



46 Penn Centre

4622 Pennsylvania Avenue, Kansas City, Missouri

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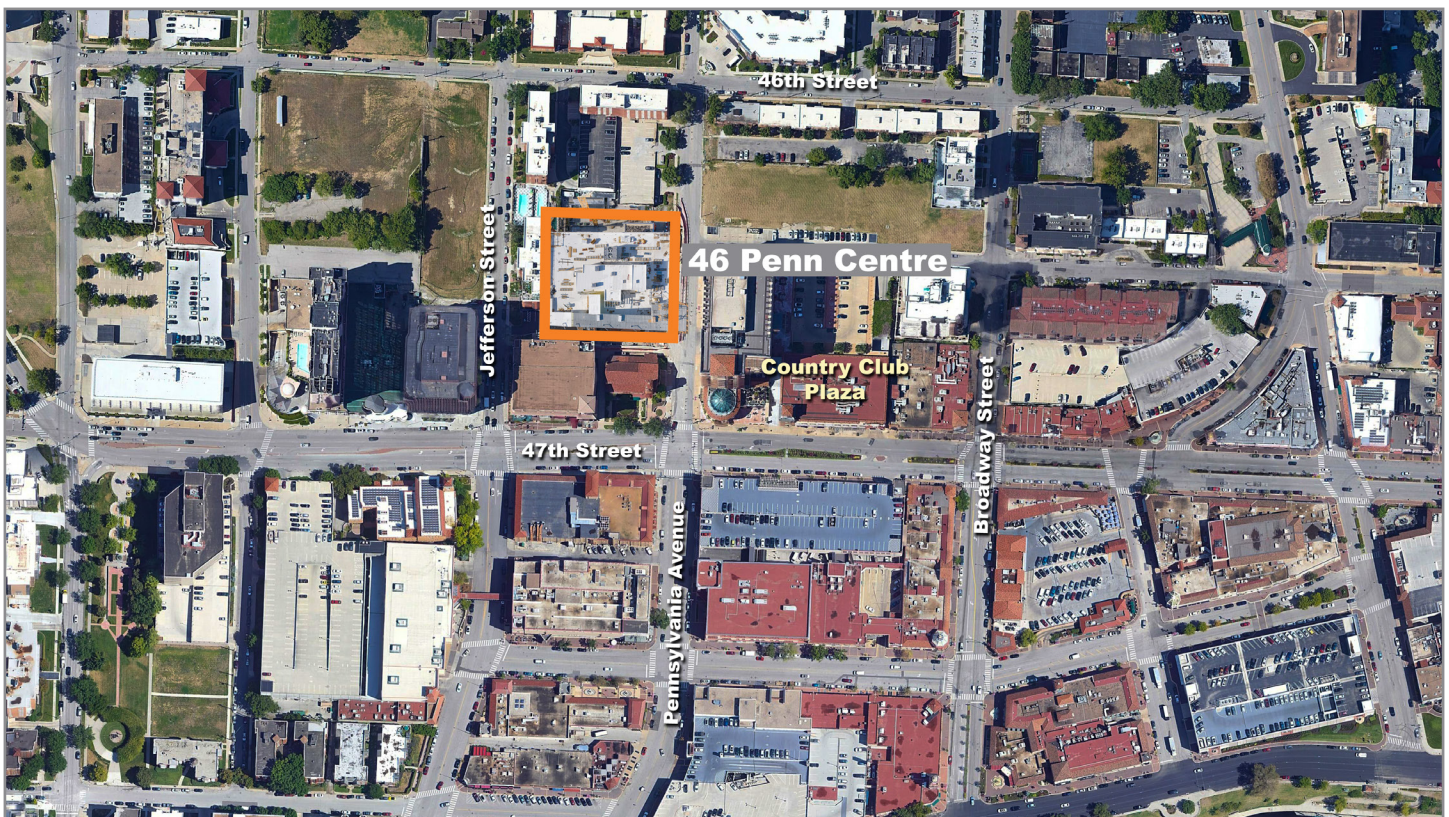
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BLOCK
REAL ESTATE SERVICES, LLC

