

KANSAS CITY, MO



2301 McGEE STREET

**Class A Office Space Available
Crown Center**

CBRE

BUILDING FEATURES CROWN CENTER AMENITIES



CONVENIENTLY LOCATED IN HIGHLY DESIRED CROWN CENTER

2301 McGee, ideally situated within 2 miles of US 71 Highway is **one of the most desirable office buildings** in the Kansas City Metro. With long-term, stable corporate ownership through Crown Cetrn Redevelopment Corporation, a **subsidiary of Hallmark Cards, Inc.**, one of the country's most cherished and respected companies.



LARGE FLOOR PLATES | SPECTACULAR VIEWS

This office building boasts **large floor plates** with updated tenant finishes and **incredible views** of Crown Center, the Crossroads entertainment district, Kansas City Power & Light entertainment district, and Downtown Kansas City.



SECURED COVERED PARKING | LOADING DOCK ACCESS

With a parking ratio of 4 spaces per 1,000 square feet, this building contains ample parking. Additionally, **loading dock access and dedicated freight elevator** is provided for large deliveries.



SKYLINE VIEWS

2301 McGee Street
Kansas City, MO



WELL-CONNECTED TO CROWN CENTER VIA THE LINK

Crown Center is connected by The Link, a climate-controlled walkway system leading to the shops, restaurants, hotels and entertainment. The building is also attached to Sheraton Kansas City Hotel at Crown Center, a **favorable benefit** to out-of-town clients visiting the area.



COFFEE SHOP ROOFTOP TERRACE CONFERENCE CENTER

Collaborative workspaces, distinct from regular work areas, foster open communication. For those seeking a more conventional setting, a shared **conference room accommodating 40-50** people is at your disposal.



STATE-OF-THE-ART FITNESS CENTER

Tenants may join the **fitness center at the Pershing Building**. The natural lighting provided within the building plus views to natural elements is another win-win for employees. This **pedestrian-friendly urban environment** is walkable to shops, dining and entertainment.

