

# Leases Out

TOTAL SF  
21.6K

WTD. AVG. NER/SF  
\$0.00

WTD. AVG. FREE RENT  
0 mo.

WTD. AVG. TI/SF  
\$0.00

WTD. AVG. TERM  
0 mo.

DATE	TENANT	REQUIREMENT DETAILS	BROKER	TOTAL SF	ASSET	FLOOR, SPACE
05/12/21 Renewal Lead: Rob Valentine	<b>Arch Insurance Group, Inc.</b> <i>Insurance</i> LXD: 09/30/21 Current sf: 9,736 Current Rent: \$20.50	9,736 - 9,736 SF Type: Office Target Commencement: 10/01/21	<b>Bob Fagan</b> CBRE - -	9,736	2345 Grand 2345 Grand Boulevard	Floor 9 Space 0900
<p>🗨 <b>Miles McCune - 05/12/21</b> Lease has been executed.</p>						
05/12/21 Renewal Lead: Rob Valentine	<b>Nazarene Publishing House</b> <i>Publishing</i> LXD: 12/31/21 Current sf: 11,885 Current Rent: \$15.50	11,885 - 11,885 SF Type: Office Target Commencement: 01/01/22	-	11,885	2345 Grand 2345 Grand Boulevard	Floor 19 Space 1900
<p>🗨 <b>Miles McCune - 05/12/21</b> Lease has been executed.</p>						

# Proposals

TOTAL SF

51.8K

WTD. AVG. NER/SF

\$0.00

WTD. AVG. FREE RENT

0 mo.

WTD. AVG. TI/SF

\$0.00

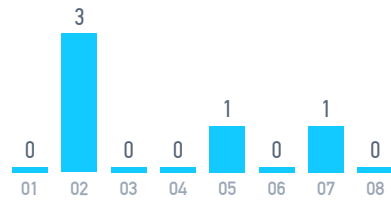
WTD. AVG. TERM

0 mo.

DATE	TENANT	REQUIREMENT DETAILS	BROKER	TOTAL SF	ASSET	FLOOR, SPACE
05/12/21 Renewal Lead: Rob Valentine	<b>Hughes Hubbard &amp; Reed LLP</b> <i>Legal Services</i> LXD: 12/31/21 Current sf: 19,768 Current Rent: \$24.79	19,768 - 19,768 SF Type: Office Target Commencement: 01/01/22	<b>Anne Erickson</b> - - -	19,768	2345 Grand 2345 Grand Boulevard	Floor 20 Space 2000 Floor 19 Space 1910
<p>🗨 <b>Miles McCune - 05/12/21</b> Have been told they are moving out.</p>						
05/12/21 New Deal Lead: Jeff Winters	<b>Hays Companies, Inc.</b> <i>Insurance</i>	15,000 - 20,000 SF Type: Office Target Commencement: 03/01/22	<b>Jeff Winters</b> Cushman & Wakefield - -	20,000	2345 Grand 2345 Grand Boulevard	Floor 10 Space 1000 Floor 7 Space 0700
<p>🗨 <b>Miles McCune - 05/12/21</b> Proposal sent. Await feedback.</p>						
05/12/21 Renewal	<b>Office Of Chapter 13 Trustee</b>	10,000 - 12,000 SF Type: Office Target Commencement: 02/01/22	<b>Chuck Conneally</b> Waterford - -	12,000	2345 Grand 2345 Grand Boulevard	Floor 7 Space 0700
<p>🗨 <b>Miles McCune - 05/12/21</b> DOJ involved. They have a call this Friday to learn more.</p>						

# Touring

## 8 WEEKS TOURING ACTIVITIES



## BROKERS FIRM

● JLL	40.00%
● Cushman & Wakefield	40.00%
● Copaken Brooks	20.00%

## INDUSTRIES

● Advertising	20.00%
● Business Support	20.00%
● Financial Services	20.00%
● Legal Services	20.00%
● Others	20.00%

