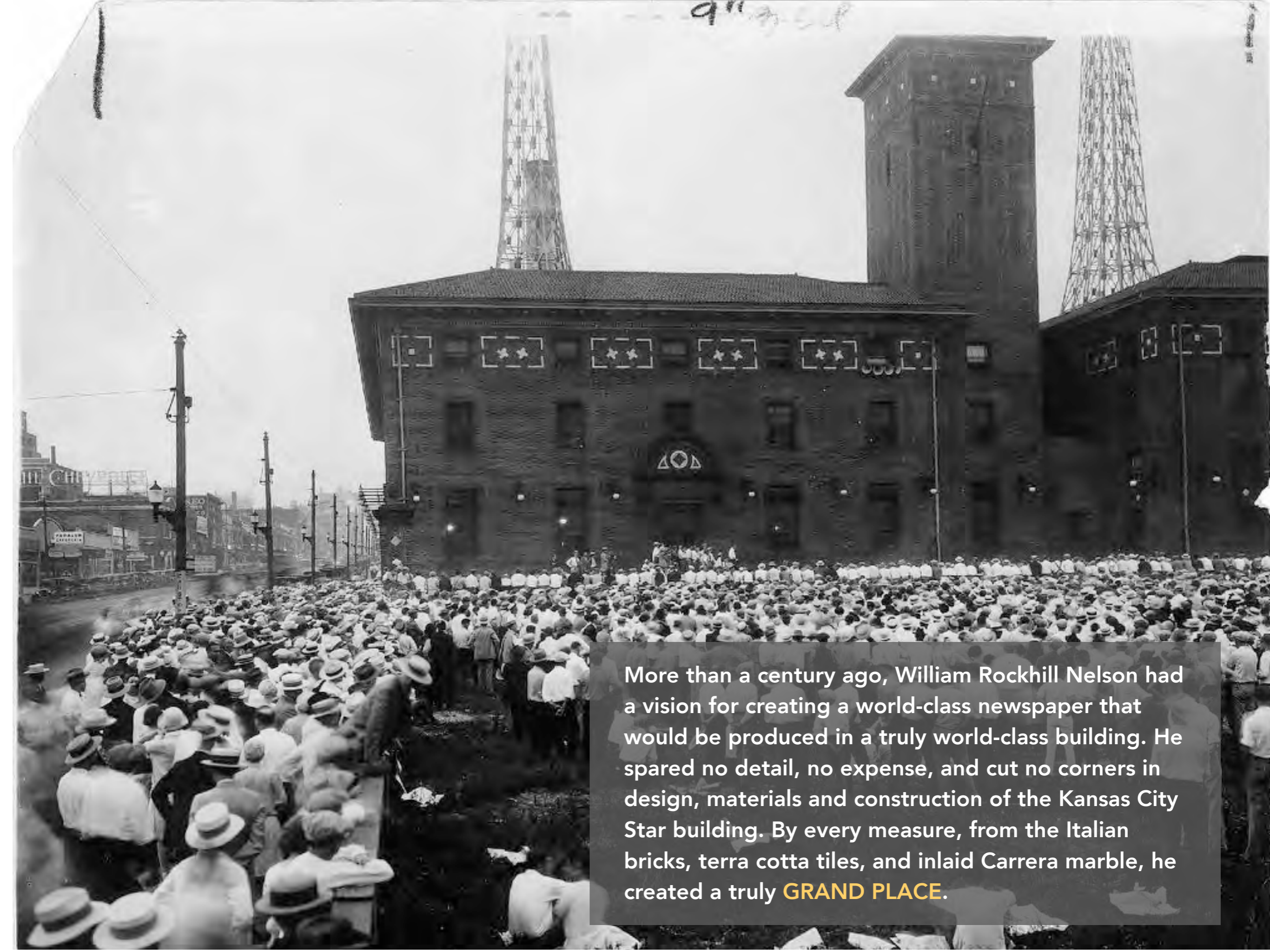


# GRAND PLACE

## 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 urban Grand Street office campus 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, the LEED Gold design, 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](#)



VIEW  
LOOKING  
NORTHEAST



PLAZA &  
MARKET ENTRY  
(PHASE 1)



GRAN

THE MARKET  
AT GRAND PLACE

PK

VIEW  
LOOKING  
SOUTHEAST







VIEW  
LOOKING  
SOUTH



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.



