



# 49 M A I N

 VanTrust®



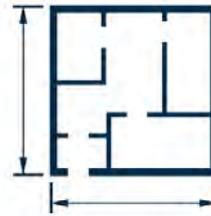


# CLASS A BUILDING SPECS

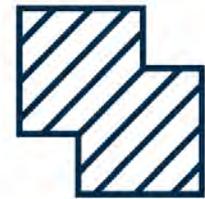
183,000 SF | 12 STORIES | BUILT IN 1996



\$32.50 PSF/FS



+/- 16,500 SF  
FLOOR PLATES



UP TO 32,000 SF OF  
CONTIGUOUS SPACE



COVERED PARKING



MOVE-IN READY



360-DEGREE VIEWS



WITHIN ONE BLOCK  
OF STREETCAR



GRAB & GO CAFE



OUTDOOR PATIO



**IN 2014**, VANTRUST EMBARKED ON A STRATEGIC INVESTMENT OF \$8 MILLION FOR THE MODERNIZATION AND ENHANCEMENT OF 4900 MAIN.

THIS INITIATIVE ENCOMPASSED VARIOUS UPGRADES, SUCH AS THE RENOVATION OF THE BUILDING FACADE, ELEVATORS, FITNESS CENTER, LOBBY, COURTYARD, AND LANDSCAPING, ALL AIMED AT ELEVATING TENANT EXPERIENCES AND IMPROVING OVERALL VISIBILITY.

IN ADDITION, VANTRUST PLAYED A PIVOTAL ROLE IN SPEARHEADING A NEIGHBORHOOD-WIDE PUBLIC SPACE PROJECT AIMED AT ENHANCING THE STREETScape ALONG THE BUILDING'S FOUR-BLOCK CORRIDOR.





# BE AT THE CENTER OF IT ALL

TOP  
10

HOTTEST JOB  
MARKET

CITIES WITH MOST  
GREEN SPACE

HOTTEST REAL ESTATE  
MARKETS OF 2023

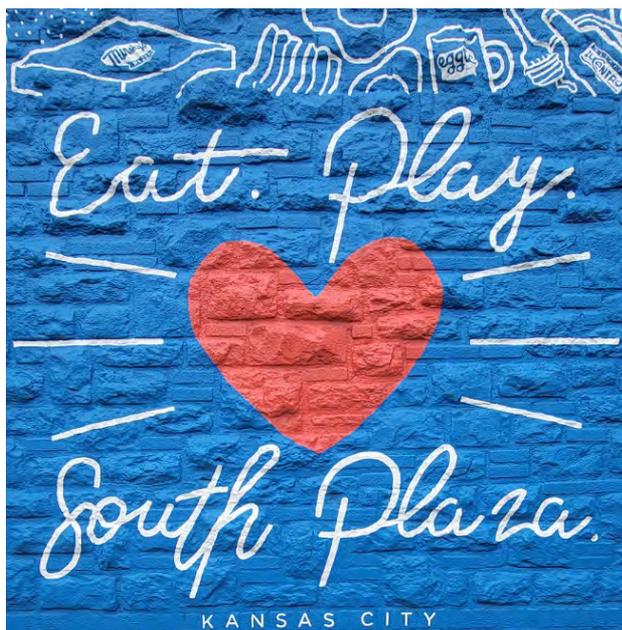
16K+

STARTUP JOBS CREATED  
EVERY YEAR

#1

AIRPORT IN THE  
UNITED STATES

CITY TO TRAVEL



**THE SOUTH PLAZA NEIGHBORHOOD** IS HOME TO AN ARRAY OF WALKABLE AMENITIES, INCLUDING A FUTURE STREETCAR STOP, AN ABUNDANCE OF RESTAURANTS, A WHOLE FOODS, A CVS, SEVERAL BANKS, HOTELS, TENNIS COURTS, AN EXCEPTIONAL LIBRARY, AND A MULTITUDE OF RETAIL STORES LINING THE COUNTRY CLUB PLAZA.

**BRUSH CREEK** PROVIDES A CHARMING SETTING FOR REFRESHING STROLLS, INVIGORATING WORKOUTS, AND BREATHTAKING SUNSET VIEWS.

**SITUATED BETWEEN** THE PICTURESQUE LOOSE PARK AND THE ESTEEMED UNIVERSITY OF MISSOURI-KANSAS CITY (UMKC), AND WITHIN EASY REACH OF THE RENOWNED NELSON-ATKINS AND KEMPER MUSEUMS, THE SOUTH PLAZA AREA IS TEEMING WITH EXCITING OPPORTUNITIES FOR LEISURE AND EXPLORATION.



# RANGE

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## PROPERTY HIGHLIGHTS

- UNDER ON-SITE OWNERSHIP—INVESTING IN BOTH EXTERIOR AND INTERIOR UPGRADES TO THE COMMON AREAS AND BUILDING
- WITHIN WALKING DISTANCE TO THE COUNTRY CLUB PLAZA, KANSAS CITY'S PREMIER ENTERTAINMENT AND SHOPPING DISTRICT
- AMPLE FREE SURFACE PARKING LOT AND CONNECTED COVERED PARKING AVAILABLE AT 3.5/1,000 RATIO
- ONE BLOCK FROM FUTURE STREETCAR STOP—INSTANT CONNECTIVITY TO THE CROSSROADS, UNION STATION, DOWNTOWN, AND THE RIVER MARKET
- ON-SITE AMENITIES INCLUDING FITNESS CENTER, GRAB-AND-GO CAFE, OUTDOOR PATIO AND EASY VISITOR PARKING
- PROFESSIONAL ON-SITE MANAGEMENT; LOBBY CONCIERGE; BUILDING ENGINEER

VanTrust Real Estate, LLC, is a full service real estate development company with a regional focus and national scope. VanTrust's ownership and substantial capital base are associated with the Van Tuyl Group. VanTrust offers its clients and capital partners a full spectrum of real estate services, including acquisition, development, asset management, design and construction oversight, and consultation. They are open to adapt their role to meet their client's objective.

Product types include office, industrial, multifamily, retail, institutional, governmental, hospitality, and recreational.

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