## SIZE RANGE

● 1 - 4,000 SF	4%
● 4,001 - 8,000 SF	43%
● 8,001 - 12,000 SF	0%
● 12,001 - 16,000 SF	0%
● 16,001 - 20,000 SF	53%

DATE	TENANT	REQUIREMENT DETAILS	BROKER	TOTAL SF	ASSET	FLOOR, SPACE
05/12/21 New Deal Lead: Jeff Winters	<b>Undisclosed (Unknown Marketing Firm)</b> <i>Advertising</i>	5,000 - 6,000 SF Type: Office Target Commencement: 11/01/21	<b>Molly Crawford</b> Copaken Brooks mcrawford@copaken-brooks.com	6,000	2345 Grand 2345 Grand Boulevard	-
<p>🗨 Miles McCune - 05/12/21 They toured last week, like the building. JW to run point.</p>						
05/12/21 New Deal Lead: Jeff Winters	<b>Edward Jones</b> <i>Financial Services</i>	1,000 - 1,500 SF Type: Office Target Commencement: 09/01/21	<b>Conor Twibell</b> Cushman & Wakefield	1,500	2345 Grand 2345 Grand Boulevard	-
<p>🗨 Miles McCune - 05/12/21 finalizing lease (jw)</p>						
05/12/21 New Deal Lead: Jeff Winters	<b>Spotlight AR</b> <i>Business Support</i>	15,000 - 25,000 SF Type: Office Target Commencement: 05/01/22	<b>Adam Tilton</b> JLL	19,162	2345 Grand 2345 Grand Boulevard	Floor 8 Space 0800
<p>🗨 Miles McCune - 05/12/21 Broker said this may pick up in June.</p>						
05/12/21 New Deal Lead: Jeff Winters	<b>Sogeti USA LLC</b> <i>Technology Software</i>	4,000 - 5,000 SF Type: Office Target Commencement: 05/01/21	<b>Conor Twibell</b> Cushman & Wakefield	5,000	2345 Grand 2345 Grand Boulevard	Floor 14 Space 1460 Floor 7 Space 0700
<p>🗨 Miles McCune - 05/12/21 Proposal sent. We await feedback.</p>						

05/12/21  
New Deal  
Lead: Jeff Winters

**Undisclosed**  
*Legal Services*

4,000 - 4,500 SF  
Type: Office  
Target Commencement: 11/01/21

**Anne Erickson**  
JLL  
-  
-

4,500

2345 Grand  
2345 Grand Boulevard

Floor 7 Space 0700

🗨 Miles McCune - 05/12/21 We are on the shortlist. Await next steps/tour date.

# Inquiries

## BROKERS FIRM

● JLL	33.00%
● Waterford	11.00%
● Range Realty Partners	11.00%
● Lane4	11.00%
● Others	34.00%

## INDUSTRIES

● Insurance	27.00%
● Professional & Commer...	18.00%
● Architecture	9.00%
● Legal Services	9.00%
● Others	37.00%

## SIZE RANGE

● 1 - 6,000 SF	13%
● 6,001 - 12,000 SF	17%
● 12,001 - 18,000 SF	22%
● 18,001 - 24,000 SF	0%
● 24,001 - 30,000 SF	47%

DATE	TENANT	REQUIREMENT DETAILS	BROKER	TOTAL SF	ASSET	FLOOR, SPACE
05/12/21 Expansion Lead: Jeff Winters	<b>Health Facilities Group</b> <i>Architecture</i>	1,000 - 1,000 SF Type: Office Target Commencement: 08/01/21	<b>Travis Gage</b> Cbre travis.gage@cbre.com 816-968-5805	1,000	2345 Grand 2345 Grand Boulevard	-
💬 Miles McCune - 05/12/21 JW working with them to add space.						
05/12/21 New Deal Lead: Miles McCune	<b>Project Resource</b> <i>Technology</i>	3,500 - 4,500 SF Type: Office	<b>Travis Helgeson</b> Range Realty Partners travis.helgeson@range-rp.com -	4,500	2345 Grand 2345 Grand Boulevard	-
💬 Miles McCune - 05/12/21 Touring the market soon.						
05/12/21 New Deal Lead: Jeff Winters	<b>DSi</b> <i>Technology Software</i>	20,000 - 30,000 SF Type: Office Target Commencement: 07/01/22	<b>Greg Swetnam</b> Kessinger Hunter - -	30,000	2345 Grand 2345 Grand Boulevard	-
💬 Miles McCune - 05/12/21 followed up with Greg on 5/12/21.						
05/12/21 New Deal Lead: Jeff Winters	<b>TRC Companies, Inc.</b> <i>Professional &amp; Commercial Services</i>	4,000 - 5,000 SF Type: Office Target Commencement: 08/01/21	<b>Anne Erickson</b> JLL - -	3,674	2345 Grand 2345 Grand Boulevard	Floor 14 Space 1460
💬 Miles McCune - 05/12/21 Won't tour until this summer.						