**LOCATION**

## IN THE HEART OF IT ALL

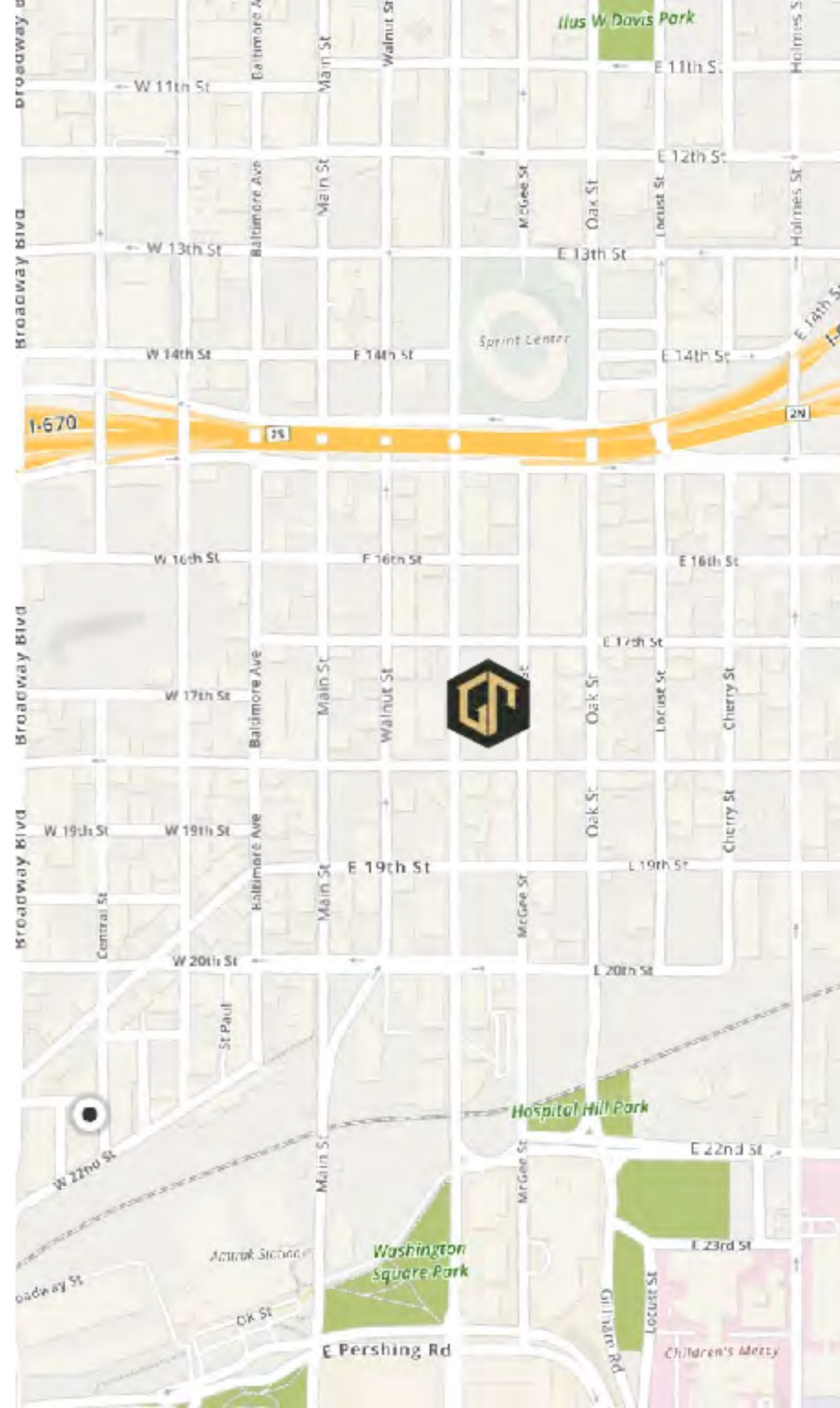
The property is located between **17th Street and 18th Street (north to south)** and **Grand Boulevard and McGee Street (east to west)**, in the center of the Crossroads Arts District, between the Power & Light District to the north and Crown Center to the south. The KC Streetcar line is on Main Street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

