

**L I V E**

**W H E R E**

**L I F E**

**H A P P E N S**

**R O A S T E R ' S  
B L O C K**



ROASTER'S  
BLOCK

*Roaster's Block  
is genuine urban  
living at its finest.*

Situated in the heart of Kansas City's legendary Garment District, this apartment development is historically significant and remarkably modern. Previous longtime tenant, century-old Folgers Coffee Company, inspired the community's name.



## THE BOSS

ON ROASTER'S BLOCK

***At The Boss, you  
are in charge of  
your lifestyle.***

Built in 1917, this building's seen everything, and living here, you will, too, with views of the river and bustling downtown. There's a lot to do and many chances to make friends. The apartment ambiance is a mix of historical grit and ultra-stylish finishes.



## SWOFFORD

ON ROASTER'S BLOCK

*Swofford is about  
class, character  
and connection.*

When constructed in 1899, this grand, elegantly embellished building adorned the KC skyline. Now, it stands as a tribute to history and to an all-new manner of metropolitan apartment living in an enjoyable, social neighborhood atmosphere.



## STREETSIDE

ON ROASTER'S BLOCK

*It all happens  
Streetside where  
ease meets energy.*

Everything and everyone come together at this lively, open oasis with amenities including a pool, hot tub, fire pits and barbecue grills. Residents also have easy access to a community center with fitness room, yoga studio and cozy coffee bar.



## Roaster's Block Community Amenities

At Roaster's Block, you'll experience genuine urban living at its finest.

Imagine a fall afternoon gathered with friends and neighbors around a fire pit in the open air at Streetside, everyone warmed by the flames and stoked by lively conversation.

In the summer, join in the fun of regular pool parties; enjoy Happy Hour cocktails while music plays over the outdoor sound system; or savor the smoky aroma and grilled food during themed barbecue events. At day's end, wind down in the hot tub before turning in.

### Social Space Features

- Heated outdoor swimming pool
- Poolside lounge seating & umbrellas
- Soothing hot tub
- Trellis covered terrace with seating, tables and grilling stations
- Gas fireplace with lounge
- Extensive coffee & espresso bar with exclusive blend
- Gourmet community kitchen
- Banquette and bar-top seating with bay doors open to pool
- Free, secure WiFi
- State-of-the-art fitness center & yoga studio
- Bicycle storage & rentable storage rooms
- USB port outlets in each unit

### Complimentary Resident Services

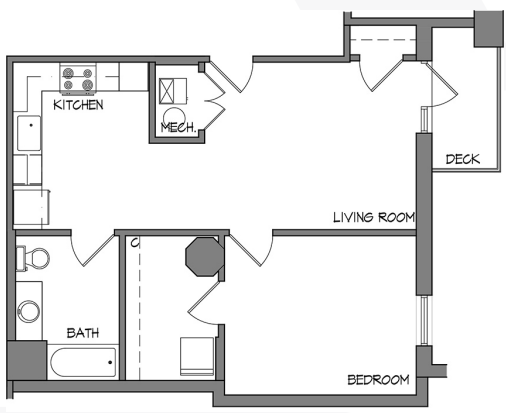
- Free High-Speed Google Fiber Access
- Extensive Coffee & Espresso Bar
- Door-to-Door Trash & Recycling
- Dog Walking Services
- Plant Watering Services
- Package Acceptance & Delivery
- Dry Cleaning Pick-up & Delivery
- 24-hour Fitness Center
- Yoga Studio with Instructor Led Classes
- 24-hour Social Lounge with Fireplace & TVs
- Monthly Resident Events
- Missouri Bank Free Checking Accounts

THE  
BOSSES

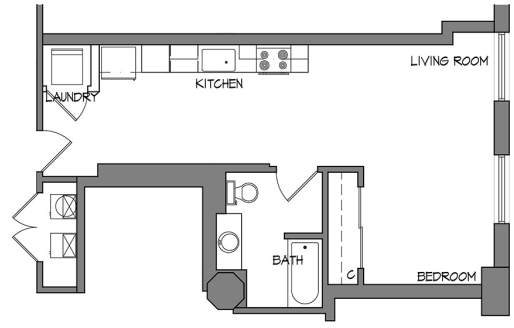
# Make plans with our plans and explore the possibilities.

Rarely does a new apartment development offer so many living options. Each building has its own appeal. Each space, like a prism, reflects its own distinct facets. Whether the view, layout, open feel or ambiance, one plan is sure to capture your imagination.