05/12/21 Renewal Lead: Jeff Winters	<b>Sader Law Firm, LLC</b> <i>Legal Services</i> LXD: 12/31/26 Current sf: 5,743 Current Rent: \$24.50	5,743 - 5,743 SF Type: Office Target Commencement: 01/01/27	-	5,743	2345 Grand 2345 Grand Boulevard	Floor 21 Space 2150
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🗨 Miles McCune - 05/12/21 on hold until next Fall.

05/12/21 New Deal Lead: Jeff Winters	<b>Undisclosed</b> <i>Other</i>	1,800 - 2,200 SF Type: Office Target Commencement: 06/01/21	<b>Chuck Conneally</b> Waterford - -	2,200	2345 Grand 2345 Grand Boulevard	Floor 17 Space 1700 Floor 6 Space 0600
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🗨 Miles McCune - 05/12/21 On Hold.

05/12/21 Renewal Lead: Jeff Winters	<b>Arthur J. Gallagher</b> <i>Insurance</i> LXD: 08/31/22 Current sf: 13,182 Current Rent: \$21.25	13,182 - 13,182 SF Target Commencement: 09/01/22	-	13,182	2345 Grand 2345 Grand Boulevard	Floor 4 Space 0400A Floor 4 Space 0400
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🗨 Miles McCune - 05/12/21 No update at this point. Real Estate director said they kick off with 1 year left.

05/12/21 New Deal Lead: Miles McCune	<b>Northwestern Mutual</b> <i>Insurance</i>	10,000 - 12,000 SF Target Commencement: 02/01/22	<b>Ryan Schneider</b> JLL ryan.schneider@amjll.com 1913-469-4661	12,000	2345 Grand 2345 Grand Boulevard	-
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🗨 Miles McCune - 05/12/21 They have been dealing with internal issues, now on track to kick off. They want to increase their image. Likely need 10-12k sf, working on space needs now. we will be on the tour list.

05/12/21 New Deal Lead: Jeff Winters	<b>Littler Mendelson P.C.</b> <i>Professional &amp; Commercial Services</i>	20,000 - 30,000 SF Type: Office Target Commencement: 05/01/22	<b>Anne Erickson</b> JLL - -	30,000	2345 Grand 2345 Grand Boulevard	Floor 11 Space 1100 Floor 10 Space 1000 Floor 8 Space 0800 Floor 7 Space 0700
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🗨 Miles McCune - 05/12/21 Back office requirement from 2301 McGee. No tour scheduled yet.

05/12/21 New Deal Lead: Jeff Winters	<b>Undisclosed</b> <i>Unknown</i>	8,000 - 10,000 SF Type: Office Target Commencement: 07/01/21	<b>Adam Abrams</b> Lane4 - -	10,000	2345 Grand 2345 Grand Boulevard	Floor 10 Space 1000 Floor 7 Space 0700
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🗨 Miles McCune - 05/12/21 Await feedback and/or tour date.

05/12/21 New Deal Lead: Jeff Winters	<b>AXIS Capital Holdings Limited</b> <i>Insurance</i>	8,000 - 15,000 SF Target Commencement: 12/01/21	<b>Rollie Fors</b> Colliers rollie.fors@colliers.com 816-556-1128	15,000	2345 Grand 2345 Grand Boulevard	Floor 11 Space 1100 Floor 10 Space 1000 Floor 8 Space 0800 Floor 7 Space 0700
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🗨 **Miles McCune - 05/12/21** Sent them options. Await feedback.

05/12/21 Expansion	<b>Armstrong Teasdale</b>	-	-	-	2345 Grand 2345 Grand Boulevard	-
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🗨 **Miles McCune - 05/12/21** Status quo. Will stay in touch regarding additional space.

# Idle

TOTAL SF

113.3K

WTD. AVG. NER/SF

\$13.01

WTD. AVG. FREE RENT

3 mo.

WTD. AVG. TI/SF

\$25.00

WTD. AVG. TERM

63 mo.

