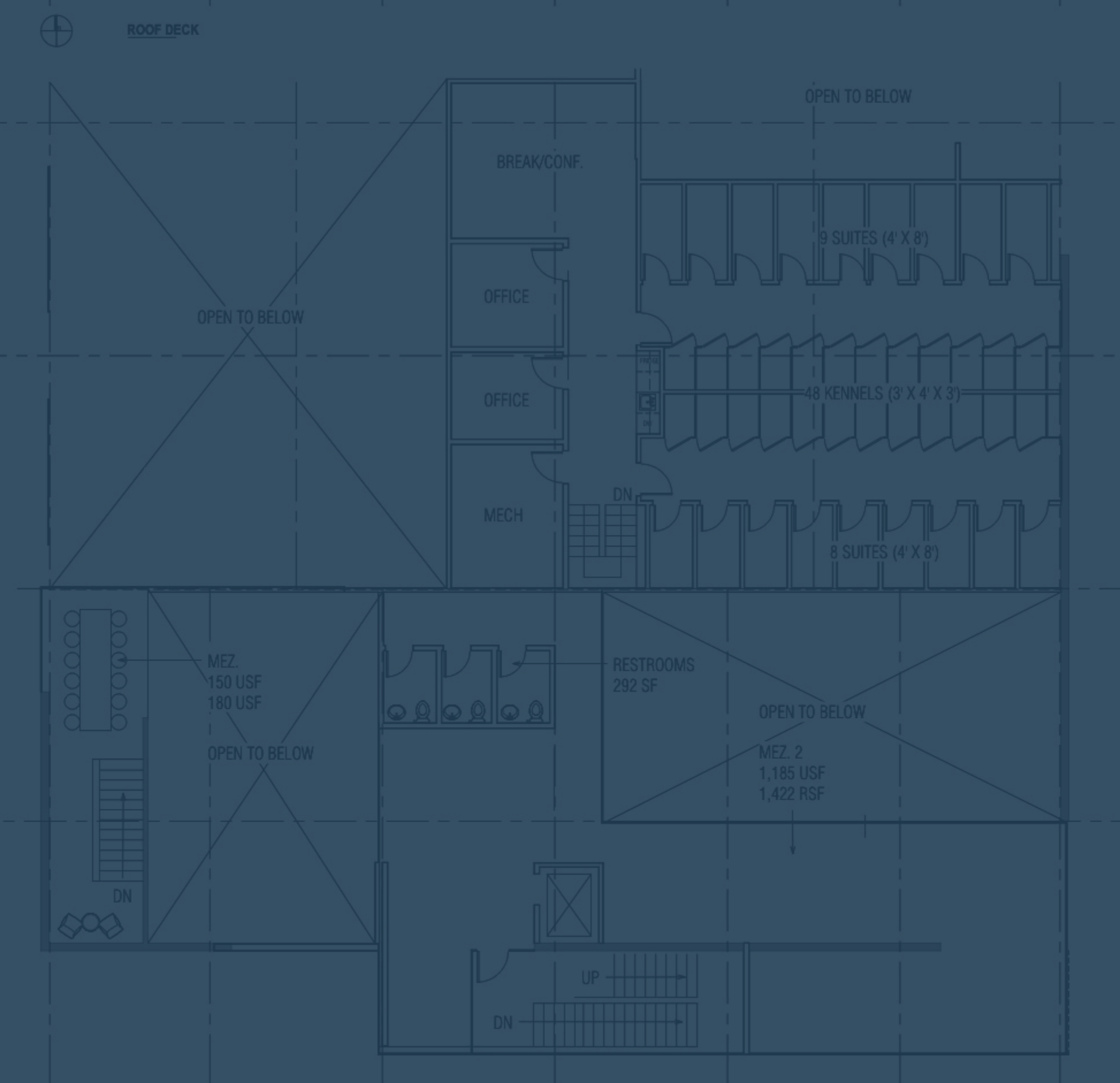
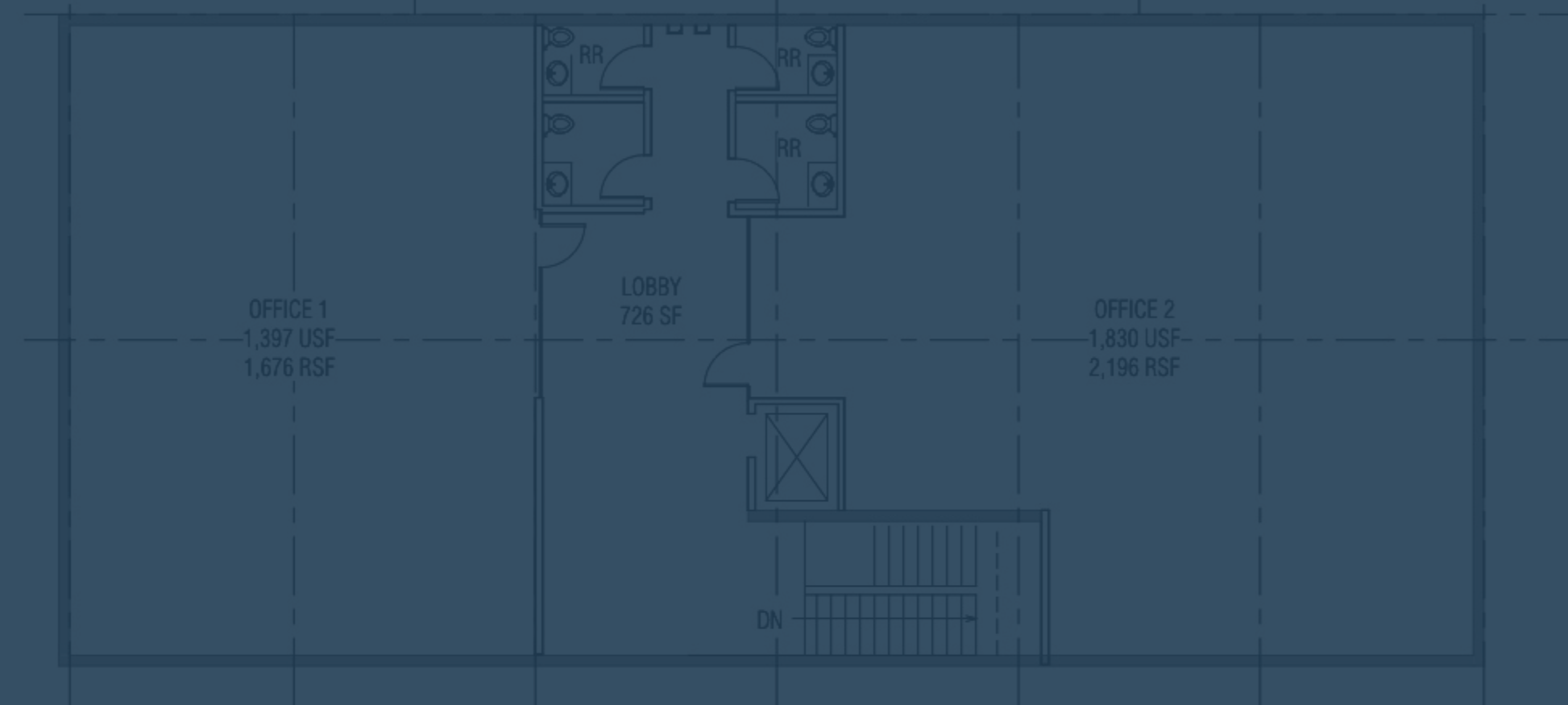


DOG DAYCARE AND LOUNGE
11,247 USF
11,247 RSF
(INCLUDES MEZZANINE)

