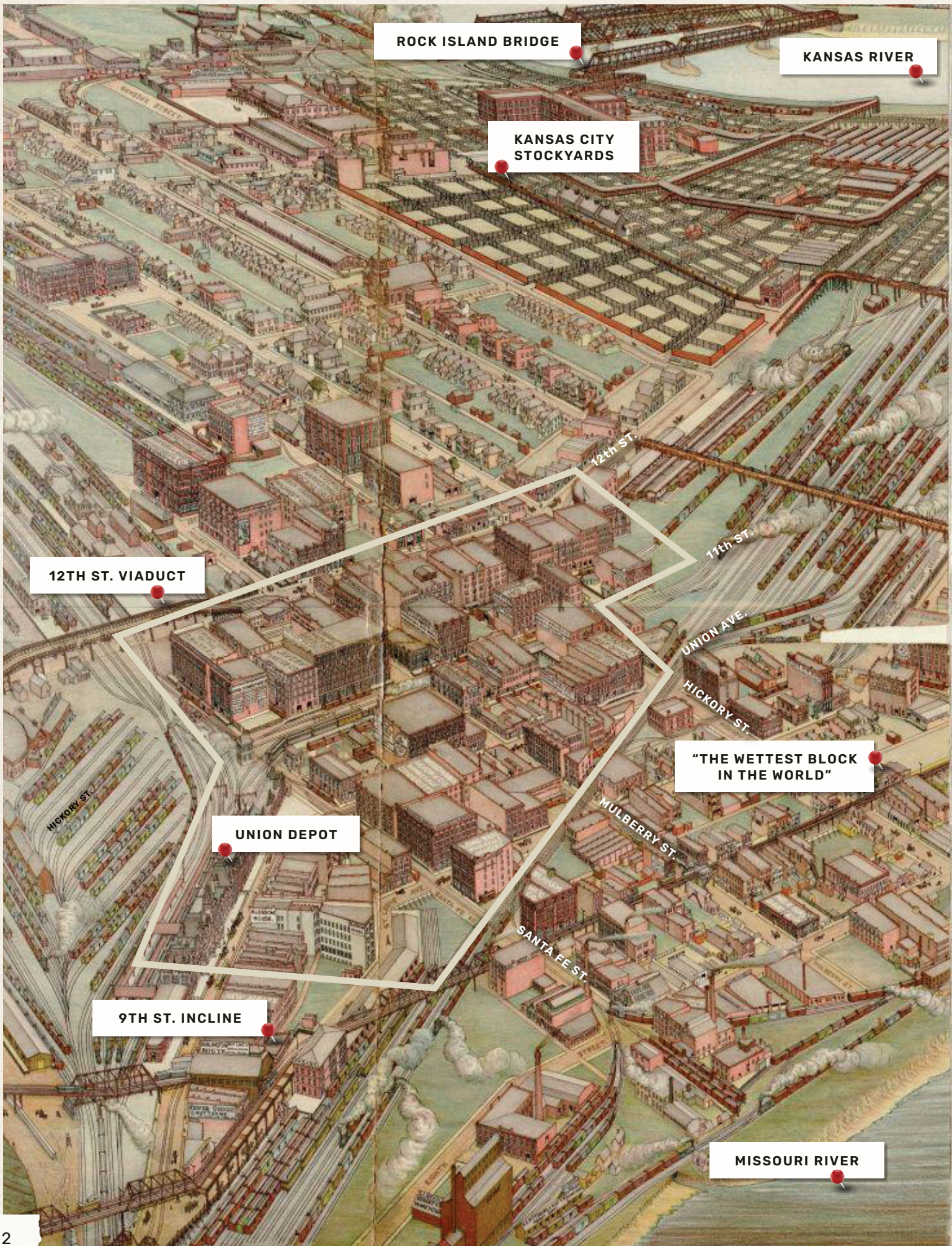


the WEST BOTTOMS

WHERE KANSAS CITY REALLY BEGAN





A HISTORIC NEIGHBORHOOD AT THE CENTER OF KANSAS CITY

In the heart of the city where the Kansas and Missouri Rivers meet, lies the historic West Bottoms. A former hub for trading, stockyards, and industry, the West Bottoms is where Kansas City really began. The neighborhood will be transformed into a vibrant, live-work-play-stay neighborhood that commemorates the past and paves the framework for a promising future.