DATE	TENANT	REQUIREMENT DETAILS	BROKER	TOTAL SF	ASSET	FLOOR, SPACE					
05/12/21 New Deal	<b>Tepa, LLC</b> <i>Consumer Services</i>	15,000 - 20,000 SF Type: Office Target Commencement: 01/01/22	<b>Suzanne Dimmel</b> Cushman & Wakefield -	19,500	2345 Grand 2345 Grand Boulevard	Floor 10 Space 1000 Floor 8 Space 0800					
BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
LL	19,500	Floor 8 Space 0800 Floor 10	New Deal	63 mo.	07/01/20	09/30/25	1-63: \$22.50	13-63: \$0.50	\$25.00	3 Mo. Gross	\$13.47

🗨 **Jeff Winters - 04/21/21** Process on hold another 2-3 months

05/12/21 New Deal Lead: Jeff Winters	<b>Undisclosed (Unknown Co-working Group)</b> <i>Real Estate</i>	18,000 - 30,000 SF Type: Office Target Commencement: 12/01/21	<b>Adam Tilton</b> Colliers adam.tilton@colliers.com 816-556-1149	19,162	2345 Grand 2345 Grand Boulevard	Floor 10 Space 1000
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🗨 **Miles McCune - 05/12/21** on hold.

01/20/21 New Deal	<b>Unknown National Insurance Group</b> <i>Insurance</i>	6,000 - 7,000 SF Type: Office Target Commencement: 07/01/21	<b>Rollie Fors</b> CBRE -	7,000	2345 Grand 2345 Grand Boulevard	Floor 3 Space M0350 Floor 17 Space 1700 Floor 7 Space 0700
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🗨 **Jeff Winters - 12/02/20** followed up with Rollie

12/09/20 New Deal	<b>Unknown Insurance Group</b> <i>Insurance</i>	30,000 - 35,000 SF Type: Office Target Commencement: 03/01/21	<b>Larry Glaze</b> JLL larry.glaze@am.jll.com 1913-469-4660	34,089	2345 Grand 2345 Grand Boulevard	Floor 11 Space 1100 Floor 10 Space 1000
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Jeff Winters - 12/09/20 On hold

09/02/20 New Deal	<b>Unknown Tech Group</b> <i>Technology</i>	2,000 - 2,500 SF Type: Office Target Commencement: 10/01/20	<b>Anne Erickson</b> JLL -	2,354	2345 Grand 2345 Grand Boulevard	Floor 6 Space 0600
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Jeff Winters - 06/10/20 Still on hold

08/26/20 New Deal	<b>First American Title Holding Company</b> <i>Real Estate</i>	8,000 - 9,000 SF Type: Office Target Commencement: 01/01/21	<b>Leonard Poppelwell</b> Cushman & Wakefield -	8,787	2345 Grand 2345 Grand Boulevard	Floor 17 Space 1750 Floor 17 Space 1700
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Jeff Winters - 08/19/20 1 year renewal at 1201 Walnut

07/08/20 New Deal	<b>Edward Jones</b> <i>Financial Services</i>	1,000 - 1,500 SF Type: Office Target Commencement: 02/01/20	<b>Conor Twibell</b> Cushman & Wakefield -	1,109	2345 Grand 2345 Grand Boulevard	Floor 21 Space 2120
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BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
LL	1,109	Floor 21 Space 2120	New Deal	62 mo.	08/01/20	09/30/25	1-62: \$22.25	13-62: \$0.50	\$25.00	2 Mo. Gross	\$4.95

Jeff Winters - 06/09/20 Still on hold

02/18/20 New Deal	<b>Mission Peak Capital Advisors LLC</b> <i>Financial Services</i>	6,500 - 7,500 SF Target Commencement: 08/01/20	<b>Tim Schaefer</b> AREA -	7,500	2345 Grand 2345 Grand Boulevard	Floor 24 Space 2400 Floor 17 Space 1700
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Jeff Winters - 02/05/20 we are 1 of 3. River Market, wework or 2345

01/08/20 New Deal	<b>Unknown Law Firm</b> <i>Legal Services</i>	1,200 - 1,500 SF Type: Office Target Commencement: 02/01/20	<b>Anne Erickson</b> JLL -	1,109	2345 Grand 2345 Grand Boulevard	Floor 21 Space 2120
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Jeff Winters - 11/13/19 made shortlist - waiting on RFP

