



# 1601 McGEE STREET

## Kansas City, MO

# AVAILABLE



FOR MORE INFORMATION, PLEASE CONTACT:

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commercial real estate

# SPECIFICATIONS

● AVAILABLE SF	344,130± SF multi-level, Class A facility
● BUILDING USE ALLOCATION	Office areas: 64,029 SF; Warehouse/Production areas: 280,101 SF
● ACREAGE	5.21± (4.57± at 1601 McGee Street and 0.64± at 1708 Locust Street-Parking Lot)
● ZONING	URD: Urban Redevelopment
● YEAR BUILT	2006
● CEILING HEIGHT	15'-60' (88' in automated storage area (ASRS))
● SPRINKLER	Wet - Fully Automatic Fire Sprinkler System
● LOADING DOCKS	(18) Loading Docks; One Grade Level Door; (3) Recycling Dock Doors
● INTERIOR TRUCK COURT	40,080 SF (not in building SF total)
● DRIVE-IN DOORS	(1) total - 12' x 14'
● HVAC SYSTEM	Heating: Two-pipe forced hot water gas-fired boilers  Cooling: (4) 875-ton chillers and (1) cooling tower. The cooling system maintains temperature between 72 and 75 degrees, with the humidity between 45% and 50% in the press hall.
● TYPE OF CONSTRUCTION	Fire resistant structural steel and reinforced concrete with steel tube girts; high-E glass curtain wall; copper panels; stainless steel panels and corrugated metal panels
● CAR PARKING	(78) parking spots on Locust lot (secured/lighted)
● POWER	600 Amp Cables @ 13,200 Volt Primary Power • Power feed has redundancy - (2) separate circuits fed from separate substations feed the building • Building can run 100% on caterpillar backup generators as well
● FIBER	(3) 4" conduits; (2) being used for fiber (Masergy) and CAT6
● ROOF	TPO Roofing System; single-ply membrane over rigid insulation and metal deck
● ELECTRICITY	Evergy
● GAS	Spire Energy
● WATER	KC Water
● SEWER	KC Water
● RATE/PRICE	Contact Broker
● TAX	\$35,000/Year Street Car The building's new tax rate will be determined by the next user.
● ELEVATORS	(1) passenger elevator with 2,500-pound capacity; (2) freight elevators, with 20,000-pound capacity each; (2) material lifts



# MAJOR DOWNTOWN DEVELOPMENT SINCE 2007

PROJECT	YEAR	INVESTMENT
T-MOBILE CENTER	2007	\$276M
POWER & LIGHT DISTRICT	2007	\$295M
FEDERAL RESERVE BANK	2008	\$200M
JE DUNN HQ	2009	\$41M
KANSAS CITY BALLET	2011	\$32M
KAUFFMAN PERFORMING ARTS CENTER	2011	\$413M
GSA RELOCATION	2015	\$49.8M
KC STREETCAR (PHASE I)	2015	\$100M
ONE LIGHT APARTMENT BUILDING	2015	\$64.5M
ROASTERS BLOCK	2016	\$35.9M
POWER & LIGHT BUILDING-APARTMENT CONVERSION	2016	\$54.7M
COMMERCE TOWER BUILDING (APARTMENTS)	2017	\$139M
TWO LIGHT RESIDENTIAL TOWER	2018	\$105M
APEX AND SUMMIT ON QUALITY HILL (APARTMENTS)	2017	\$59.5M
PICKWICK RESIDENTIAL CONVERSION	2017	\$46M
BERKLEY RIVERFRONT APARTMENTS	2018	\$65M
FEDERAL RESERVE BANK - EMBASSY SUITES CONVERSION	2018	\$148.5M
SECOND AND DELAWARE (APARTMENTS)	2020	\$59M
CROSSROADS WESTSIDE	2018	\$90.5M
THE GALLERIE	2018	\$68M
LOEWS CONVENTION CENTER HOTEL	2020	\$325M
CITY CLUB APARTMENTS CROSSROADS	2020	\$72M
MGE BUILDING REDEVELOPMENT (APARTMENTS)	PLANNED	\$63M
WADDELL & REED CORPORATE HEADQUARTERS	UNDER CONSTRUCTION	\$140M