Building Profile

Building Address	46 Penn Centre 4622 Pennsylvania Avenue Kansas City, Missouri	
Building Description	The 46 Penn Centre building will be a 14-story, high image corporate office building located in the heart of the Country Club Plaza. Superior construction and building systems, ample parking, and a premier location combine to make 46 Penn Centre the ideal long term office building location. The building will offer state-of-the art, world class amenities including a restaurant accessible from the spacious two-story main entrance lobby complete with an outdoor terrace. All floors will have access to private tenant balconies. The office building is carefully planned and designed to achieve LEED standards.	
Completion/Occupancy Date	August 2020	
Building Data	Gross Rentable:	214,000± SF
Area Measurements	<u>Floor</u>	<u>Rentable Square Feet</u>
	Floor 1/P1:	Leased (Retail Bank/Fitness Center/Garage Parking)
	Floor 3/P3:	Leased (Restaurant/Garage Parking)
	Floor 6/P6:	Leased (office space)/Garage Parking
	Floor 7:	Leased
	Floor 8:	10,335 SF
	Floor 9:	4,277 SF
	Floor 10:	Leased
	Floor 11:	Leased
	Floor 12:	Leased
	Floor 14:	Leased
	Floor 15:	Leased
On-Site Parking	The property will contain 608 covered parking spaces in the attached garage, or 3 spaces per 1,000 square feet of rentable area.	
Elevators	Four cabs with upgraded finish serving the office levels - 500 feet/min speed, 4,000 lb cabs (1 cab will be 4,500 lb), digital controls with security card access; 2 cabs serving the garage with transfer at the lobby level as well as level 6 of the garage. This system is more efficient and lower in maintenance costs.	
Restrooms	Porcelain tile floors, patterned ceramic tile walls, drywall ceilings, Granite counters, motion sensor valves, individual stalls separated by full height drywall partitions.	
Hours of Operation	Monday – Friday:	7:00 a.m. — 6:30 p.m.
	Saturday:	8:00 a.m. — 1:00 p.m.
	Sunday and Holidays:	Closed
Security	The building entrances will have a computer integrated security system, with 24-hour card access. Consideration for full-time security also being examined.	
Electrical System	The building will provide 480/277 volt, 5,600 amp service with capacity to supply 6 watts per square foot.	

Building Amenities	On-site fitness center, Company Kitchen, first-class restaurant and rooftop restaurant experiences, electric car charging stations, on-site car wash service, shoe-shine service, and on-site retail banking/ATM through CrossFirst.
Lighting	High efficiency LED fixtures and high efficiency fluorescent where appropriate.
Lobby & Common Area	The building will offer one main entrance and two secondary entrances on the main level. The two story main entrance lobby features a glass curtain wall for maximum transparency and view of the Country Club Plaza, stone clad columns, granite flooring , wood covered panels , a wood ceiling, stainless steel trim, and additional stainless steel accents. The pavement, water fountain, and landscape are carefully articulated so as to complement the Country Club Plaza's existing character.
Architectural Features	The monumental end cap of the office tower will be constructed using light weight steel frame , factory formed and Painted metal cladding system glass and curtain wall system with integrated LED backlit translucent glass panels system. This reflects a new era of development in Kansas City and will make this building iconic.
Parking Control System	Gates controlled by cards. Visitors have tickets validated or pay by credit card. No attendant required thereby reducing operating expenses.
Building Access System	All entry points controlled by one card system. Authorized entry at any point by one card system. Every controlled door can be set to allow only authorized personnel for that space. This will provide superior security and the ability to monitor all ingress/egress activity.
Building Signage	Exterior building signage available for qualified tenants.



COVID-19 and Tenant Safety

The following are items that are either in place, or in process of being implemented into the building's Heating and Air Conditioning System within the building to assist in improving the indoor-air for a better work environment.

Units outfitted with Global Plasma Solutions (GPS) devices:

- Safely cleans indoor-air by leveraging an electric charge to create a high concentration of positive and negative ions; which neutralizes contaminants.
- Results in positive and negative ions having microbicidal effects on pathogens; assisting in minimization.
- Effective for continuously cleaning and decontaminating indoor-air.
- Significantly reduces up to 2/3 of the most common inhalable particles and pathogens; including dust, allergens, odors, germs, mold, airborne and bacteria.
- Connected to Energy Management System for alarm notification if system is non-operational.
- Complies with UL 2998 air cleaner validation for zero ozone emissions.

