

**ICONIC**  
DEVELOPMENT

# 5 Delaware

423 Delaware, Kansas City, MO



This contemporary, for-sale condominium project was one of the first in-fill projects located in the heart of the historic River Market neighborhood. Designed by el dorado architects, the building brings a fresh design experience to downtown Kansas City and has won numerous design awards from the architectural community. The units were sold as warm shells and buyer designed and finished their custom interiors.

AIA Kansas City, Design Awards Honor Award

Cover of *Dwell*, 2006

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# Gallo Building

140 Walnut, Kansas City, MO



Renovated in 2005, this property is located within the Downtown/River Market area, within Kansas City's urban core. The Gallo Building is a 21,785 square foot, multi-tenant historically renovated office building. This office building has achieved 98% occupancy since renovation.

Urban Core Brick Award

Constructed to LEED Silver standards

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# First and Main

136 Main St, Kansas City, MO



First and Main is a residential loft building located in Kansas City's River Market neighborhood and one block from historic City Market. Designed by Stark Wilson and Duncan and constructed by JE Dunn, this \$7 Million dollar renovation was completed in 2007. The lofts feature open floor plans, exposed brick walls and soaring timber ceilings. The project has 25 residential condominiums and one office condominium.

AWARD FOR EXCEEDING MBE/WBE REQUIREMENTS

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# MUEHLEBACH

414 Oak, Kansas City, MO



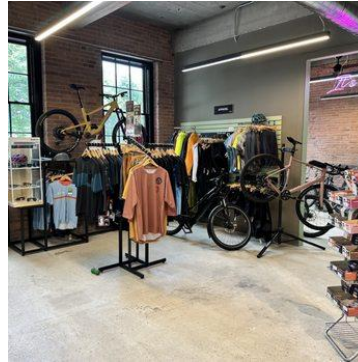
A complete historic renovation of 414 Oak Street. One of the buildings at the former Muehlebach Brewery site. The project will include 10,000 sq ft of Office and Nature's Own Grocery Store. Project fully leased at completion.

INSERT AWARD/ HIGHLIGHT OR DELETE

# The Water Building *201 Main St, Kansas City, MO*



A complete historic renovation of the original Water Department Building. 22,000 square foot building. The Project was fully leased at completion, River Bluff Brewery, Cycle City and Emery Sapp and Sons



Constructed to LEED Standards (Not Certified)

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# Windsor Drive

*Windsor Dr, Fairway, KS*



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INSERT AWARD/ HIGHLIGHT OR DELETE

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# 87th Place

4604 W 87th Pl, Overland Park, KS



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# Seiden's Furs

935 Broadway, Kansas City, MO



Stabilization and redevelopment underway to save the oldest building in the downtown Loop, Seiden's Furs. A 7,500 square foot two story building. Potential uses include restaurant, retail, residential or bar



New Roof and second floor replacement- building stabilized

# Harmony Hill

2500 Campbell, Kansas City, MO



Affordable and Workforce Housing, located on Hospital Hill adjacent to UMKC Health Science District. This 90 unit project is designed to provide much needed living options for the workforce in the Hospital Hill district, including essential, frontline healthcare workers.



- Project A: Affordable**
- 1BR 27 (20%) 400 sq ft
  - 2BR 18 (30%) 500 sq ft
  - 3BR 15 (15%) 650 sq ft
- Total: 45**
- Building Area**
- Building 1 (3-story): 12,000 sq ft
  - Building 4 (3-story): 12,000 sq ft
- Project B: Workforce / Market Rate**
- Studio 6 (10%) 400 sq ft
  - 1BR 25 (40%) 450 sq ft
  - 2BR 15 (20%) 550 sq ft
  - 3BR 3 (5%) 650 sq ft
- Total: 33**
- Retail** 1,000 sq ft
- Amenity** 1,000 sq ft
- Building Area**
- Building 3 (4-story): 40,000 sq ft - 52,000 sq ft
- Total Breakdown**
- Studio: 6 (7%)
  - 1BR: 42 (52%)
  - 2BR: 27 (34%)
  - 3BR: 6 (7%)
  - Total: 61 Max



Affordable and Workforce Housing

Chris Sally is the founder of Iconic Development and specializes in historic renovation and new construction within the River Market urban neighborhood of Kansas City.

Design and sustainability are cornerstones for each of his projects. Iconic Development and partners have developed over 35 million dollars of projects within the Urban Core of Kansas City. Including 5 Delaware Lofts, First and Main Lofts, Gallo Office Building, 414 Oak Office, Nature's Own Grocery, and The Water Building. He is now undertaking saving the oldest building in the downtown loop, Seiden's Furs.

Chris started his career during Mayor Kay Barnes Administration as the former Downtown Development Director for the Economic Development Corporation of Kansas City.

**INGRAM'S MAGAZINE '40 UNDER 40', GRADUATE OF THE CENTURIONS LEADERSHIP PROGRAM, B. A., REAL ESTATE, UNIVERSITY OF ARIZONA, CERTIFIED COMMERCIAL INVESTMENT MEMBER (CCIM), MISSOURI REAL ESTATE BROKER, KANSAS REAL ESTATE BROKER**



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