Village Square

Specialty Retail and Office

DEVELOPMENT

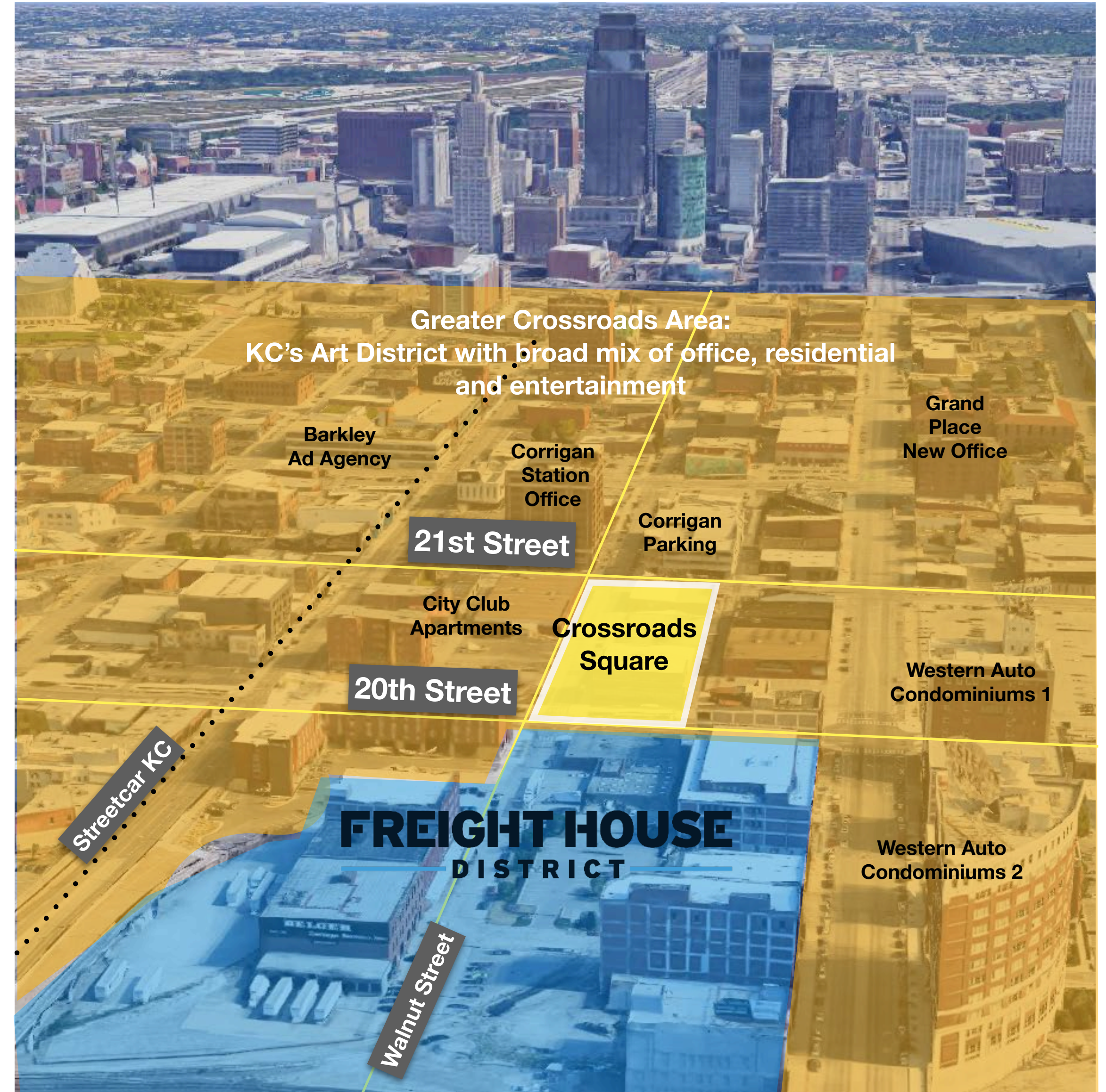


This redevelopment opportunity, anchored by Corrigan Station to the north and the new Freight House Village to the south, unites a mix of uses into one bustling block surrounded by the highest density of urban development: office, residential and 10 of the city's best restaurants. While the Crossroads has been great for people, the missing element is a convenient and fun place for their four-legged friends.

Crossroads Location close to everything

This is a rare opportunity to invest in the Crossroads, a well-established district, half a block from the street car and surrounded by businesses, a growing number of residential units, as well as a variety of retail options.

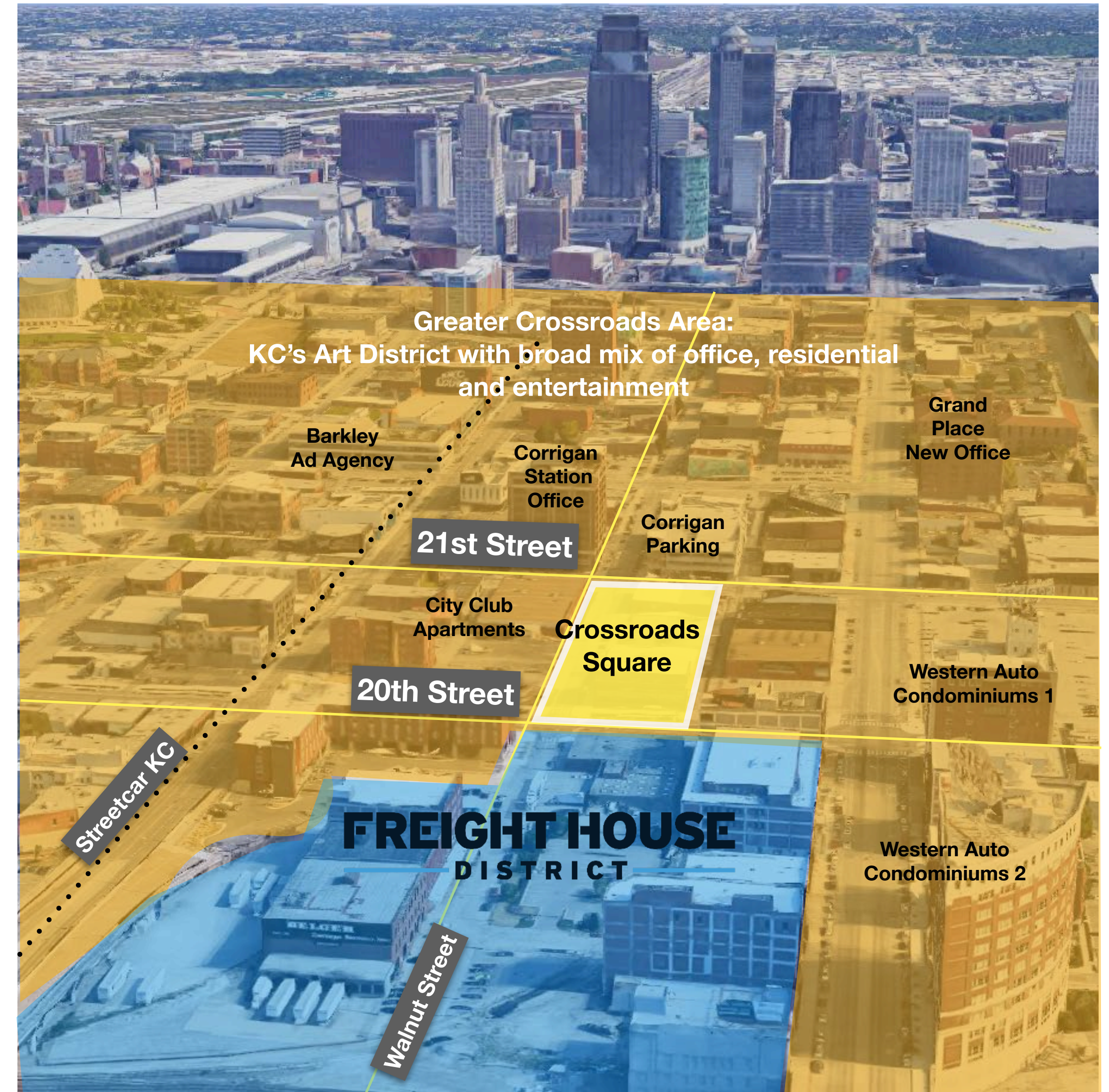
Located in the middle of it all, this boutique office location is highly walkable and a prime central gathering spot.