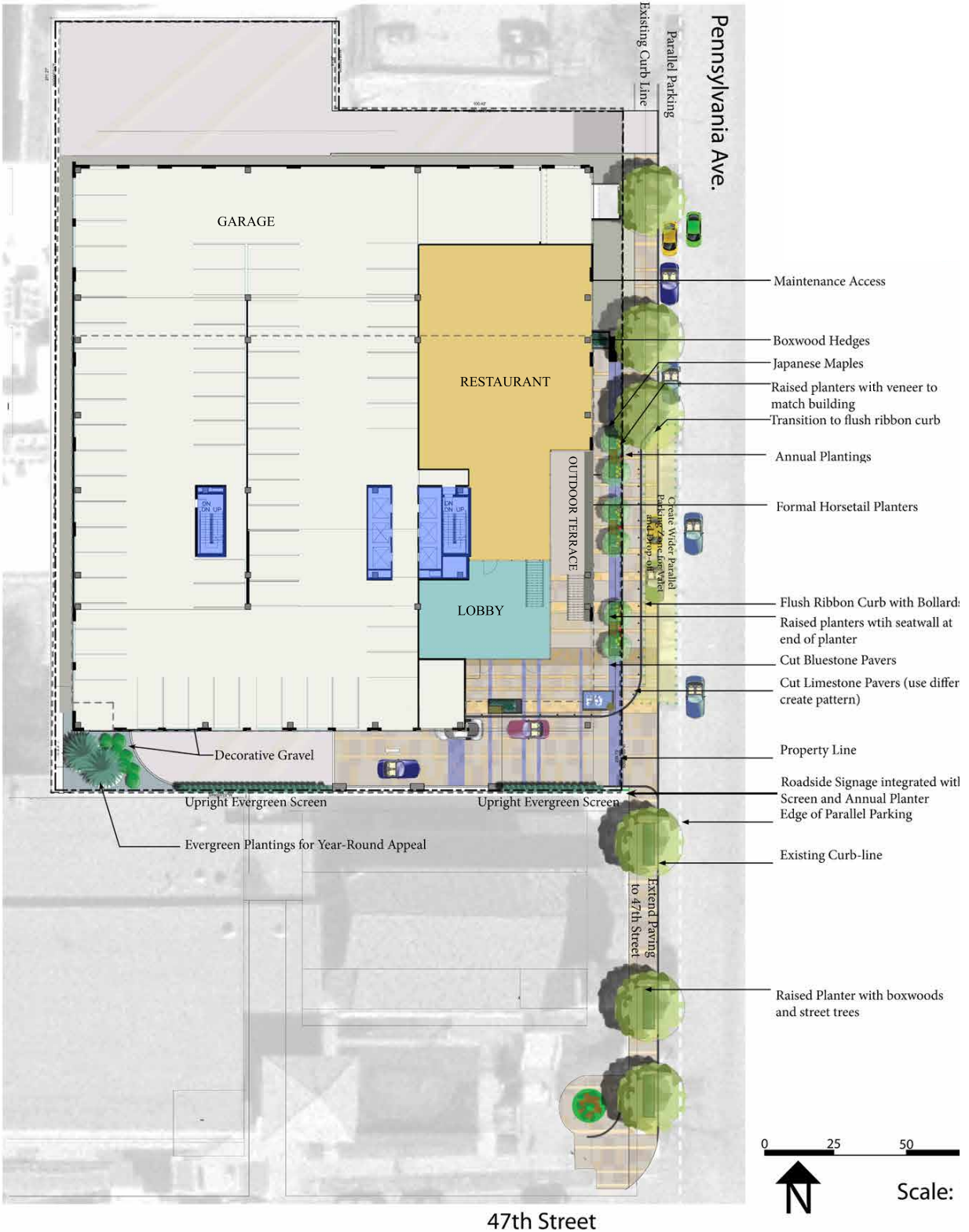
Units provided with MERV 13 Filtration vs. Standard Commercial Filters (MERV 5-7):

- Assists in filtering respiratory droplets' that can range from 1 to 3 microns; successfully at a rate of 85.5% efficiency vs. a rate of less than 25% efficiency.