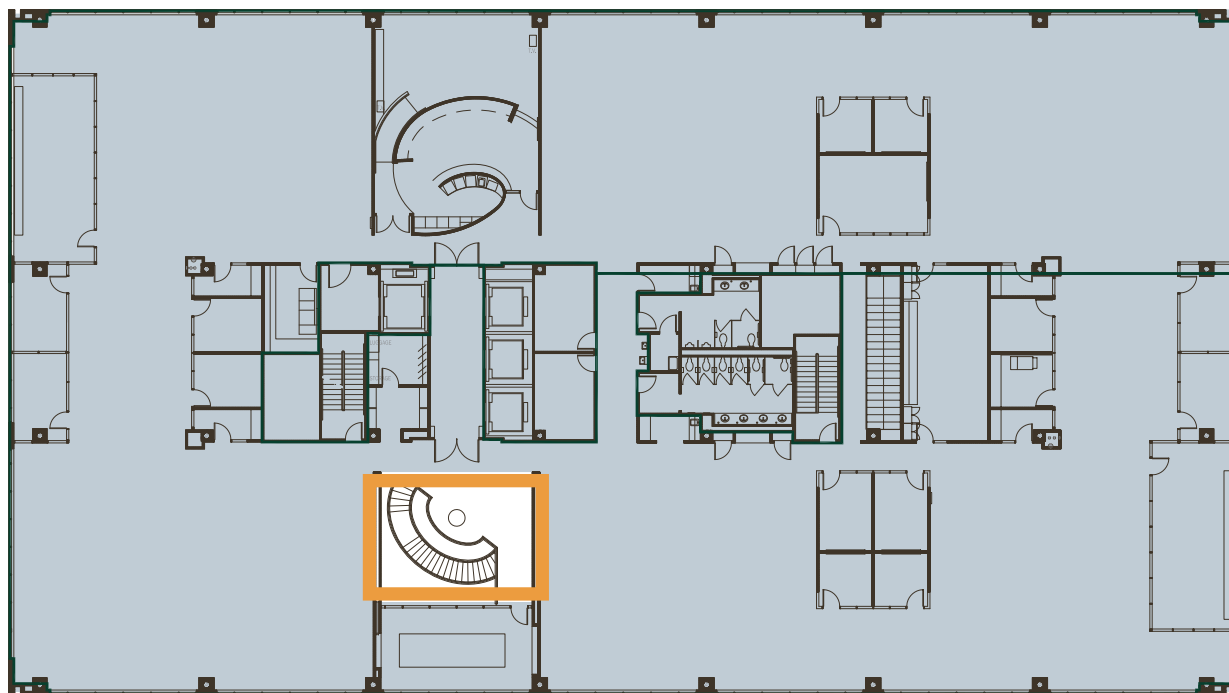
FLOOR PLANS

3RD FLOOR - 27,757± RSF AVAILABLE

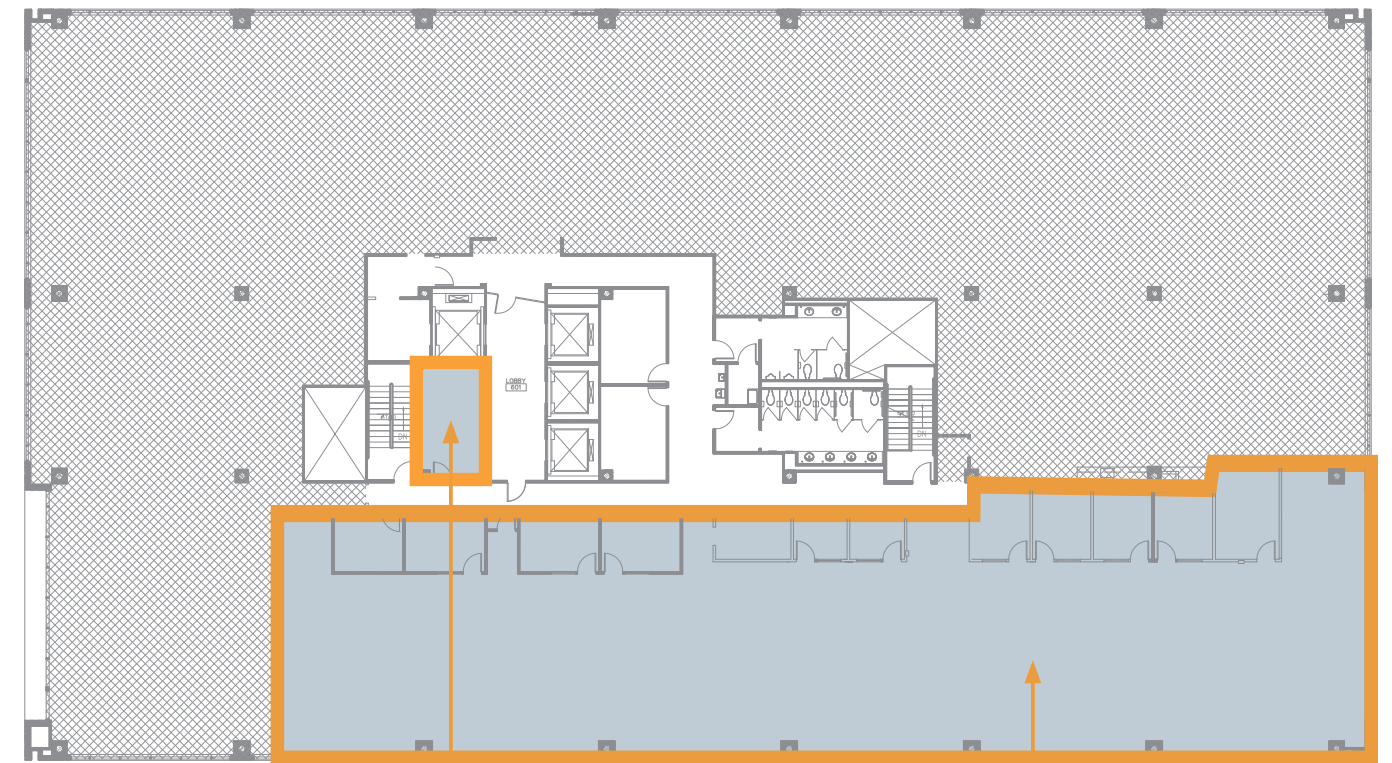


Up to **52,621± RSF** contiguous on the 3rd & 4th Floor connected by an **internal staircase**