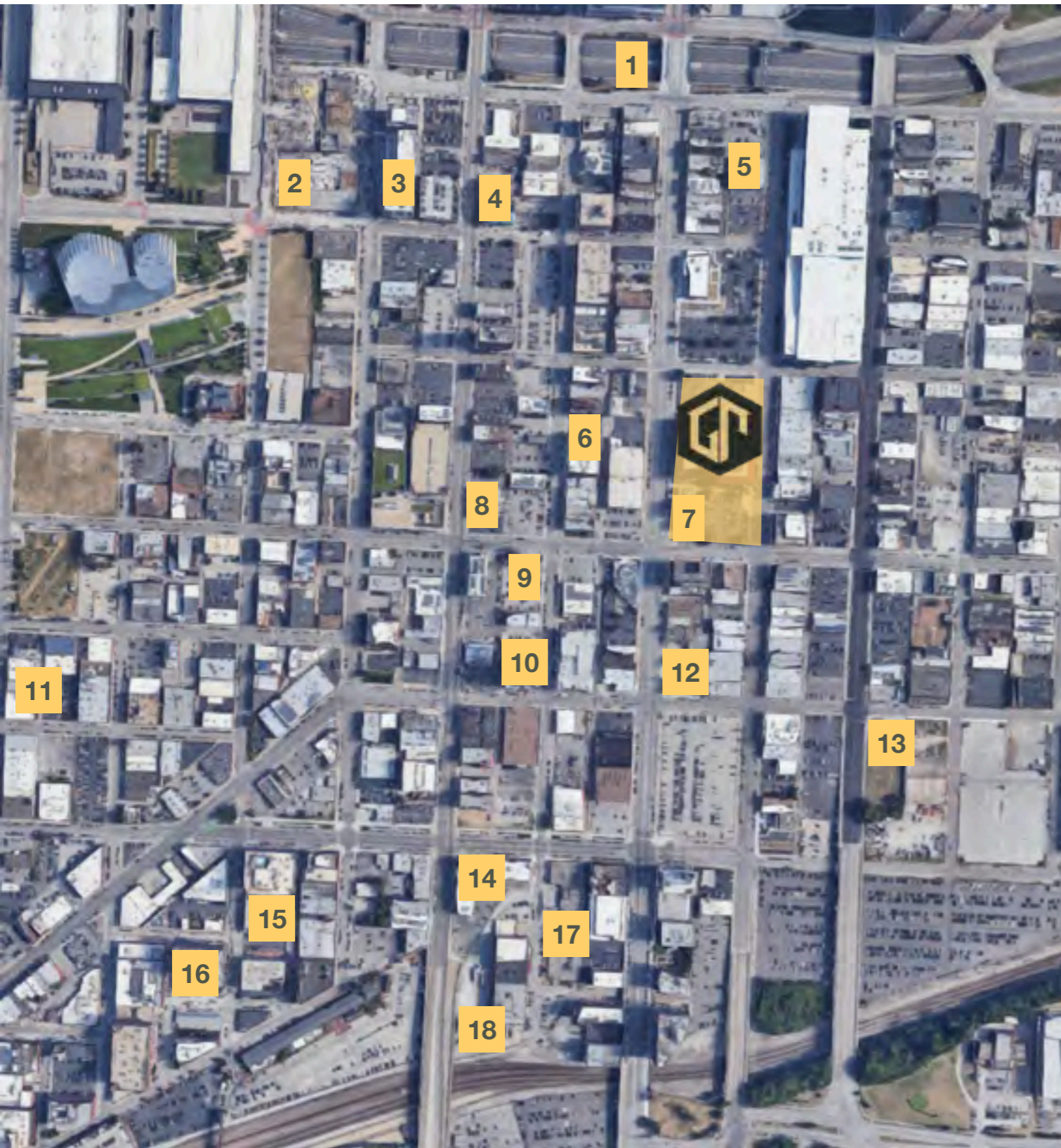
## ABOUT THE CROSSROADS ARTS DISTRICT

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. **Lowes Convention Hotel** - 24-story, 800-rm convention hotel
3. **Courtyard Marriott & Residence Inn** - 10-story, 261-rm 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** - Newly renovated office building
11. **1915 Broadway Apartments** - 6-story, 228-unit apartment
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

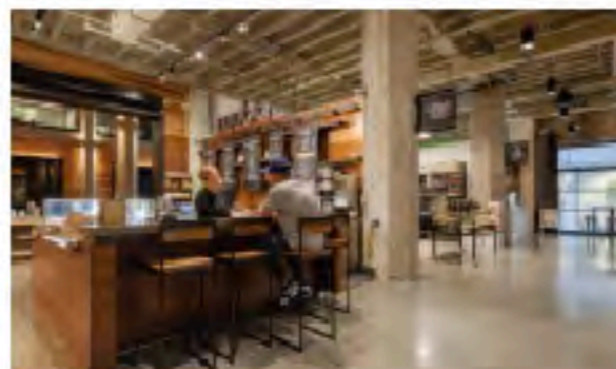




**PROJECT  
HIGHLIGHTS**



**EUROPEAN STYLE MARKET**



**PROJECT HIGHLIGHTS**

## THE MARKET

The historic and rarely seen pressroom on the ground floor of the east building will be a 16,000 SF **European style market and food hall** with 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.