11/13/19 New Deal	<b>Backstich</b>	2,000 - 3,000 SF Type: Office	<b>Brice Shamberger</b> CBRE -	2,679	2345 Grand 2345 Grand Boulevard	Floor 19 Space 1950
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Jeff Winters - 10/16/19 Followed up with broker to get status update

06/05/19  
New Deal

**Volly, Inc.**

7,000 - 10,000 SF  
Target Commencement: 09/01/19

**Travis Helgeson**  
Cushman & Wakefield  
-  
-

10,000

2345 Grand  
2345 Grand Boulevard

-

🗨 **Jeff Winters - 06/05/19** put search on hold for the balance of 2019

# Dead Deals

TOTAL SF  
**203.5K**

WTD. AVG. NER/SF  
**\$4.51**

WTD. AVG. FREE RENT  
**6 mo.**

WTD. AVG. TI/SF  
**\$36.79**

WTD. AVG. TERM  
**100 mo.**

DATE	TENANT	REQUIREMENT DETAILS	BROKER	TOTAL SF	ASSET	FLOOR, SPACE
05/12/21 New Deal Lead: Miles McCune	<b>Dipisquale Moore</b> <i>Legal Services</i>	25,000 - 30,000 SF Target Commencement: 12/01/21	<b>Evan Warwick</b> - - -	30,000	2345 Grand 2345 Grand Boulevard	-
🗨 <b>Miles McCune - 05/12/21</b> Prefer Plaza.						
05/12/21 New Deal Lead: Jeff Winters	<b>Undisclosed</b> <i>Unknown</i>	2,000 - 3,000 SF Type: Office Target Commencement: 10/01/21	<b>Brice Shamberger</b> CBRE - -	2,354	2345 Grand 2345 Grand Boulevard	Floor 6 Space 0600
🗨 <b>Jeff Winters - 03/31/21</b> likely going to renew						
03/17/21 New Deal Lead: Jeff Winters	<b>Guin Mundorf</b> <i>Legal Services</i>	5,000 - 5,500 SF Type: Office Target Commencement: 10/01/21	<b>Phil James</b> Colliers phil.james@colliers.com 816-556-1125	5,500	2345 Grand 2345 Grand Boulevard	-
🗨 <b>Jeff Winters - 03/10/21</b> Focusing on 2 other properties and renewal.						
03/10/21 New Deal Lead: Jeff Winters	<b>Undisclosed</b> <i>Legal Services</i>	7,000 - 8,000 SF Type: Office Target Commencement: 05/01/22	<b>Nick Suarez</b> NGKF nsuarez@ngzimmer.com 816-512-1012	8,000	2345 Grand 2345 Grand Boulevard	Floor 24 Space 2405
🗨 <b>Jeff Winters - 03/03/21</b> Focused on Plaza and South Johnson Country (suburbs)						

03/01/21 **Centralized Supply Chain Services** 5,939 - 5,939 SF **Ryan Biery** 5,939 2345 Grand Floor 3 Space M0350  
 New Deal Type: Office Copaken Brooks 2345 Grand Boulevard  
 Target Commencement: 11/01/21 -

BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
LL	5,939	Floor 3 Space M0350	New Deal	128 mo.	06/01/21	01/31/32	1-128: \$22.50	13-128: \$0.50	\$40.00	8 Mo. Gross	\$5.54

Jeff Winters - 02/19/21 Talked with Ryan, still focused on option in the suburbs

03/01/21 **Smith Group, Inc** 2,647 - 2,647 SF - 2,647 2345 Grand Floor 17 Space 1750  
 Renewal **Architecture** Type: Office Copaken Brooks 2345 Grand Boulevard  
 Lead: Rob Valentine LXD: 05/31/21 Target Commencement: 06/01/21  
 Current sf: 2,647  
 Current Rent: \$23.00

Jeff Winters - 02/16/21 Followed up with Anne

02/19/21 **Ernst & Young LLP** 13,000 - 15,000 SF **Brian Bacon** 15,000 2345 Grand Floor 24 Space 2400  
 New Deal **Professional & Commercial Services** Type: Office Cbre 2345 Grand Boulevard Floor 11 Space 1100  
 Target Commencement: 10/01/20 brian.bacon@cbre.com Floor 10 Space 1000  
 816-968-5827 Floor 7 Space 0700