4TH FLOOR - 27,854± RSF AVAILABLE



6TH FLOOR - 8,816± RSF AVAILABLE



SUITE 620
230± RSF

SUITE 630
8,586± RSF

FLOOR PLANS

PHOTOS

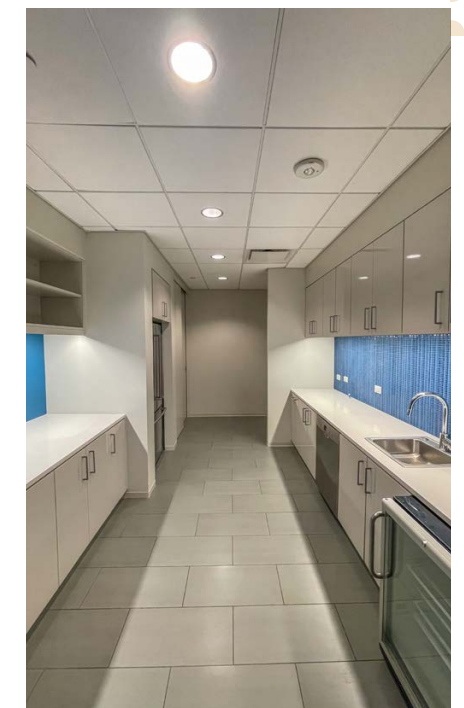
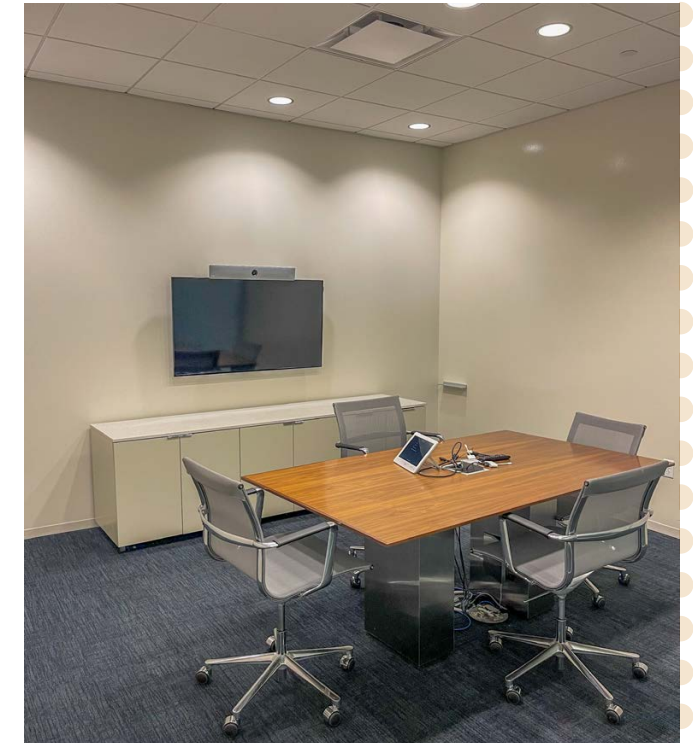
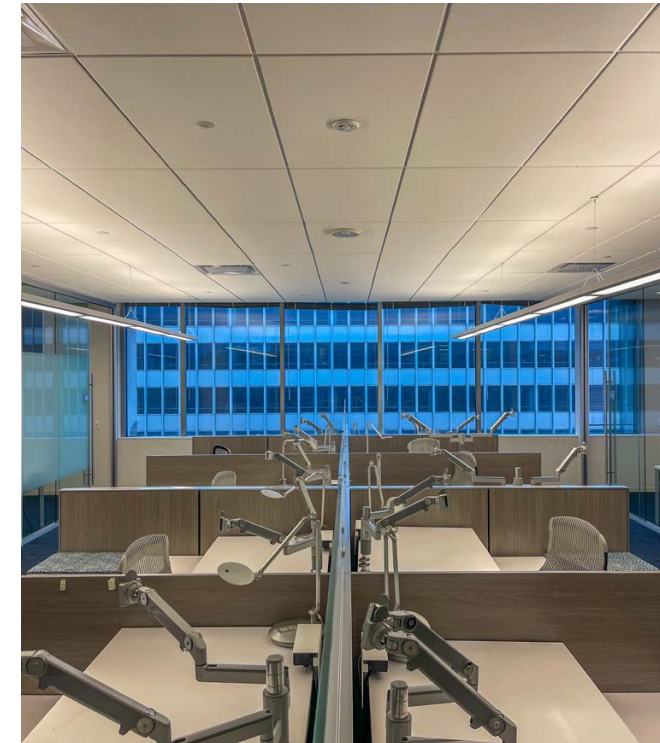
8TH FLOOR FULLY FURNISHED SPEC SUITE SUITE 870 - 1,987± RSF AVAILABLE