## 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.





*PROJECT HIGHLIGHTS*

## WORK PLACE

**UNPARALLELED  
OFFICE SPACE**



Grand Place will offer some of the best office space in the city. Single tenant offerings will range from **2,000 SF up to 64,000 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.**

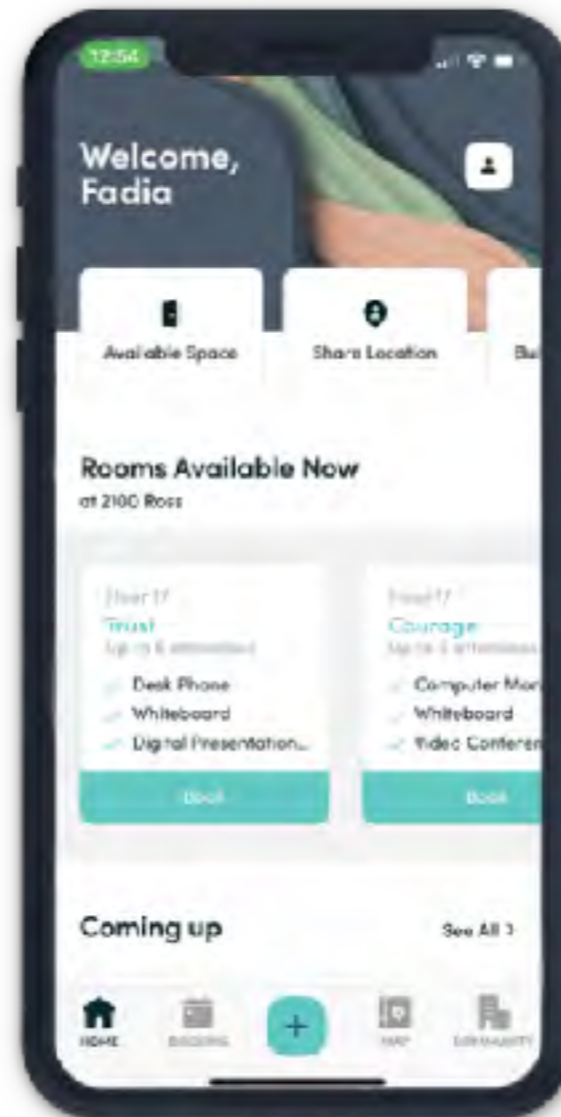


**PROJECT HIGHLIGHTS**

# 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



**Host 3D:** A user-friendly app lets you seamlessly connect employees with key resources and personalized services for a better, more engaging work environment.





**RESTAURANT, BAR & LOUNGE**



**PROJECT HIGHLIGHTS**

**AN URBAN GATHERING PLACE: PRESS CLUB**

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

The Press Club will offer breakfast and lunch service, as well as a private whiskey club, and areas for private or casual group gatherings.

A perfect addition for tenants looking to host special meetings over coffee or cocktails.