The West Bottoms will usher in an unmatched Kansas City experience anchored in history and offering something not found in the city today.

CONNECTING KANSAS CITY'S HISTORIC PAST WITH ITS FUTURE

WORKPLACE

- 1** Perfection Stove
62,826 SF adaptive reuse office building with retail
- 2** Crooks Terminal
116,580 SF adaptive reuse office building with retail
- 12** Advance-Rumely Building
82,782 SF adaptive reuse office building with retail

HOSPITALITY

- 4** Avery Hotel
50 key boutique hotel with signature restaurant
- 6** Firehouse No. 1
Historic adaptive reuse restaurant

COMMUNITY

- 8** Parking Garage
New 400 stall district parking garage
- 15** Public Park
- 16** Surface Parking Lot

LIVING

- 3** Moline Apartments
121 unit adaptive reuse multifamily building
- 5** The Henning Apartments
290 unit new multifamily building
- 7** New Residential Bldg. 2
178 unit new multifamily building
- 9** New Residential Bldg. 3
210 unit new multifamily building
- 10** Crane Building
31 unit adaptive reuse multifamily building
- 11** Bolt-Nut & Screw Building
45 unit new multifamily building
- 13** New Residential Bldg. 4
72 unit new multifamily building
- 14** New Residential Bldg. 5
76 unit new multifamily building



WHAT'S TO COME

The phased project will ultimately bring 168K SF of Class-A office space, +1,200 residential units, 100K SF of hand selected local and nationally acclaimed retail tenants, 50 boutique hotel rooms, and a public green space built for community gathering, events and connectivity.

GETTING STARTED

SPRING 2024 Removal of the blighted Ridenour-Baker Grocery Building.

WHAT'S OLD IS NEW AGAIN

WINTER 2024 Initial renovations begin on the first historic buildings in the redevelopment area with the Moline Apartments and Perfection Stove Building.

IMPLEMENTATION

Months of design, development and construction will bring new life. While much of the neighborhood will remain in progress, our team will continue to create community and build upon the momentum of the future West Bottoms.

FALL 2024 Construction begins on the reimagining of the pedestrian experience and the long-overdue modernization of basic infrastructure.

LAYING THE GROUNDWORK

SPRING 2025 Construction begins on the first major new construction project – The Henning – featuring over 290 residential units and ground floor commercial space.

INTRODUCING A NEW PLACE TO CALL HOME

SPRING 2026 Residents and tenants move-in to the first completed renovations and experience the refreshed streets and public space.

OPEN FOR BUSINESS

THE WEST BOTTOMS REIMAGINED

LIVE

Live in the center of the action

West Bottoms living offers eight properties with over 1,200 residential units, consisting of a blend of adaptive re-use lofts and contemporary new apartments, seamlessly integrated into the historic warehouse district.



PLAY

Enjoy an indoor/outdoor retail experience

The West Bottoms is the epicenter of true Kansas City culinary excellence, artisan products, and unparalleled entertainment. 100K SF of hand-selected local and nationally acclaimed retail tenants will be featured.



WORK

Make your everyday part of Kansas City history

168K SF of Class-A office space will be some of Kansas City's most authentic and premier workplaces, leveraging the best amenities that the historic West Bottoms district has to offer.



STAY

A renowned hospitality experience in the heart of the West Bottoms

Offering 50 boutique hotel rooms and a public green space built for community gathering, events and connectivity.

IMPLEMENTING TRANSFORMATIONAL NEIGHBORHOOD UPDATES



LAYING THE GROUNDWORK

The public/private partnership between SomeraRoad and the city of Kansas City has prioritized infrastructure updates that position the neighborhood for long-term success. Construction will begin fall 2024 on the updated pedestrian experience and the long-overdue modernization.



LIFE IN THE WEST BOTTOMS

The West Bottoms has long been a center of innovation, collaboration, and culture. Today, the neighborhood still embodies that charm offering unique shops, artisan products, distinct culinary experiences, entertainment, and so much more.