Jeff Winters - 11/22/19 followed up with broker

02/19/21 **National Coworking Group** 15,000 - 25,000 SF **Rollie Fors** 25,000 2345 Grand Floor 10 Space 1000  
 New Deal Type: Office CBRE 2345 Grand Boulevard Floor 7 Space 0700  
 Target Commencement: 12/01/20 -

Jeff Winters - 02/26/20 Looking for spaces with lot of existing offices. Will look at 5 or 7 year deal

02/19/21 **Unknown User** 3,000 - 4,000 SF **Reagan O'Toole** 4,000 2345 Grand Floor 17 Space 1700  
 New Deal Type: Office Colliers 2345 Grand Boulevard  
 Target Commencement: 07/01/20 reagan.otoole@colliers.com  
 816-556-1120

Jeff Winters - 03/11/20 Coming in town in late March to tour

02/19/21 **Unknown User** 55,000 - 65,000 SF **Michael VanBuskirk** 65,000 2345 Grand Floor 11 Space 1100  
 New Deal Target Commencement: 06/01/22 NGKF 2345 Grand Boulevard Floor 10 Space 1000  
 Lead: Jeff Winters mvanbuskirk@ngzimmer.com Floor 8 Space 0800  
 816-512-1010 Floor 7 Space 0700

Jeff Winters - 01/06/21 Talked with Michael - no update on potential second round of tours

02/19/21 **Undisclosed** 2,500 - 3,000 SF **Tommy Gentry** 2,354 2345 Grand Floor 6 Space 0600  
 New Deal Target Commencement: 05/01/21 Newmark Zimmer 2345 Grand Boulevard  
 Lead: Jeff Winters -

Jeff Winters - 01/13/21 Focusing on River Market and northern KS suburbs.

02/19/21 **Woodruff Sweitzer** 11,026 - 11,026 SF **Travis Helgeson** 11,034 2345 Grand Floor 24 Space 2405  
 New Deal **Advertising** Type: Office Cushman & Wakefield 2345 Grand Boulevard Floor 24 Space 2400  
 Target Commencement: 07/01/21 -

BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
LL	11,034	Floor 24 Space 2400 Floor 24 Space 2405	New Deal	126 mo.	06/01/21	11/30/31	1-126: \$23.25	19-126: \$0.50	\$47.00	6 Mo. Gross	\$4.85

Jeff Winters - 02/03/21 on hold

01/06/21 **Constangy, Brooks, Smith & Prophete LLP** 9,371 - 9,371 SF **Adam Tilton** 10,000 2345 Grand Floor 10 Space 1000  
 New Deal **Legal Services** Type: Office Colliers 2345 Grand Boulevard Floor 7 Space 0700  
 Target Commencement: 10/01/21 adam.tilton@colliers.com 816-556-1149

BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
LL	9,371	Floor 7 Space 0700	New Deal	67 mo.	09/01/21	03/31/27	1-67: \$22.25	13-67: \$0.50	\$30.00	7 Mo. Gross	\$2.43

Jeff Winters - 01/06/21 Moving within 2600 Grand. Breaking up 23,000 SF 10th floor. Giving them all northern views.

12/02/20 **Dempsey & Kingsland** 4,500 - 5,000 SF **Chuck Conneally** 5,000 2345 Grand Floor 17 Space 1700  
 New Deal **Legal Services** Type: Office Waterford 2345 Grand Boulevard Floor 7 Space 0700  
 Target Commencement: 03/01/21 -

Jeff Winters - 11/18/20 Toured and did not make the shortlist

09/02/20 **Undisclosed Medical User** 6,000 - 8,000 SF **Keith Baker** 8,000 2345 Grand -  
 New Deal Type: Medical Office - 2345 Grand Boulevard  
 Target Commencement: 10/01/20 -

Miles McCune - 07/29/20 Local well known medical user looking for a new location. Clinical use, TI will be in the \$60-\$80 range.