Active Mixed-Use Location

Extending the Freight House Village one block north to Corrigan Station

- **Boutique Office // 100 East 20th Street**
4,500 sqft of boutique office, perfect for architecture or creative firm
6,000 sqft of boutique retail, including coffee and ice cream)
- **Fun for Dogs and their Humans // 1985 Walnut Street**
Central dog park with dog daycare, boarding, grooming and 18,000 square feet of indoor and outdoor space. Reservable outdoor grill kitchens, stage, seating & entertainment area
- **1905 Walnut Street - 8,000 SF**
Boutique office demisable to 5,000 and 3,000 SF ideal for an architect, engineer or creative firm with wood barreled roof and open floor plan



A Balanced Mix of Uses



Boutique Office

Dog Care



The Atlantic

=

MATERIAL WORLD

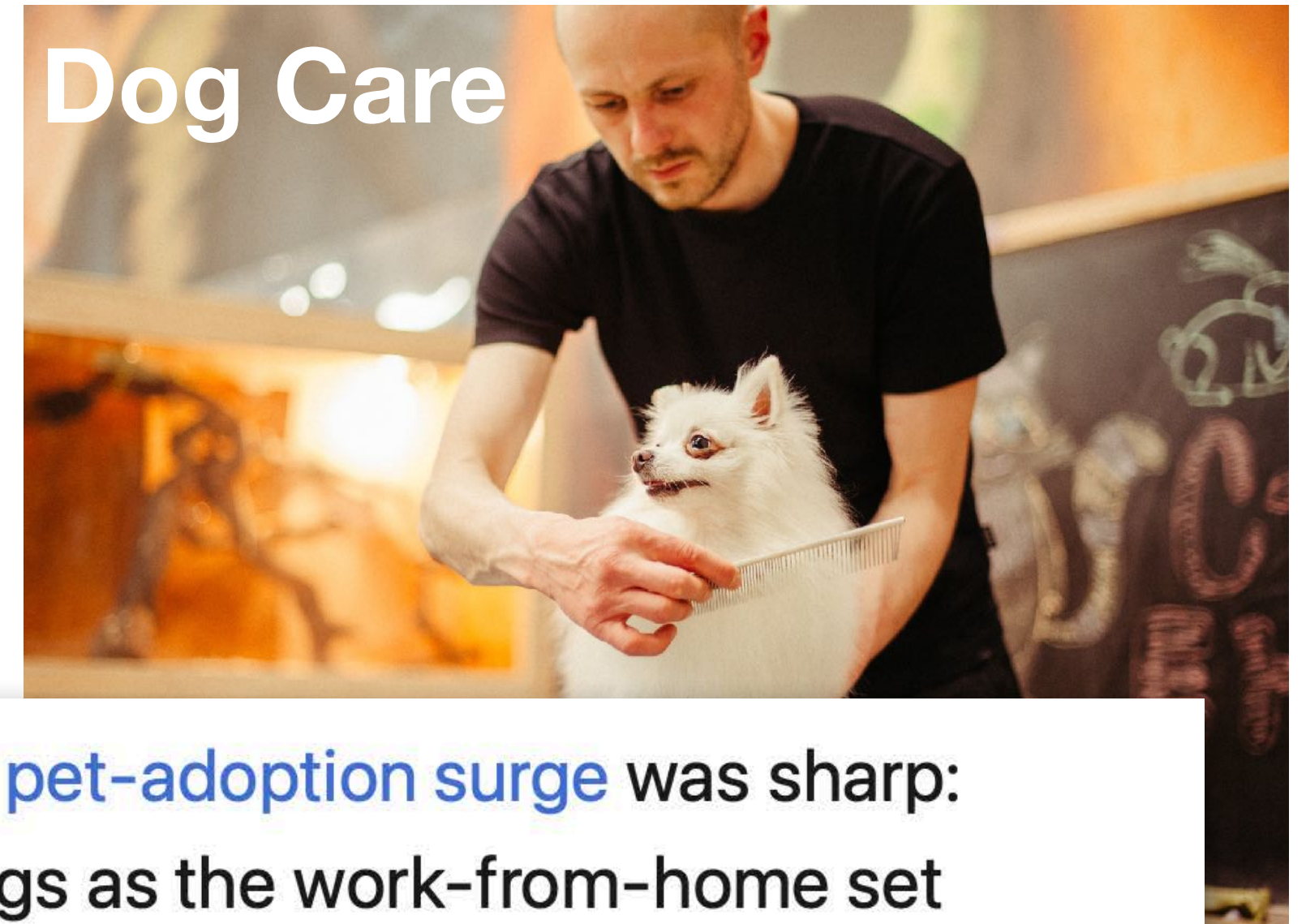
Why So Many Millennials Are Obsessed With Dogs

The only thing getting me through my 30s is a cranky, agoraphobic chihuahua named Midge.

By Amanda Mull

SEPTEMBER 2021 ISSUE

Dog Care



Or, for that matter, the past three years. The 2020 [pet-adoption surge](#) was sharp: Shelters emptied and rescue groups ran out of dogs as the work-from-home set welcomed new companions for themselves and their kids. Among adults under 40, who accounted for the majority of pet adoptions, the pandemic-era spike in demand was anomalous in its intensity, not its trajectory. Millennials recently overtook Boomers as the largest pet-owning cohort of Americans; by some estimates, more than half of them have a dog. The pet-ownership rate is even higher among those with a college education and a stable income—the same people who are most likely to delay marriage, parenthood, and homeownership beyond the timelines set by previous generations. Dogs, long practical partners in rural life or playmates for affluent children, have become a life stage unto themselves.

The Atlantic, September 2021

1985 Walnut Street



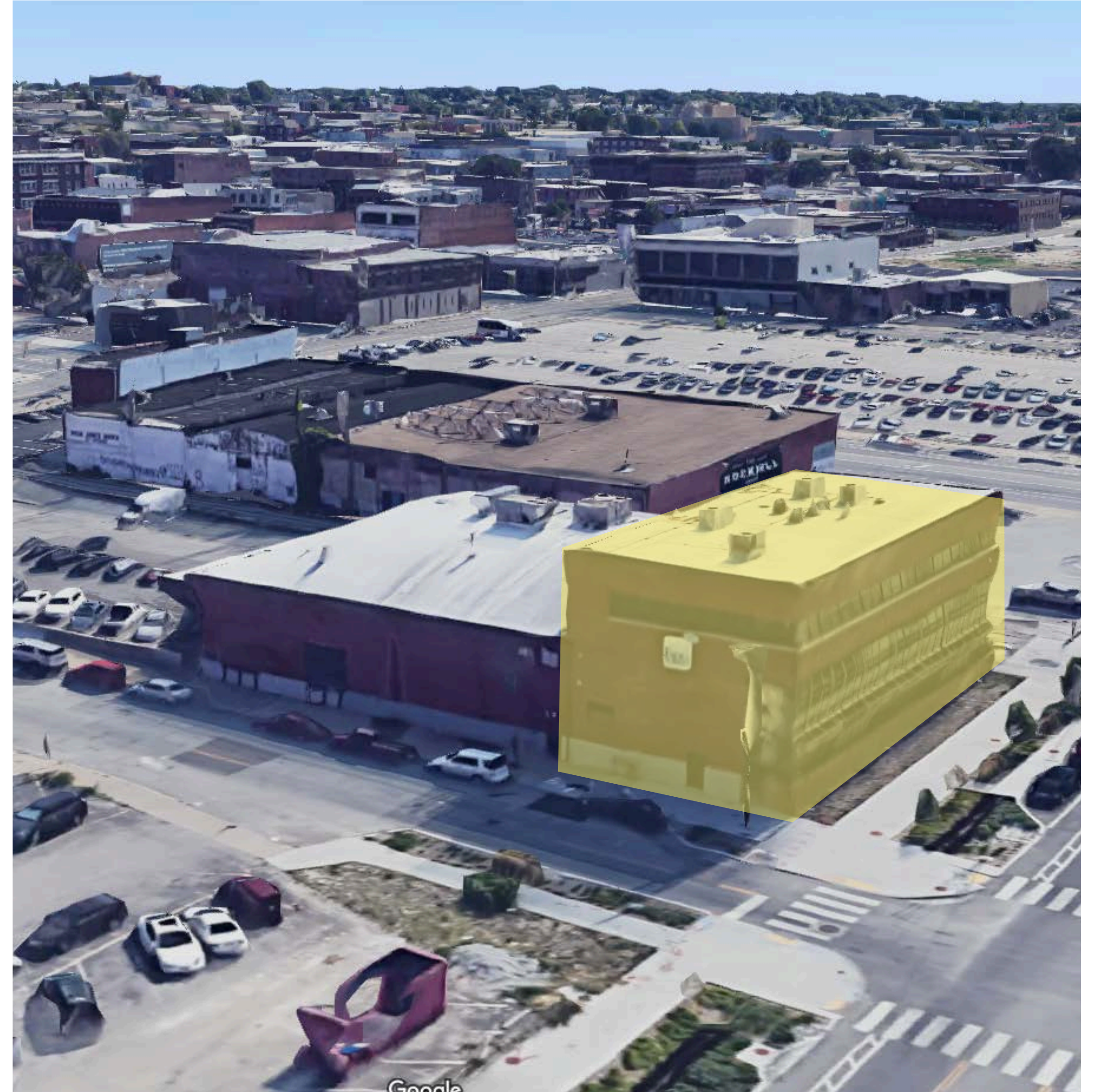
- CITY DOGS branded concept
- Barrel roofed dog daycare and indoor/outdoor dog park.
- An amenity missing for the thousands of area residents with dogs and very little accessible green space or daycare options.
- On-site entertainment options will include reservable grill kitchens, outdoor yard games and more.