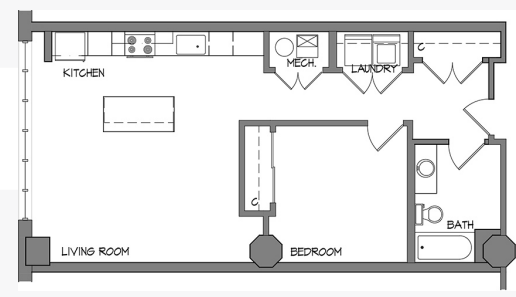
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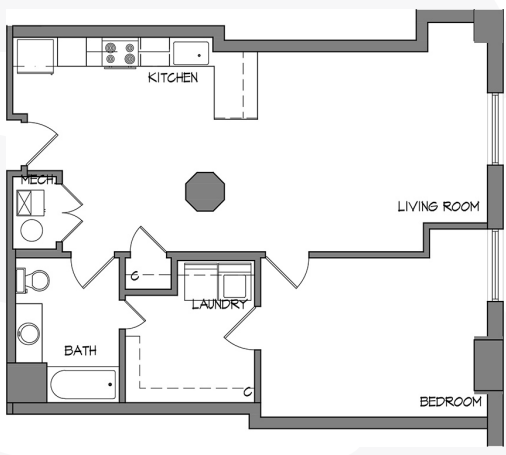
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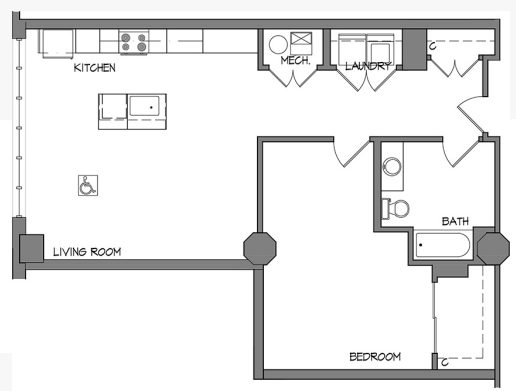
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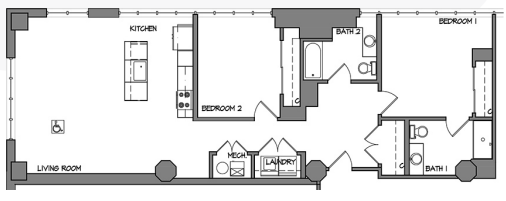
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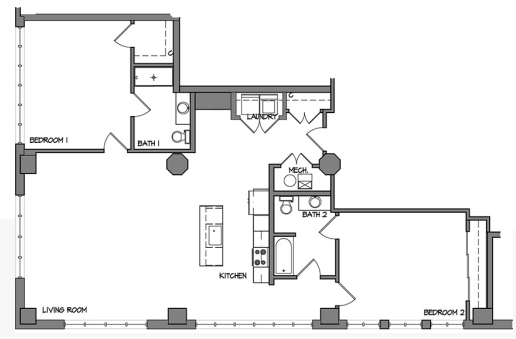
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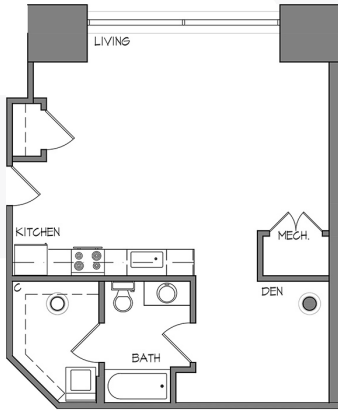
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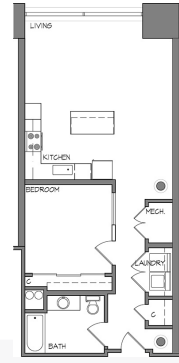
### Sumatra



