

2600 Grand Boulevard
Kansas City, Missouri

2600 GRAND BLVD.



KESSINGER HUNTER
commercial real estate

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Crown Center - The Center of it All

Spectacular architecture, beautiful landscaping, and countless services make Crown Center an ideal location for quality-conscious businesses. Crown Center is designed to meet the needs of today's fast-paced business professionals.

Tenants can have lunch at a restaurant, stop by the fitness center, utilize Crown Center's conference facilities, or shop – all without ever leaving Crown Center. In fact, tenants can find hotels, health clubs, more shops, restaurants, just a short walk or KC Streetcar ride from their offices. Extensive services and amenities make accommodating out-of-town visitors convenient and entertaining clients a pleasure.

The building owner is a subsidiary of Hallmark Cards, Inc., (whose Headquarters is located in Crown Center) and one of the country's most respected companies.

Designed by Henry N. Cobb, partner, Pei Cobb Freed & Partners of New York, 2600 Grand Boulevard has 22,000 square foot plates and convenient, attached covered parking, on-site security/concierge, and a building conference room.

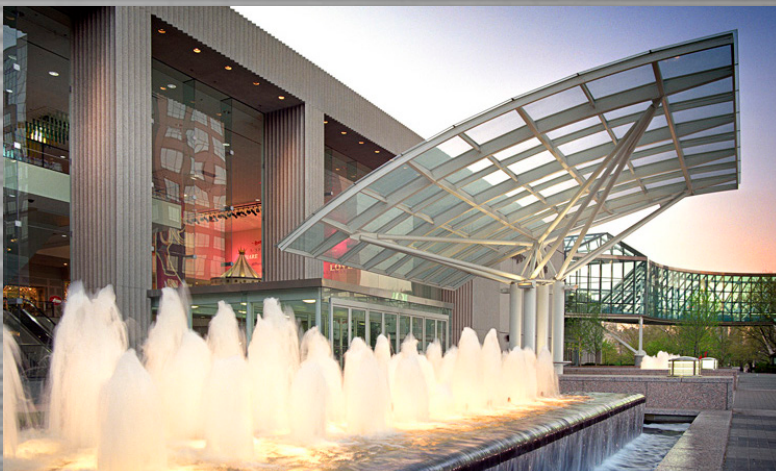
2600 Grand Boulevard offers a Crown Center location in the heart of Kansas City's urban office market while providing suburban-like access to parking via short-term front circle and the adjacent parking garage plus so many more amenities.



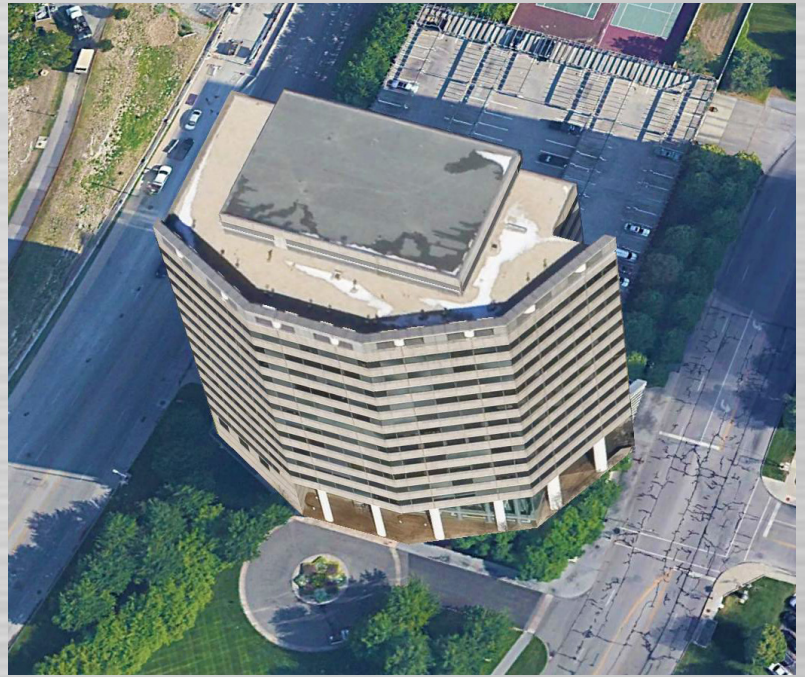
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HIGHLIGHTS

- 1,200 to 4,000+ RSF available
- 22,000 RSF floor plates in a 250,000 SF building
- Plentiful parking with two entry points on Main and Grand plus easy short-term circle drive parking
- "Company Kitchen" with gourmet coffee
- Pedestrian-focused amenities in Crown Center retail and hotels
- Community Events...Concerts...Movies...Ice Skating...Mayor's Christmas Tree
- All new state-of-the-art fitness center
- Conference facilities (accommodates 15 to 50)
- Internet Providers: AT&T, Spectrum, Lumen & Verizon
- 2600 Grand is just steps from the KC Streetcar now stopping at 27th & Main



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THE OFFICES OF
CROWN
CENTER

2600
GRAND
AT CROWN
CENTER

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