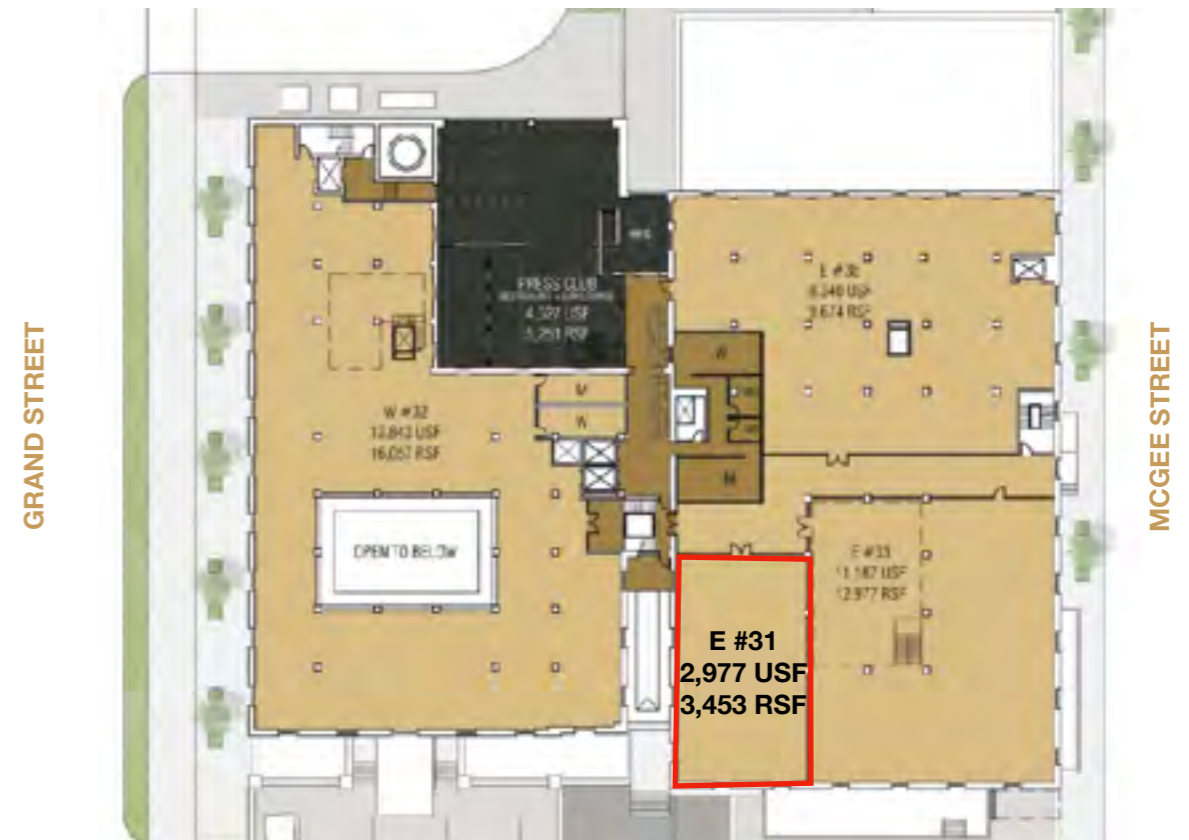
**AVAILABLE  
OFFICE  
SUITES**

FLOORPLANS

# SUITE 31

## EAST BUILDING: INTIMATE, WELL POSITIONED OFFICE SUITE

This office suite is one of two smaller office suites available in Grand Place but is placed in a premium position with ample natural light from both the original 2 story windows and the interior atrium. Storefront glass showcases a modern entry with the historic elements of the brick walls and concrete floors.



FLOORPLANS

# SUITE 33

## EAST BUILDING: TWO FLOORS + PENTHOUSE MEZZANINE LEVELS

One of the most dynamic spaces in the Kansas City area. This suite has 40' high ceilings featuring a concrete atrium to a floating brick building with 20 windows and a central 2,400 SF skylight. When this skylight is brought back to Jarvis Hunt's original specifications, the entire space will be naturally lit during the daytime with little use for modern day lighting. Surrounding the atrium light is a 2nd floor mezzanine exclusive to this suite. An internal stair connects upper and lower office dwellers communicating back and forth under the original skylight.