SUITE 870

COMMON BREAK ROOM
AREA
Includes Sink,
Upper/Lower Cabinets and
Refrigerator

8TH FLOOR FULLY FURNISHED SPEC SUITE SUITE 870 - 1,987± RSF AVAILABLE



PHOTOS

UPDATED LOBBY & COMPANY KITCHEN



NEARBY AMENITIES

LIVE - WORK - PLAY

RESTAURANTS

- 1 Corvino
- 2 Crown Center
 - A. Burnt End BBQ
 - B. Curry in a Hurry
 - C. Empanada Madness
 - D. Fritz's Railroad Restaurant
 - E. Greek Food, Ltd
 - F. La Fuente Mexican Street Food
 - G. One East Urban Bar & Kitchen (The Westln)
 - H. Pak Ling Express
 - I. Pershing Perk
 - J. Potatoes and More
 - K. Sheridan's Frozen Custard
 - L. Spectator (The Sheraton)
 - M. SPIN! Pizza
 - N. Starbucks
 - O. Taste of Philly
 - P. Topsy's Popcorn Shoppes
 - Q. Unforked
 - R. Zaina
- 3 Grinder's Pizza
- 4 Jack Stack Barbecure
- 5 Jimmy John's
- 6 Lidia's
- 7 Manny's
- 8 Mission Taco Joint
- 9 Panera Bread
- 10 Sauced
- 11 Subway
- 12 Town Topic
- 13 Teocali Mexican Restaurant
- 14 Union Station
 - A. Havery's at Union Station
 - B. Pairisi Coffee
 - C. Pierpont's at Union Station