100 E. 20th Street

4,500 SF Boutique Office
6,000 SF Retail Opportunities

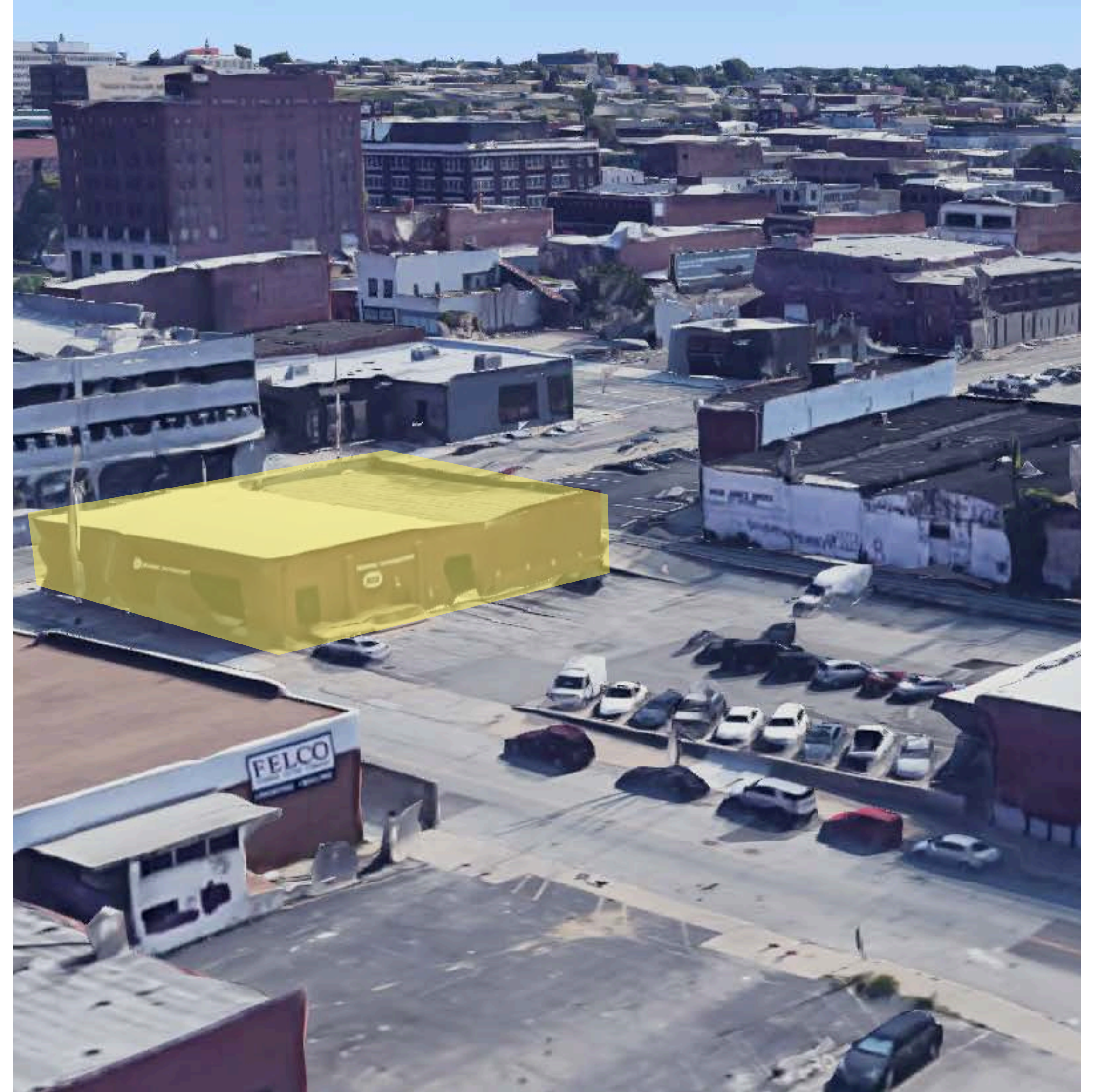
- Two-story building originally built in 1955, with shared central lobby and staircase — great corner visibility on 20th Street.
- Will include City Coffee in southwest corner - featuring the best of KC's coffee roasters + ice cream.
- 4,500 SF available for two specialty retailers on the east side of the building - would be great for a barber shop, salon and/or bar concept.
- Only 2,100 SF remaining for 2nd floor office.



1905 Walnut Street

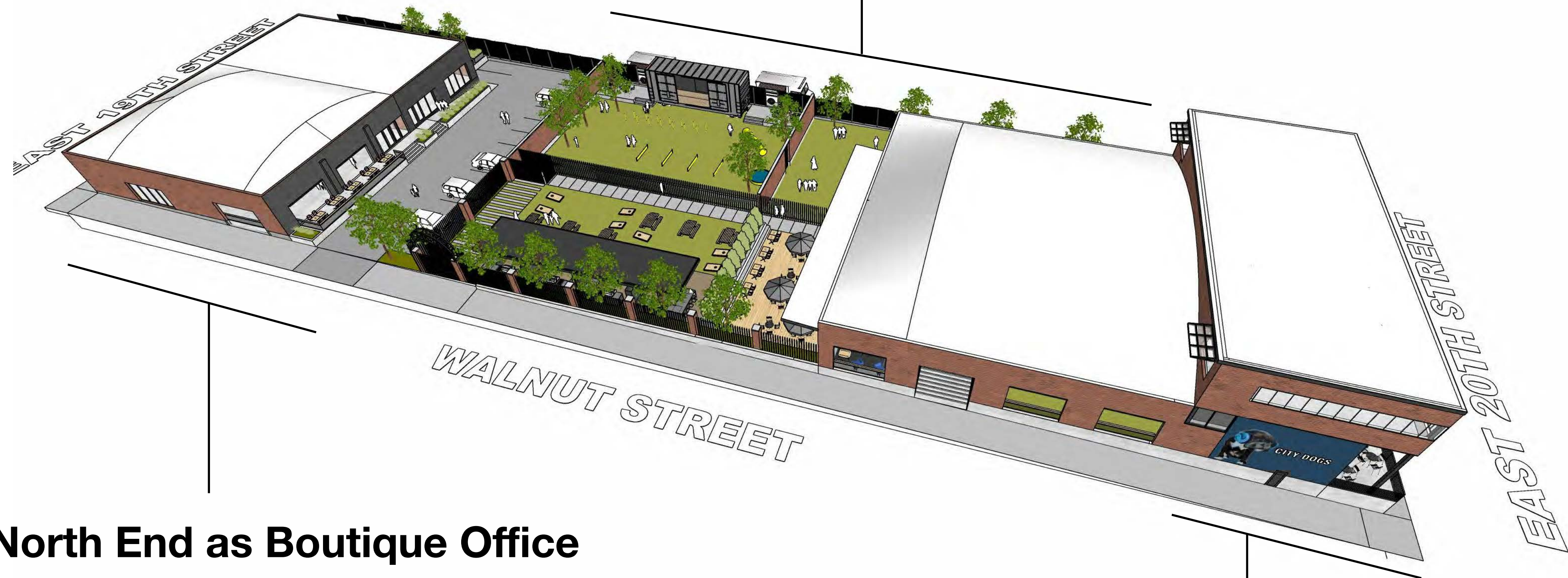
Boutique Office Opportunities

- Single-story standalone barrel roof building — 8,000 SF demisable to 5,000 or 3,000 SF.
- On-site VIP parking spots
- Direct access to 500+ SF outdoor patio
- Great opportunity for creative / design / tech firm





Indoor and Outdoor Care and Services



North End as Boutique Office

**Office, Specialty Retail
Coffee and Ice cream**

100 East 20th Street

Perspectivers | L000

FREIGHT HOUSE

DISTRICT

Just south of the site, across 20th street, a major redevelopment of the Freight House District will add nearly 2,000 new daytime and nighttime residents

VILLAGE SQUARE
1 block south



Future Development

The Freight House District will feed people and energy to Crossroads Square

Across 20th street, The development of Freight House District will include:

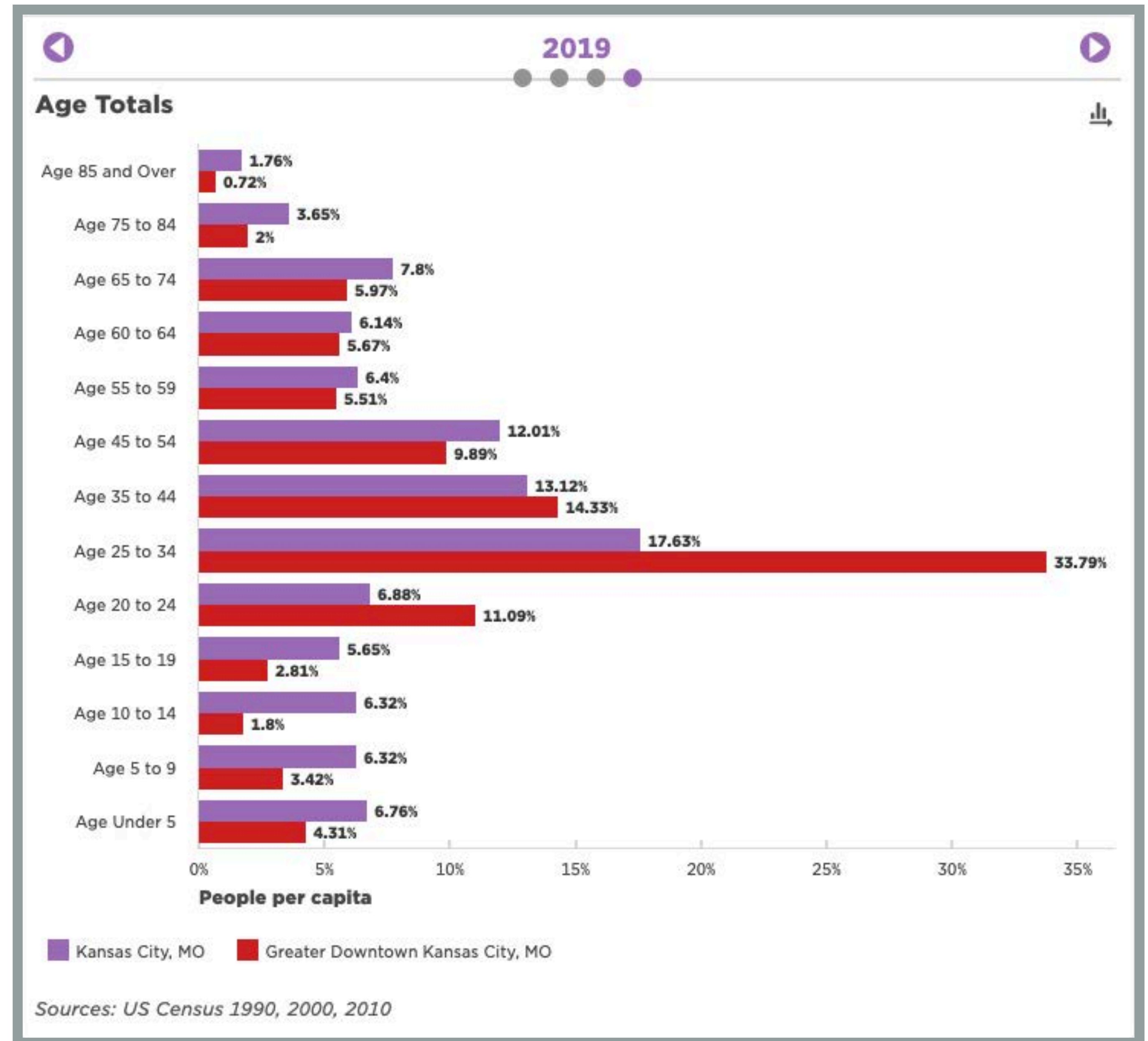
- 230 of multi-family units
- 6 of new modern townhomes
- Significant investment to convert historic buildings to office space: 300+ new daytime office workers
- The Podium, a future ground-up Class-A office/hotel: 1,200 new daytime office workers
- A trailhead for Greenline_KC, a 10-mile pedestrian/bike-friendly path around the city
- Pocket sculpture/dog parks and more neighborhood-friendly updates



Young & Fun...

KC's Downtown Demographics continue to impress as it moves towards the goal of 40,000 Residents


- 28,148 downtown residents
- 123,191 downtown employees
- 16,263 housing units
- \$33,102.78 greater downtown KCMO per capita income (slightly higher than citywide KCMO)
- 49% White
- 30% Black
- 13% Hispanic or Latino



...with Room to Grow

For investors looking for cities where growth is still possible, and on the rise, greater Downtown Kansas City's housing inventory is less dense than its counterparts (1/3 the housing density per acre compared to that of Salt Lake City) indicating the continuing opportunity for additional in-fill development.

Peer City Comparison

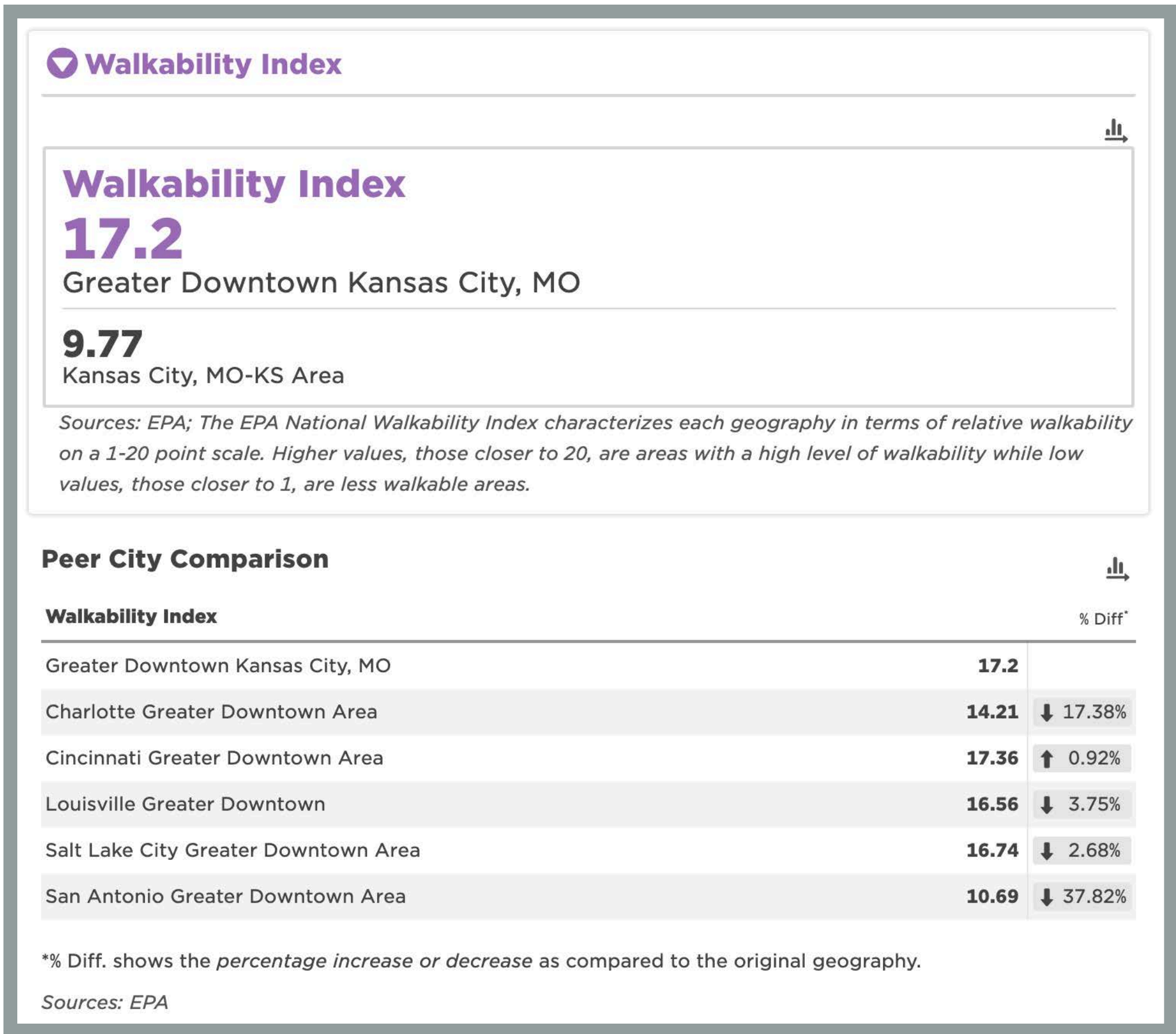


Household Density	Households per acre	% Diff*
Greater Downtown Kansas City, MO	3.39	
Charlotte Greater Downtown Area	7.45	↑ 119.96%
Cincinnati Greater Downtown Area	6.9	↑ 103.66%
Louisville Greater Downtown	5.21	↑ 53.8%
Salt Lake City Greater Downtown Area	9.27	↑ 173.64%
San Antonio Greater Downtown Area	2.88	↓ 14.88%

*% Diff. shows the *percentage increase or decrease* as compared to the original geography.