3RD FLOOR



GRAND STREET

MCGEE STREET

4TH FLOOR





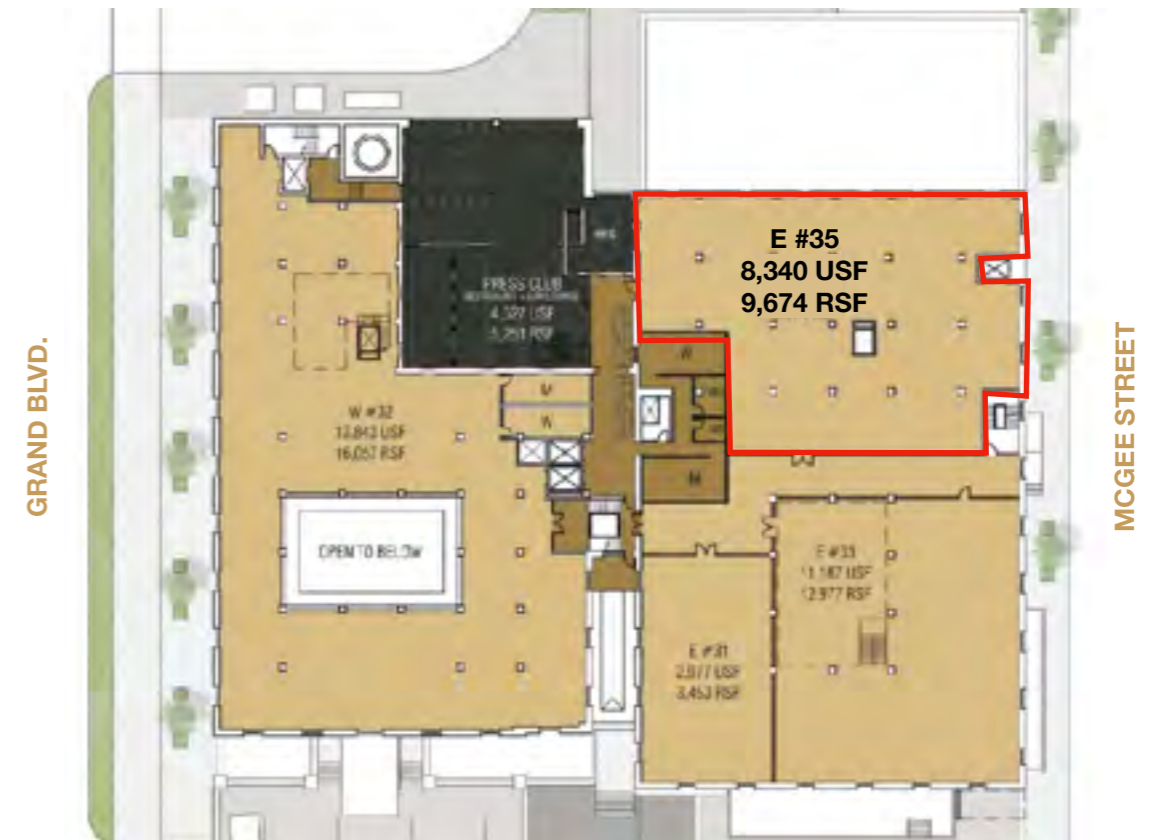
FLOORPLANS

# SUITE 35

## EAST BUILDING: DYNAMIC & PROMINENT OFFICE SUITE

A combination of industrial concrete and original oak floors with warm brick perimeter walls also include board-formed concrete columns and ceilings. Generous column spacing and ceiling heights measuring to a voluminous 13 feet give a dynamic but very uniform layout that will be easy to program for any office use. Close proximity to the Press Club private business club via the main hallway gives the tenant easy access to auxiliary meeting space and dining options just across the hall. Direct access to the space can be served through the main elevator core or through the McGee entrance to the building.

*\*Suite E #35 can be sub-divided into two separate suites (E #35 – 5,055 SF & E #37 4,455 SF).*