T Mobile CENTER

1601 McGee Street

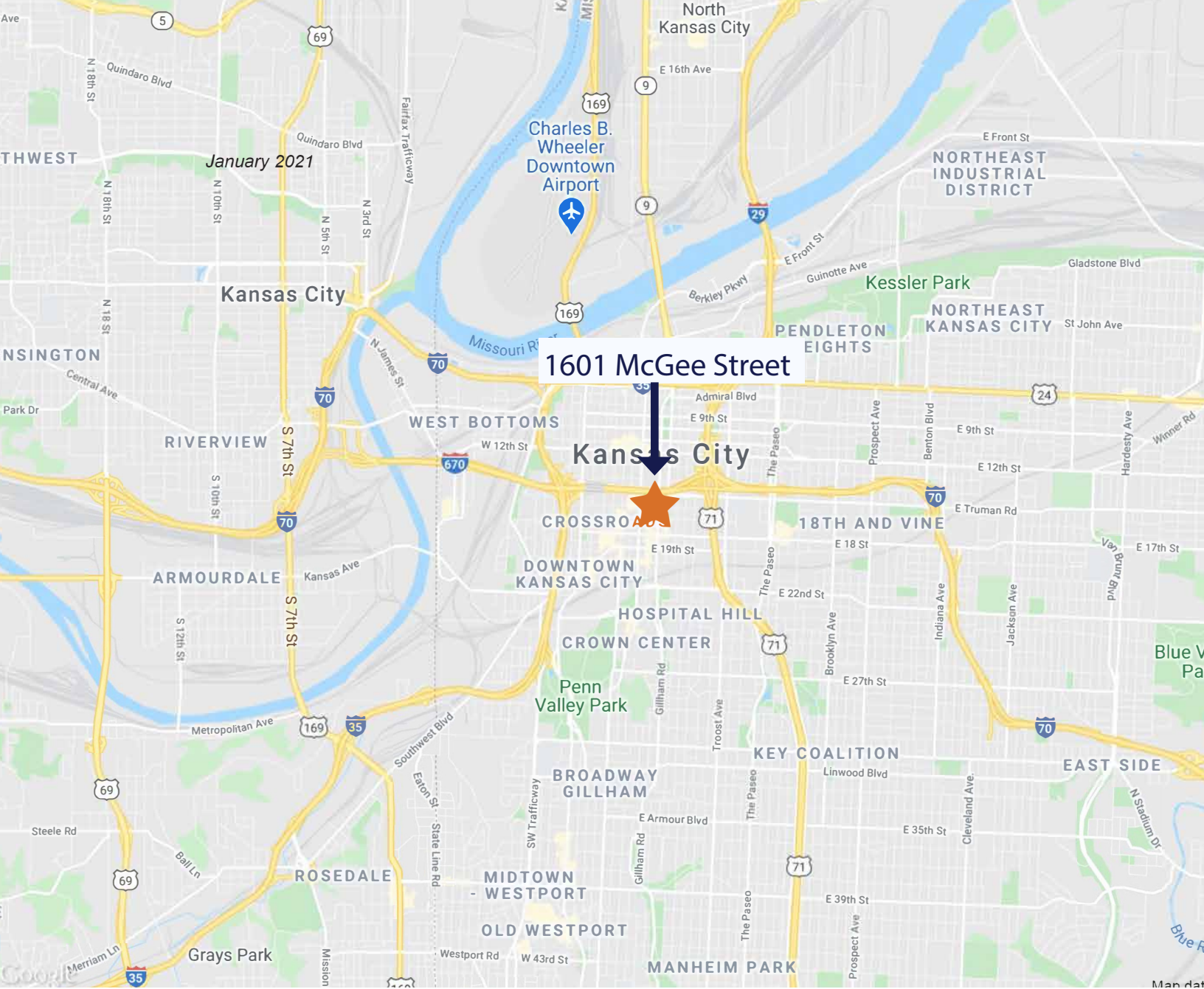
1708 Locust Street

Available for lease in the heart of downtown Kansas City are two parcels located above at 1601 McGee Street and 1708 Locust Street. 1601 McGee Street is a well-known, state-of-the-art printing pavilion built in 2006 and currently occupied by The Kansas City Star, who is vacating the space this year. The parcel contains approximately 344,130 square feet and sits on approximately 4.57 acres. The T-Mobile Center, who has welcomed more than 11 million guests since opening in 2007, is located across the street. Interstates 70, 29, 35, 670 and 49 are located nearby and easily accessible.

1708 Locust Street is a separate parcel and has been utilized as a paved parking area for the printing pavilion and is an approximately 0.64-acre lot.