Chentell Stiritz of Convivial, a ceramic design and manufacturing company



Lemonade Park, an outdoor entertainment venue featuring food, drink and live local music



West Bottoms Whiskey Co., a whiskey distillery and cocktail parlor



First Weekend in the West Bottoms, featuring unique shops, food trucks and special happenings



A DYNAMIC RETAIL ENVIRONMENT, INSIDE AND OUT



FOOD + DRINK

- 1 Restaurant Tenant**
4,392 SF restaurant suite with access to Union Court
- 5 Pins Mechanical Co**
Craft drinks and old school entertainment, 24,012 SF suite
- 8 The Ship**
Hip food and drink establishment with live music and entertainment
- 9 Restaurant Tenant**
3,942 SF restaurant space in the historic Firehouse No. 1
- 13 Coffee Shop**
3,112 SF coffee shop with casual work lounge
- 17 Whiskey Tasting Room**
1,795 SF tasting room
- 18 Brewery Taproom**
1,137 SF local brewery taproom
- 19 Tenant**
942 SF local shop
- 20 All-Day Cafe**
5,370 SF fresh market and restaurant
- 26 Signature Restaurant**
2,607 SF restaurant and bar
- 27 Avery Rooftop Lounge**
1,499 SF rooftop lounge with cocktails and views over the city
- 28 F&B Kiosk**
Small food and beverage stand located in The Depot

ARTS + CULTURE

- 2 Union Court**
Dining courtyard with historic truss structure
- 6 Monarca Art Studio**
1,668 SF gallery fronting Union Ave.
- 10 The Terminal**
Interior passageway connecting Union Ave. with The Depot
- 15 The Parlor**
Shared office tenant lounge and event space
- 21 The Depot**
Central plaza with dining and entertainment opportunities

WELLNESS

- 3 Tenant**
1,960 SF suite with access to Union Court
- 16 Fitness Concept**
7,641 SF gym specializing in small classes and group workout

SHOPPING

- 4 N. Union Ave. Retail Suite**
Retail suites fronting Union Ave., 2,762 SF suite available
- 7 1225 Union Alley Shop**
Retail suites fronting the Union Alley, 1,811 SF suite available
- 11 The Terminal Shops**
Five retail shop off the Terminal, 400-675 SF suites available
- 12 Union Ave. Retail Suite**
Retail suites with entry off Union, 2,555 SF suite available
- 14 The Depot Retail Suite**
Retail suite with entry off the Union Depot, 1,450-2,900 SF suite available
- 22 West Bottoms Bicycles**
Local bike shop and repair
- 23 Vintage Source**
Vintage furniture gallery
- 24 Fetch**
Local retailer specializing in artisan crafts and vintage clothing
- 25 Timewalker Tattoo**
Local tattoo parlor

FOR COMMERCIAL LEASING INFORMATION, CONTACT:

CARY TAYLOR
Partner
816 298 9998
ctaylor@crossroads-kc.com



A NEW HOME FOR
YOUR BUSINESS

Perfection Stove

Built 1919
1200 Union Avenue

58,411 Gross SF

Level 2 – 15,139 RSF
Level 3 – 15,127 RSF

13'-4" Floor to Floor
Concrete Structure



A MODERN WORKPLACE IN A HISTORIC SETTING

HOSPITALITY-LIKE SHARED AMENITIES

Enjoy best-in-class amenities, flexible workspaces, meeting and conference rooms, and convenient access to the walkable West Bottoms neighborhood. The neighborhood will offer locally and nationally acclaimed retail, award-winning restaurants, gyms and entertainment, residences, a hotel and more.