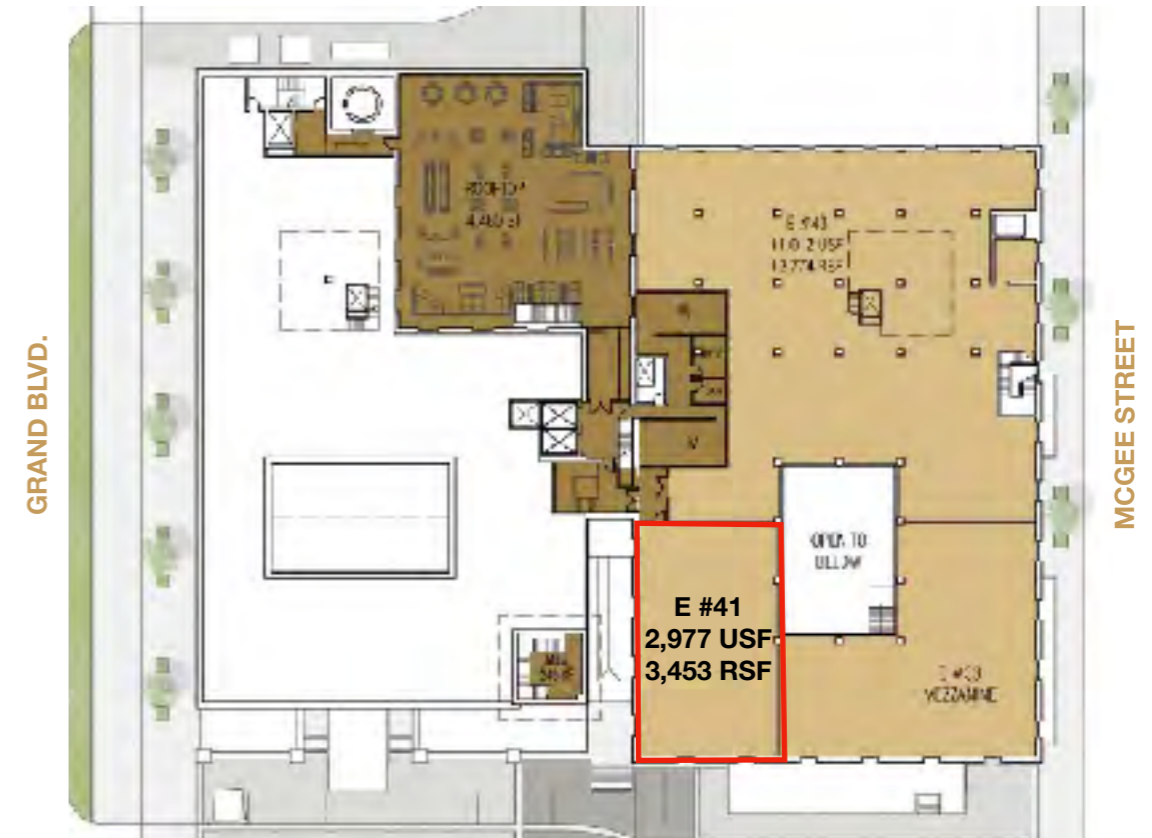


FLOORPLANS

# SUITE 41

## EAST BUILDING: A 4TH FLOOR STANDOUT

This 4th floor mezzanine suite takes full advantage of the board formed angled ceilings & steel girders lining the rooftop. Adjacent to the atrium skylight, this suite has a desirable perch among the East building office spaces. As a stand-alone unit or expansion space from either Suite #43 or #31, this space will wow clients and provide a cozy atmosphere for your employees.



FLOORPLANS

# WEST BUILDING

## WEST BUILDING: RARE & HISTORIC 64,000 SF HEADQUARTERS OPPORTUNITY

The Kansas City Star's West Building features a grand entrance with an arching stair and landing to iconic wood doors and sculpted stone entry. The first-floor space has 18' high board-formed concrete ceilings and art deco plaster walls and decorative column capitals. The historic space has original quarry tile, walnut flooring and large vertical windows with a wide-open floor plan. The second story has similar features, but includes an original skylight allowing for abundant natural light. The west top floor has historic plaster walls and original walnut wood flooring, connecting to a rooftop patio and penthouse spaces.



[CLICK TO VIEW INTERACTIVE WALK THROUGH](#)

*Inquire to see complete floor plans including lower level and ground floor space in addition to floors 1-3.*

1ST FLOOR

2ND FLOOR

3RD FLOOR





**PROJECT  
TEAM**

## MASTER DEVELOPER

# DEVELOPMENT

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. 18<sup>th</sup> 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