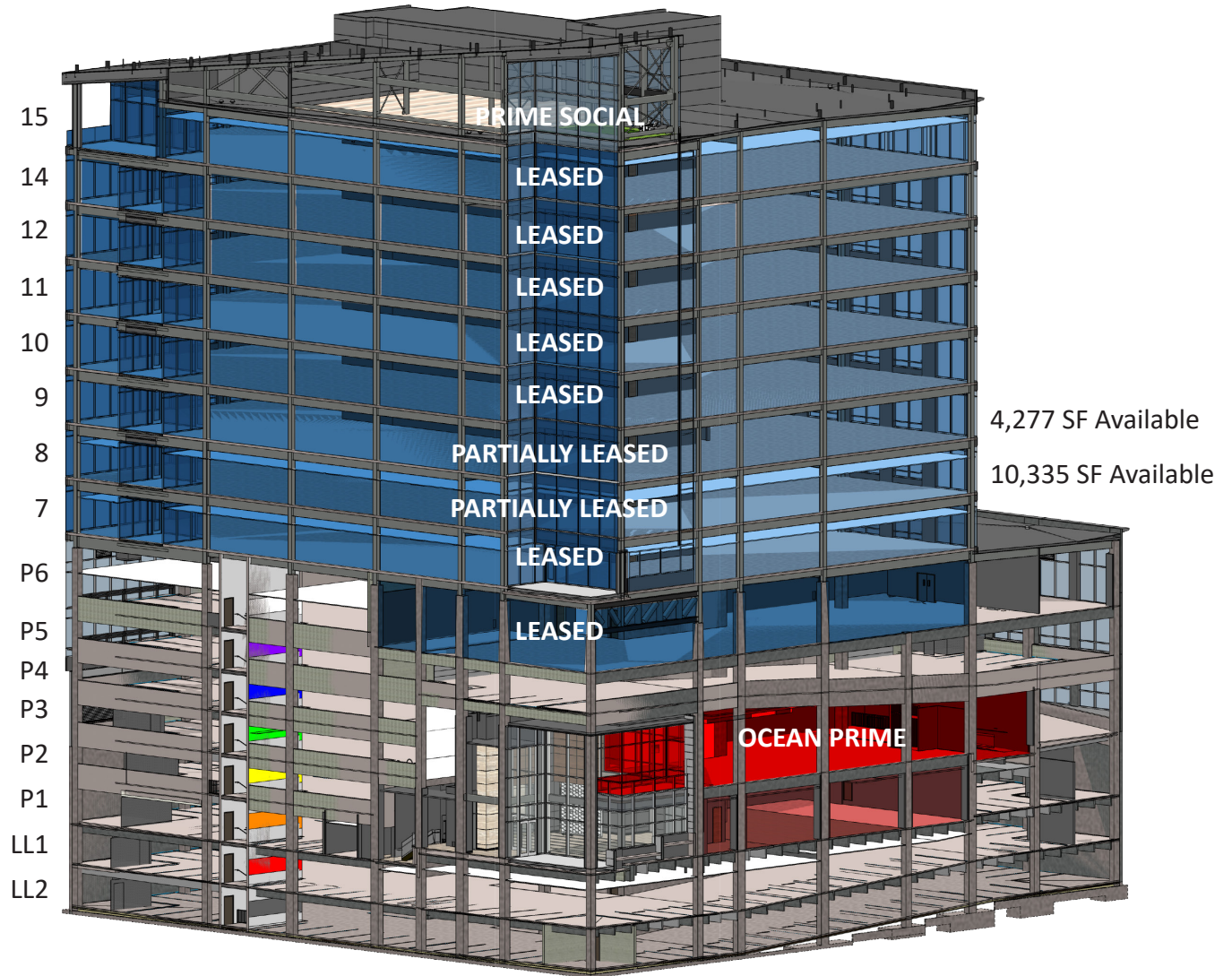
Unit controls set up to allow enabling of air side economizers outside business hours:

- Allow units even during unoccupied hours to open outside air dampers to 100% position anytime dry-bulb (temperature) and wet-bulb (humidity) conditions allow for; resulting in a flow of fresh air into a building.