Sources: US Census ACS 5-year

Live where you work. Work where you play.

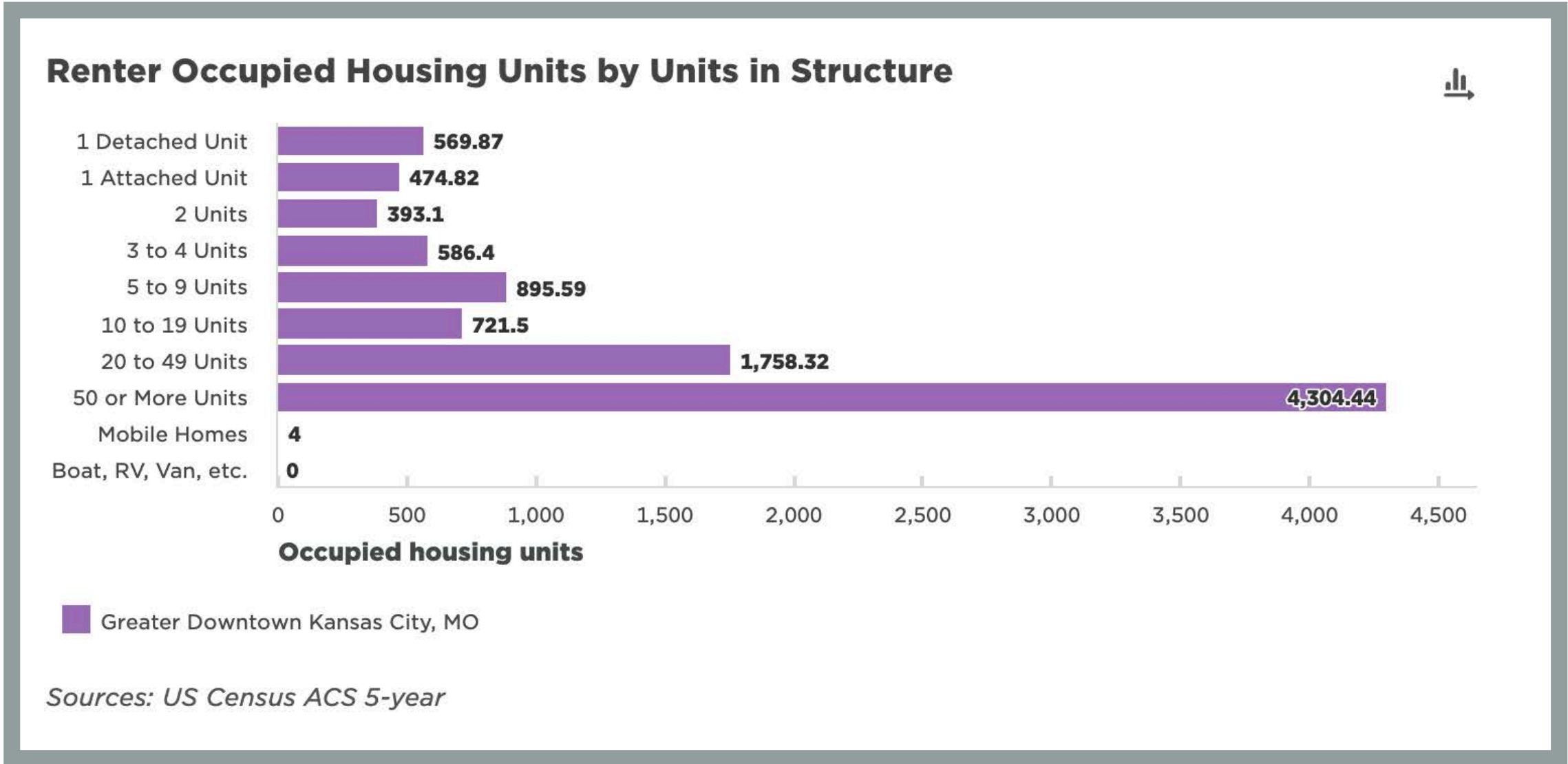
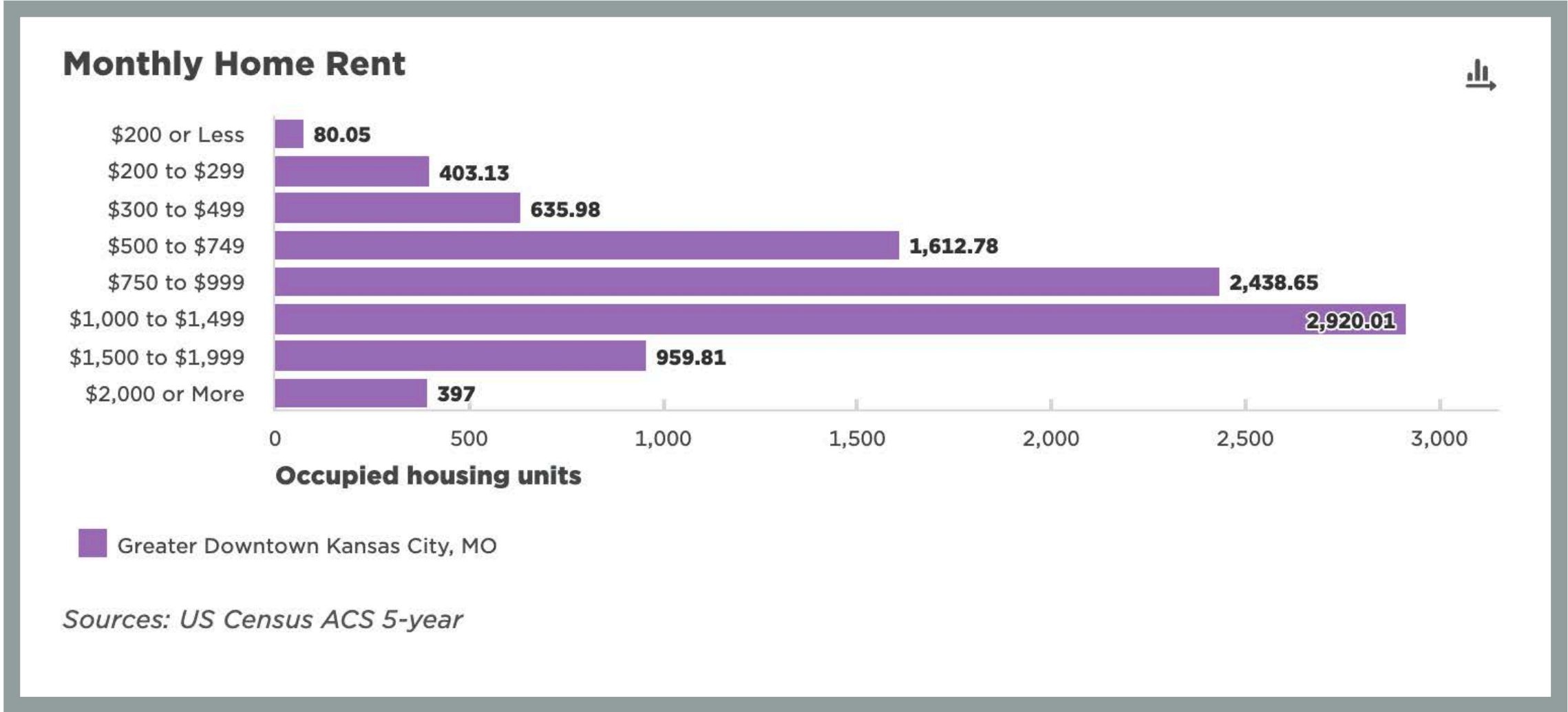
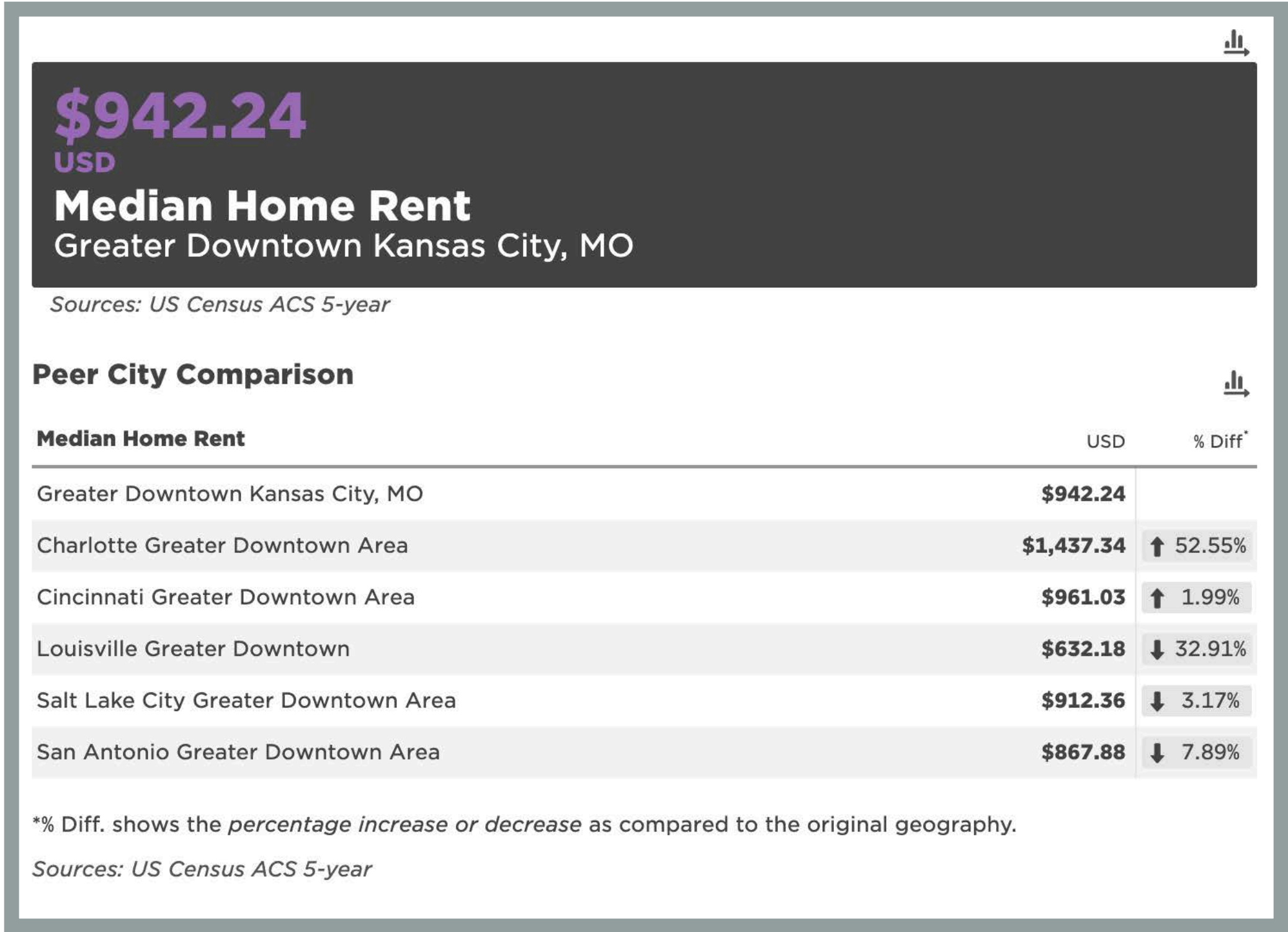