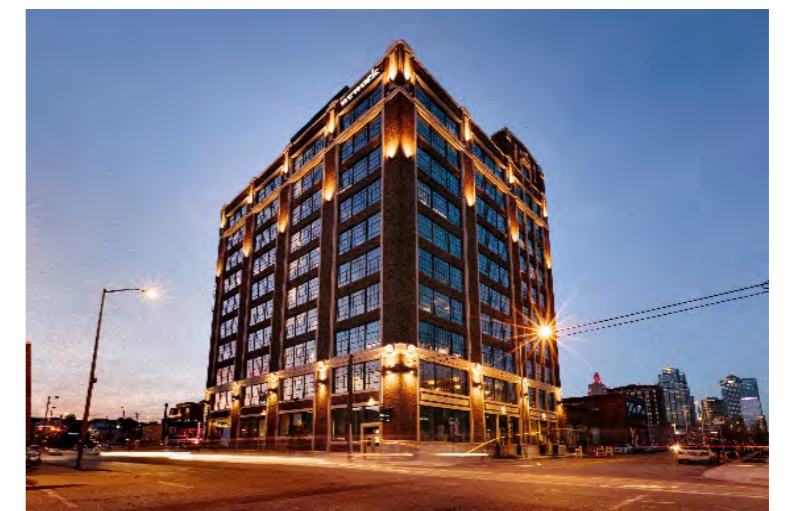


# ABOUT 3D DEVELOPMENT

## 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.

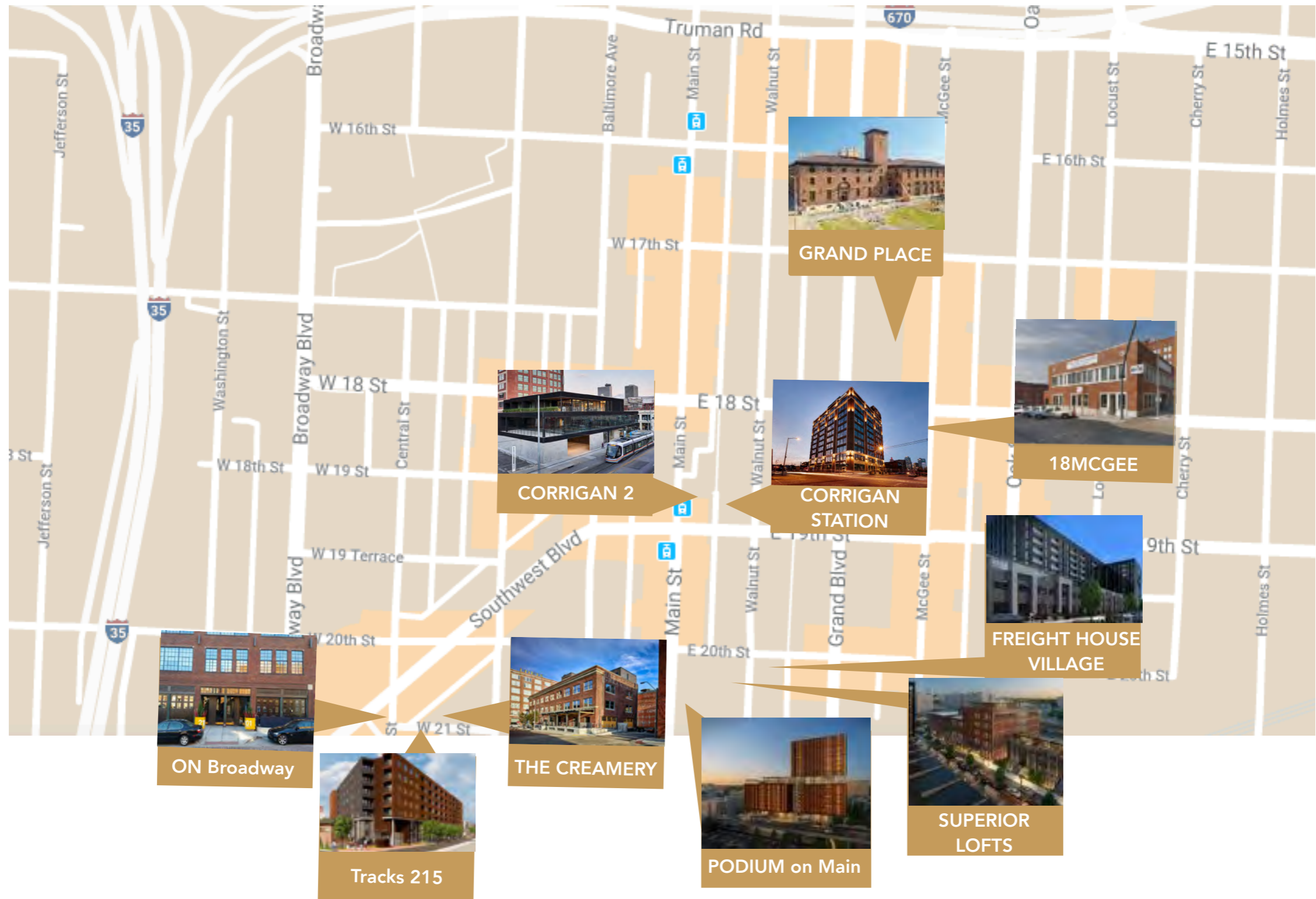
Larkin grew up in Wichita, Kansas and graduated from the University of Kansas. After a short stint in Dallas, Larkin moved to Kansas City, where he worked in health care sales prior to starting MedTrakRx. Larkin is professionally active in the health care community serving on the boards of the Mid-America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





MARKET | WORK | SOCIAL