CROOKS TERMINAL
KITCHENETTE AND BAR

PERFECTION STOVE
LOBBY AND LOUNGE



Crooks Terminal

Built 1930
1201 Union Avenue

109,699 Gross SF

Level 2 – 18,149 RSF
Level 3 – 19,120 RSF
Level 4 – 19,841 RSF
Level 5 – 19,881 RSF

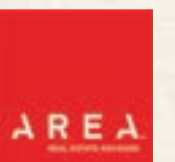
11'-0" Floor to Floor
Concrete Structure

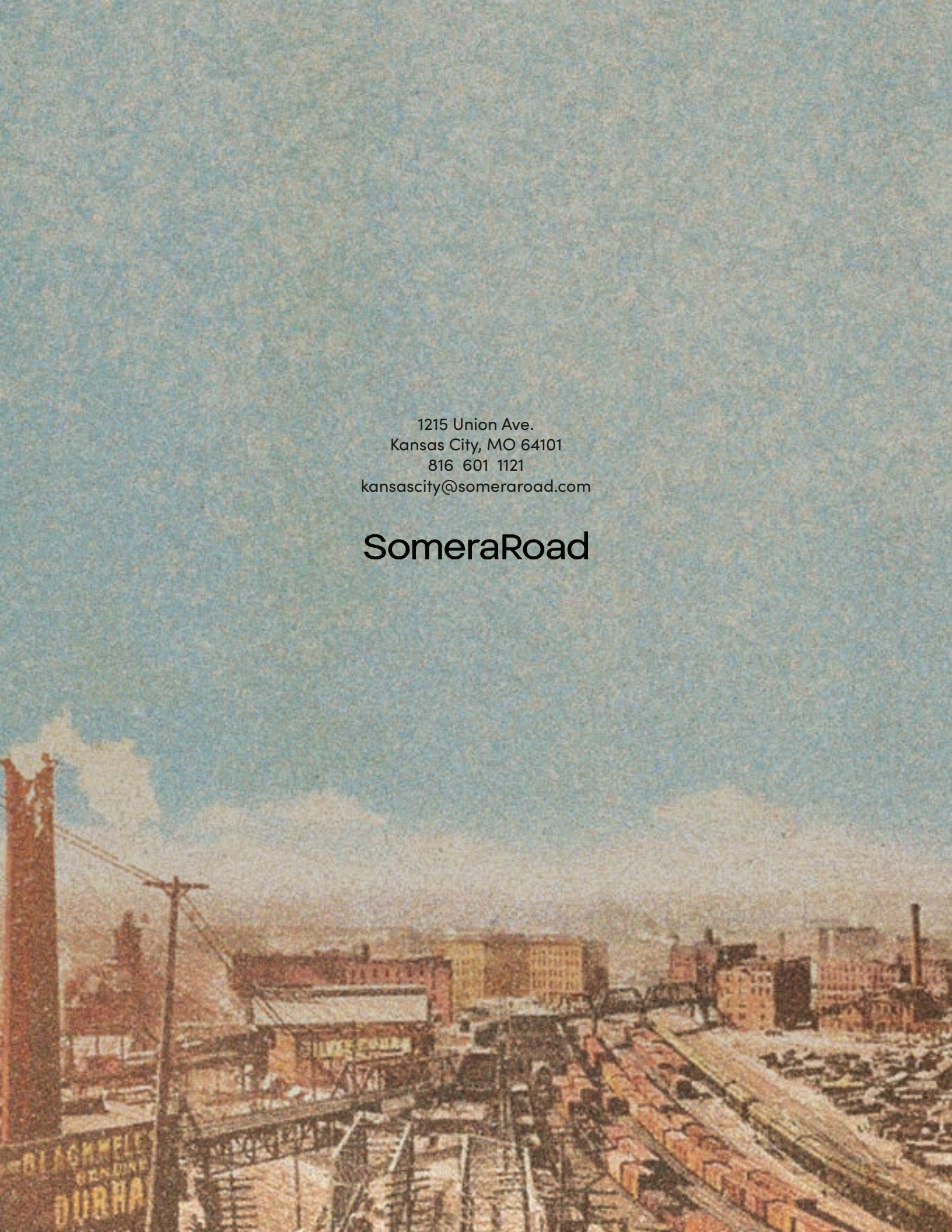


CROOKS TERMINAL
40-SEAT CONFERENCE ROOM

FOR OFFICE SPACE
INFORMATION, CONTACT:

SEAN CRAVEN
Vice President,
Director of Office Brokerage
816 777 2838
scraven@openarea.com





1215 Union Ave.
Kansas City, MO 64101
816 601 1121
kansascity@someraroad.com

SomeraRoad