HOTELS

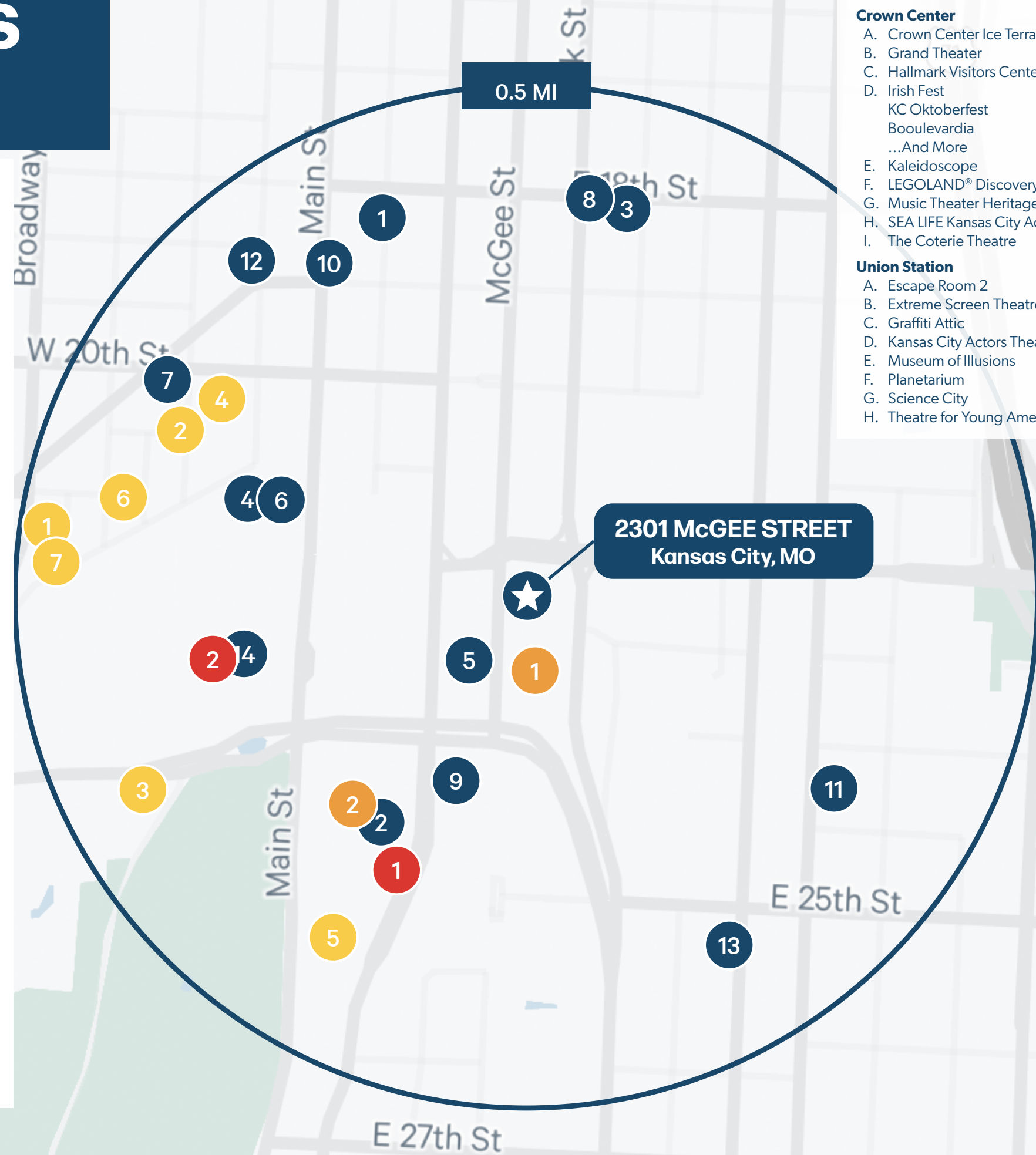
- 1 Sheraton Kansas City Hotel
- 2 The Westin Kansas City

RETAIL

- 1 Crown Center
 - A. Amy's Hallmark
 - B. The Apothecary
 - C. Best of Kansas City
 - D. Chip's Candy Factory
 - E. Chip's Chocolate Factory
 - F. Club 22
 - G. Crayola® Kansas City
 - H. Deborah's Art Studio
 - I. The Electronics Store
 - J. Eurpoeana Accents
 - K. Halls Kansas City
 - L. Initial
 - M. KiD OH!
 - N. The Missing Piece
 - O. Pen Place
 - P. Shang's Tea House
 - Q. Shop Local KC
 - R. Sportibles
 - S. Toy Time
- 2 Union Station
 - A. Rally House
 - B. Rocky Mountain Chocolate Factory
 - C. Science City Store

MULTIFAMILY

- 1 2109 Broadway Lofts
- 2 Columbia Lofts
- 3 Pershing Lofts
- 4 Piper Lofts at Crossroads
- 5 Santa Fe Place Condominiums
- 6 Stuart Hall Lofts
- 7 Windows Lofts



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FEATURED ENTERTAINMENT EVENTS

Crown Center

- A. Crown Center Ice Terrace (seasonal)
- B. Grand Theater
- C. Hallmark Visitors Center
- D. Irish Fest
KC Oktoberfest
Booulevardia
...And More
- E. Kaleidoscope
- F. LEGOLAND® Discovery Center
- G. Music Theater Heritage
- H. SEA LIFE Kansas City Aquarium
- I. The Coterie Theatre

Union Station

- A. Escape Room 2
- B. Extreme Screen Theatre
- C. Graffiti Attic
- D. Kansas City Actors Theatre
- E. Museum of Illusions
- F. Planetarium
- G. Science City
- H. Theatre for Young America

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KANSAS CITY, MO

CONTACT

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