Greater Downtown Kansas City is one of the most walkable areas in the region. With jobs, housing, parks, restaurants, and entertainment all in one place and growing. Downtown KC walkability continues to increase.

Crossroads Square will be an easily walkable destination

Area Demos

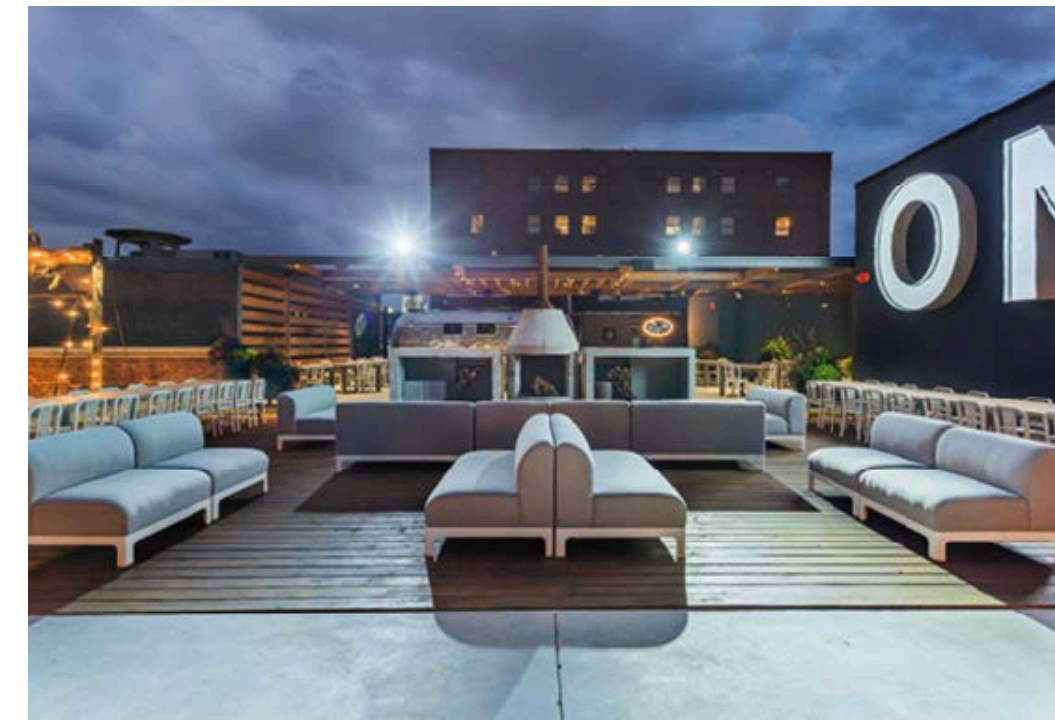
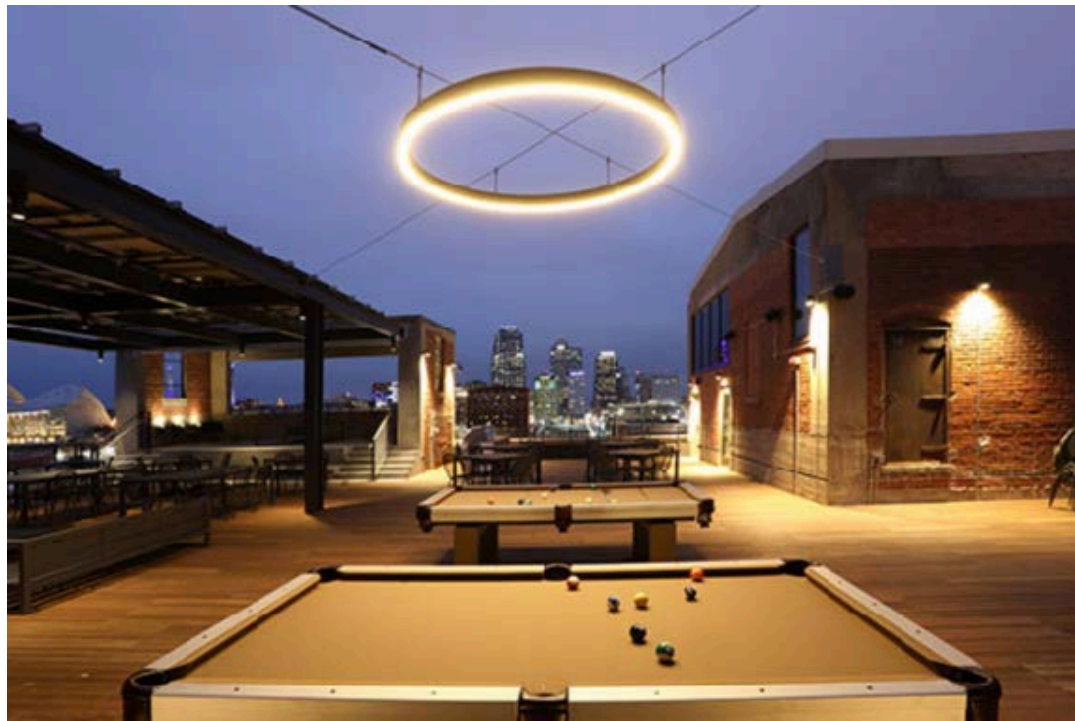
The table below demonstrates that Greater Downtown Kansas City sits in the middle when compared to its peer cities on rental cost at \$885. While Charlotte has much higher rental costs at \$1,398, Cincinnati and San Antonio are our closest comparisons at \$907 and \$846 respectively. Louisville has the lowest rental cost at \$614.