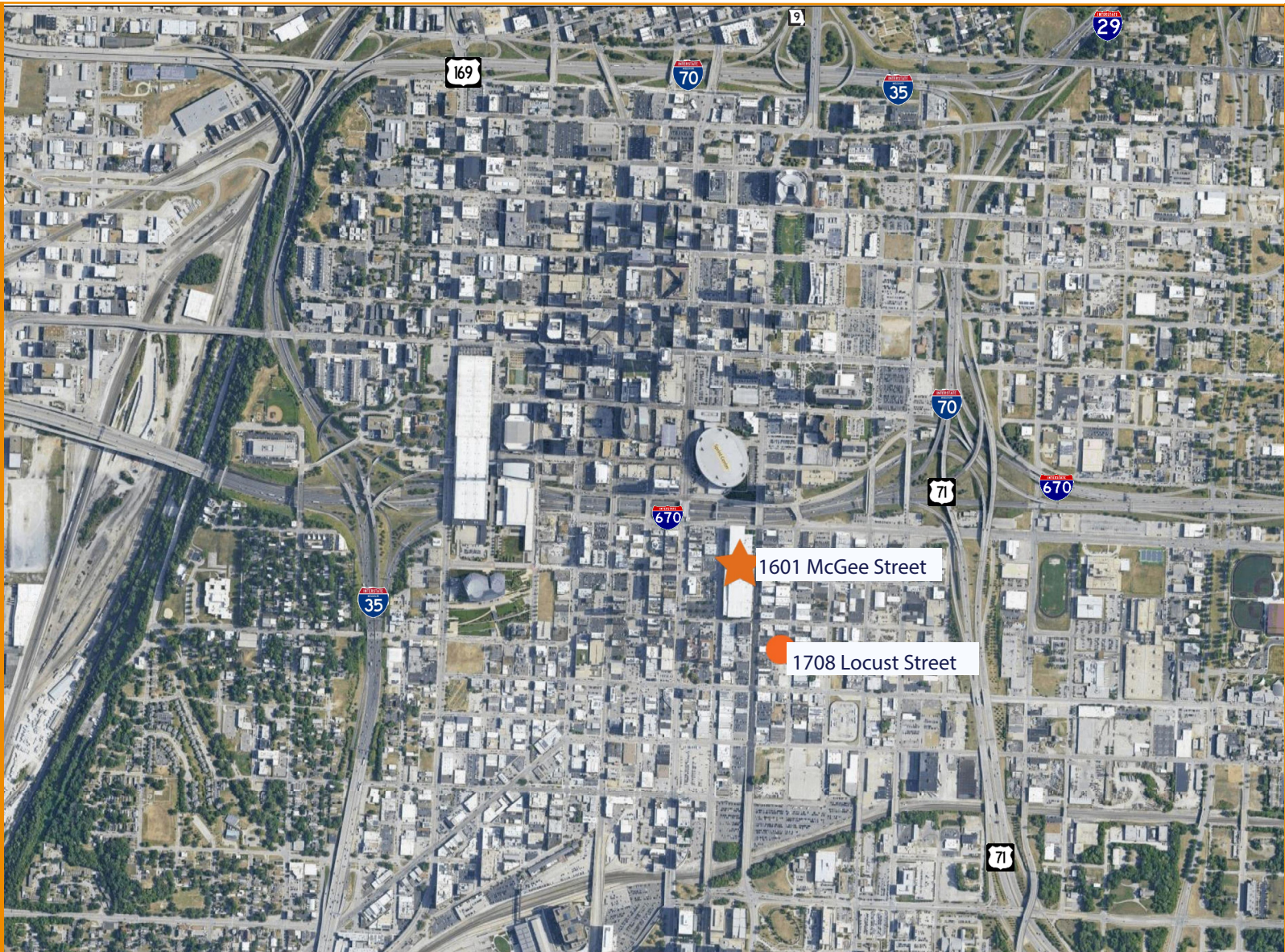


# DOWNTOWN Kansas City



# TOP TEN EMPLOYERS KANSAS CITY

COMPANY	DESCRIPTION	EMPLOYEES
Federal Government	Government	30,000
Walmart (Stores & Distribution Center)	Retail	15,575
Cerner Corporation	Health Care IT	14,178
Saint Luke's Health System	Hospital Services	12,500
University of Kansas Health System	Health Authority	10,229
HCA Midwest Health	Health Services	10,000
Children's Mercy Hospital	Pediatric Health Services	8,440
Ford Motor Co. Claycomo Assembly Plant	Vehicle Manufacturing	7,250
T-Mobile (consolidated with Sprint Merger)	Telecommunications	5,500
Garmin Industries	GPS Technology	5,005





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