07/22/20 **Canadian Imperial Bank of Commerce** 3,500 - 4,000 SF - 3,630 2345 Grand Floor 7 Space 0700  
 New Deal Type: Office - 2345 Grand Boulevard  
 Target Commencement: 04/01/21

BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
LL	3,630	Floor 7 Space 0700	New Deal	61 mo.	04/01/21	04/30/26	1-61: \$22.50	13-61: \$0.50	\$18.00	1 Mo. Gross	\$7.16

Jeff Winters - 07/22/20 renewing at OKC

# Leases Executed

TOTAL SF

33.2K

WTD. AVG. NER/SF

\$8.84

WTD. AVG. FREE RENT

1 mo.

WTD. AVG. TI/SF

\$12.65

WTD. AVG. TERM

65 mo.

DATE	TENANT	REQUIREMENT DETAILS	BROKER	TOTAL SF	ASSET	FLOOR, SPACE					
02/03/21 New Deal	<b>epcor</b>	5,128 - 5,128 SF Type: Office Target Commencement: 06/01/21	<b>Drew Neubauer</b> Kessinger Hunter - -	5,128	2345 Grand 2345 Grand Boulevard	Floor 17 Space 1700					
BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
F	5,128	Floor 17 Space 1700	New Deal	88 mo.	06/01/21	09/30/28	1-88: \$21.50	14-88: \$0.50	\$45.00	4 Mo. Gross	\$2.21
<p>🗨 <b>Jeff Winters - 02/03/21</b> Finalizing lease</p>											
01/20/21 New Deal Lead: Jeff Winters	<b>BGDW LLP</b> <i>Legal Services</i>	2,429 - 2,429 SF Type: Office Target Commencement: 01/01/21	<b>Chris Wally</b> Wally & Company - -	2,429	2345 Grand 2345 Grand Boulevard	Floor 19 Space 1950					
BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
LL	2,429	Floor 19 Space 1950	New Deal	37 mo.	02/01/21	02/29/24	1-37: \$22.50	13-37: \$0.50	\$12.00	1 Mo. Gross	\$6.57
<p>🗨 <b>Jeff Winters - 01/20/21</b> Lease fully executed</p>											
12/09/20 New Deal	<b>Health Facilities Group</b> <i>Architecture</i> 1300 E 104th St, Suite 225, Kansas City, MO 64131 LXD: 01/31/21	2,979 - 2,979 SF Type: Office Target Commencement: 02/01/21	<b>Travis Gage</b> Cbre travis.gage@cbre.com 816-968-5805	3,000	2345 Grand 2345 Grand Boulevard	Floor 3 Space M0350					
BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
F	2,979	Floor 3 Space M0350	New Deal	84 mo.	02/01/21	01/31/28	1-84: \$22.50	13-84: \$0.50	\$38.00	1 Mo. Gross	\$5.05
<p>🗨 <b>Jeff Winters - 12/02/20</b> In HFG court to sign</p>											

12/09/20 **Delta Wealth Solutions, LLC** 1,109 - 1,109 SF - 1,109 2345 Grand Floor 21 Space 2120  
 New Deal *Financial Services*  
 Type: Office  
 Target Commencement: 03/01/21

BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
F	1,109	Floor 21 Space 2120	New Deal	65 mo.	04/01/21	08/31/26	1-65: \$22.00	13-65: \$0.50	\$10.00	5 Mo. Gross	\$7.27

Jeff Winters - 12/02/20 Lease in DWS court to sign

07/08/20 **RENEWAL CLEAR** 3,533 - 3,533 SF - 3,566 2345 Grand -  
 New Deal **Result Consulting, Inc.**  
 Target Commencement: 08/01/20  
 2345 Grand Boulevard

BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
LL	3,566	-	New Deal	60 mo.	08/01/20	07/31/25	1-60: \$23.75	13-60: \$0.50	\$10.00	-	\$10.60

Jeff Winters - 06/24/20 TT signed amendment

06/09/20 **RENEWAL GSA - IRS** 17,900 - 17,900 SF - 17,981 2345 Grand -  
 New Deal  
 Target Commencement: 09/15/20  
 2345 Grand Boulevard

BY	SF	SPACE	TYPE	TERM	LCD	LXD	BASE RENT/SF	ESCA	TI/SF	FREE RENT	NER/YR
LL	17,981	-	Renewal	60 mo.	12/01/20	11/30/25	1-60: \$20.50	13-36: \$1.00 37-60: \$0.50	-	-	\$11.41

Jeff Winters - 05/27/20 Option Amendment signed. IRS to exercise option next