DEVELOPMENT

DREAM / DESIGN / DEVELOP

3D Development builds contemporary spaces with historic elements inspired by the use and character of the original buildings. Each of our buildings is created for a combination of uses from offices and co-working spaces, to restaurants and event spaces. Our signature feature for each development is a thoughtfully designed rooftop space for both tenants and the community to enjoy breathtaking views of downtown Kansas City. 3D Development was founded in 2007 by Vince Bryant.





VINCE BRYANT

Vince Bryant is a self-made and motivated entrepreneur with the ability to conceive business ideas and opportunities as well as diligently execute projects and manage businesses. Vince grew up learning from an entrepreneurial father in the home building and contracting business and utilized this knowledge and spirit to form a company immediately after college graduation with continuation throughout an accomplished career while always creating business versus choosing employment.

Vince's focus with 3D Development has been repurposing historical landmark structures in the Crossroads Arts District of Kansas City. Entering the market at the right time, in 2012, and having the good fortune to find and put together ownership groups for: 2101 Broadway LLC, 2100 Central LLC, Corrigan Station LLC, 18McGee LLC and 1729 Grand Boulevard LLC. He has specialized in designing spaces for emerging creative office tenants, while much of the market has been developing residential projects. These commercial office projects have been conceived and created to be the top of the market and include the best amenities and green development in downtown Kansas City. All developments are Landmark historical structures with great architectural bones, yet requiring complete demolition of the interiors, new mechanical systems, elevators, windows and interior tenant finish. All buildings were vacant or in a deteriorated state, yet have come to life to be an integral part of the surrounding community. All projects include a rooftop patio with stunning KC skyline views to be utilized by tenants as well as serve as event venues for the community.

Vince also enjoys helping, mentoring and coaching. He has been active in local charities and fundraising efforts for organizations including: Big Brothers Big Sister's, Harvesters, the Grooming Project and RJ Children's Haven.

PROJECT AWARDS

ON Broadway

Kansas City Business Journal Capstone Award - Office Winner, 2015

Historic Kansas City Preservation Award - Honorable Mention, Best Adaptive Reuse, 2015

The Creamery

Kansas City Business Journal Capstone Award - Adaptive Reuse Winner, 2016

Historic Kansas City Preservation Award - Merit Best Adaptive Reuse, 2016

Corrigan Station

Urban Land Institute Developments of Distinction Award, 2019

U.S. Green Building Council - LEED Silver, 2018

U.S. Green Building Council - Award of Merit, 2019

Kansas City Business Journal Capstone Award - Mixed-Use Winner, 2017

Economic Development Cornerstone Award, 2017

Historic Kansas City Preservation Award - Merit Best Adaptive Reuse, 2017

19Main - Corrigan II

American Institute of Architects Kansas City - Architecture Medium Merit, 2019

American Institute of Architects Central States Region - Architecture Medium Merit 2020

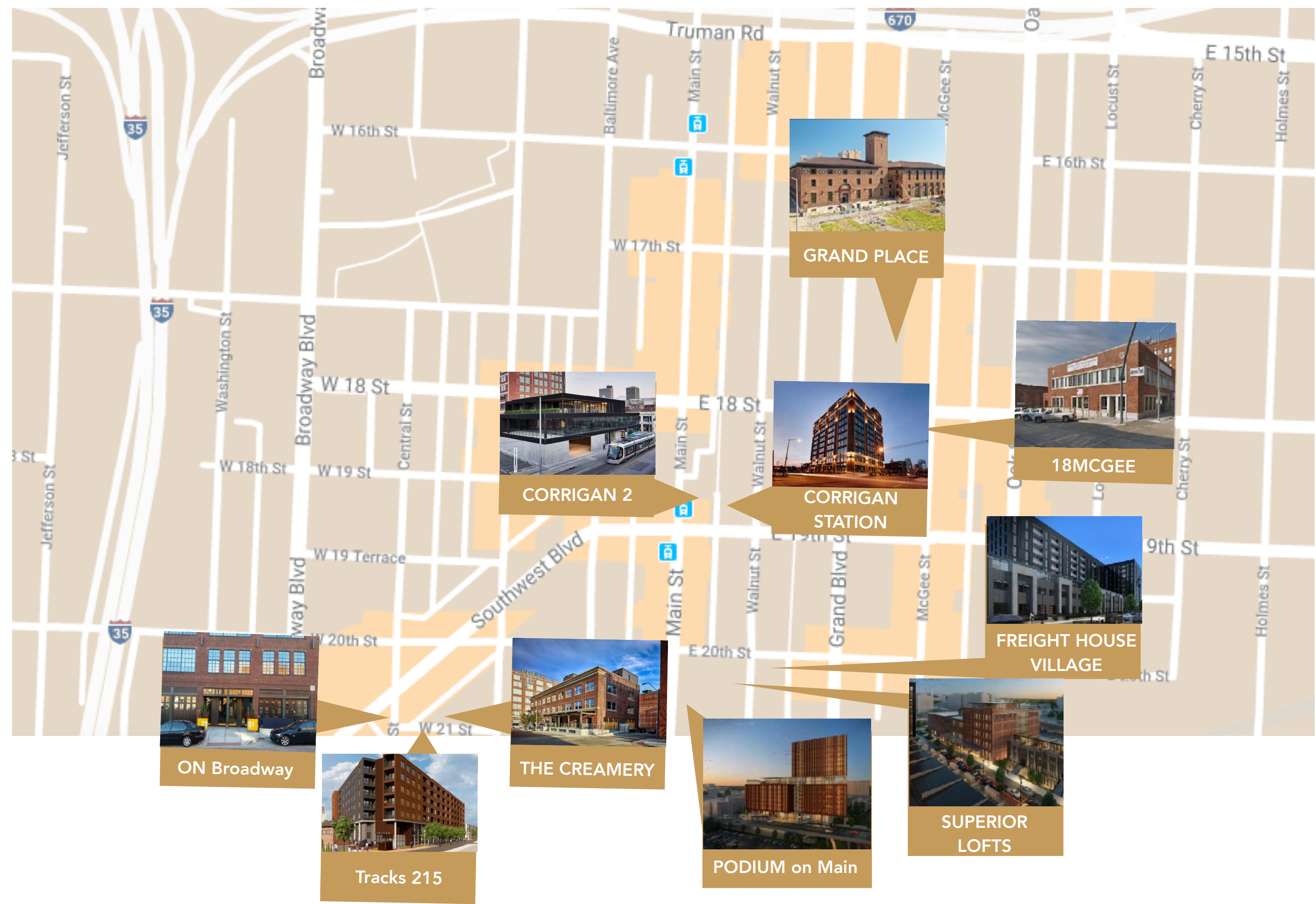
TEAM AWARDS

Vince Bryant - AIA Kansas City Preservationist of the Year - for outstanding dedication and contribution to the advancement of historical preservation in KC, 2017

Vince Bryant, Urban Hero Downtown Council - commitment to downtown Kansas City, 2016

PROJECT MAP

The Development Team is leading the charge for new office development in KC's Crossroads District, successfully completing five commercial office projects, with two more underway. Each project has incorporated high-quality amenities, green development practices and each have created new top-of-the-market price points. While most development in the city has been focused on residential and hospitality, this group has focused on being the only office developer of size in the downtown market and fortunate in acquiring the best historical stock of landmark buildings.



DOG DAYCARE AND LOUNGE
11,247 USF
11,247 RSF
(INCLUDES MEZZANINE)

Thank you.

Vince Bryant // vb@dream-design-develop.com

DEVELOPMENT