Site Plan



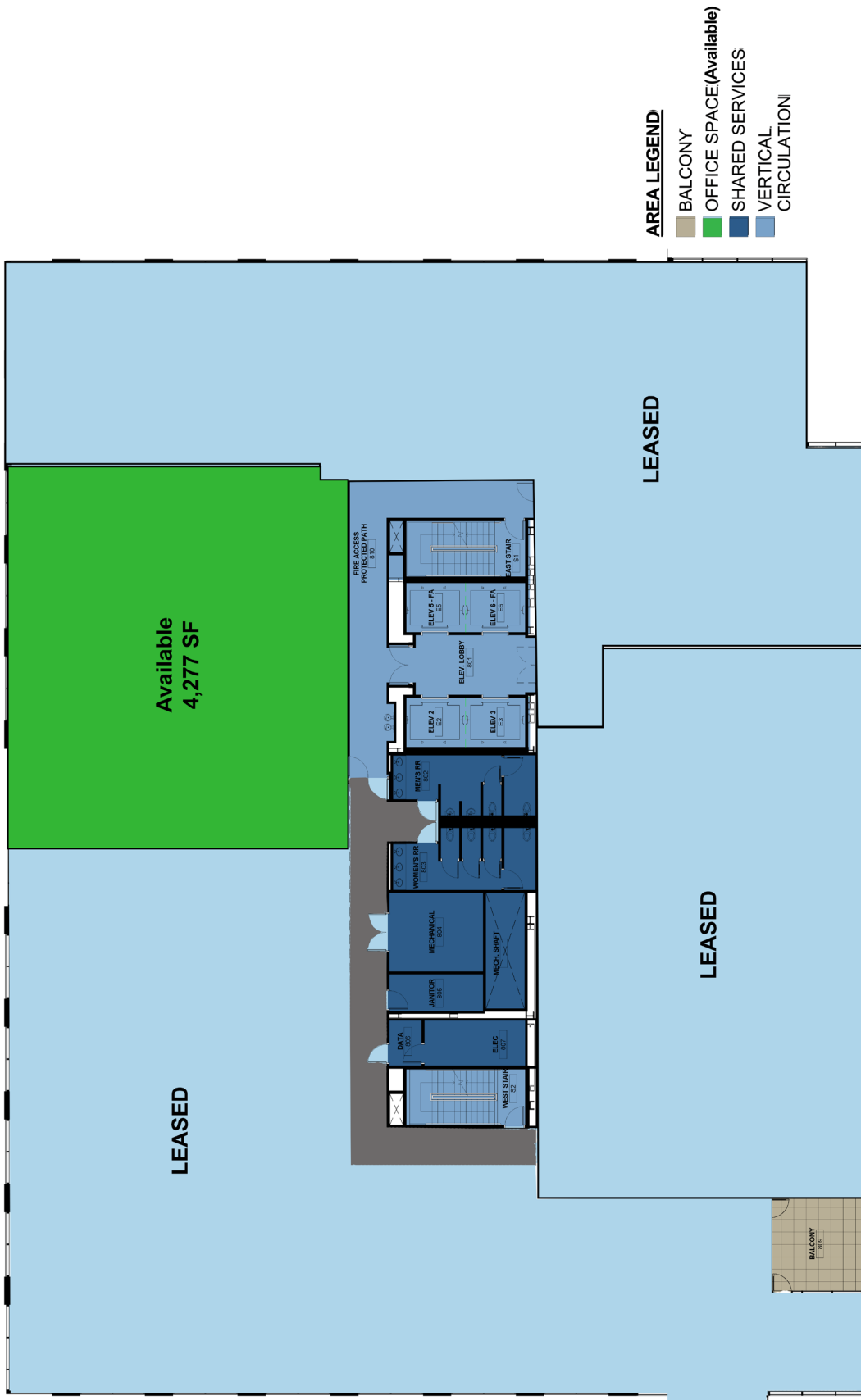
Elevations



Floor Plan — Eighth Floor



Floor Plan — Ninth Floor



External Views



Light Board









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