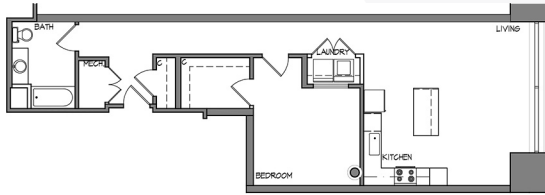
**Affogato**



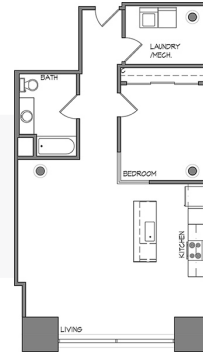
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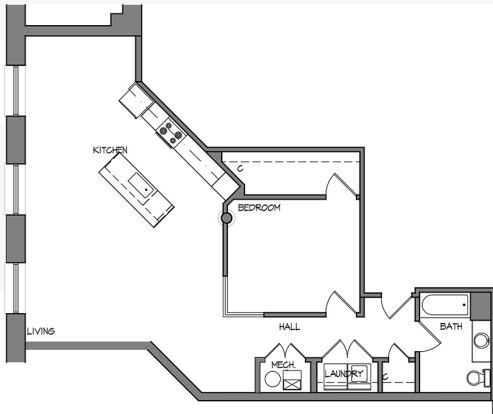
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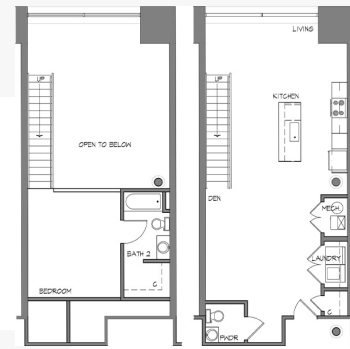
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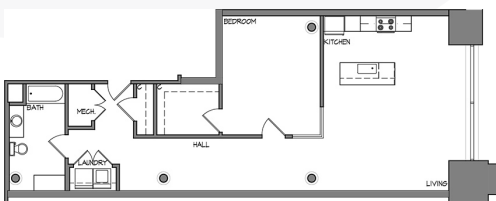
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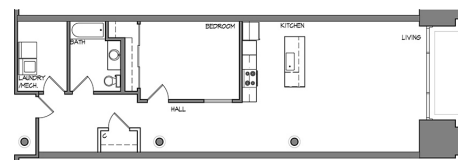
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**Crema**

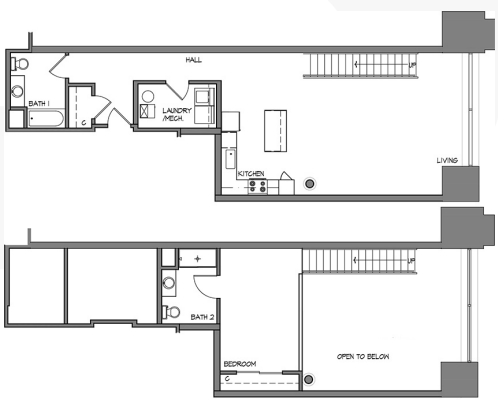


**Galao**

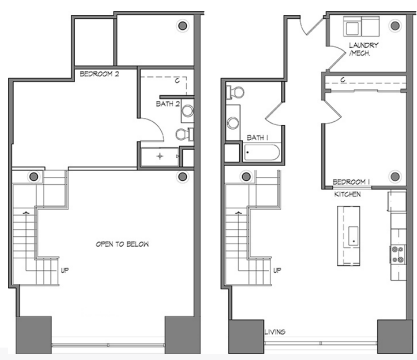




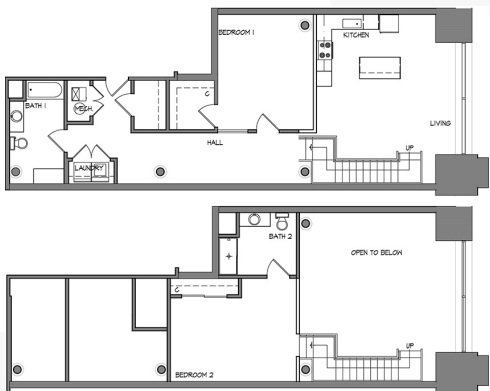
Granita



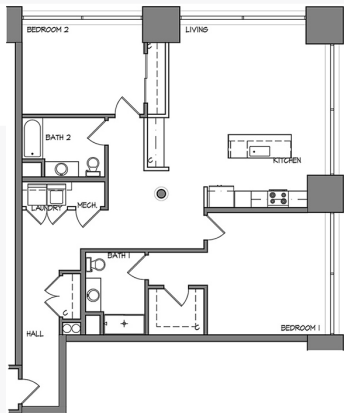
Macchiato



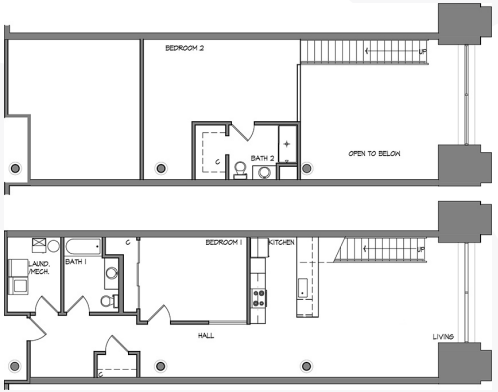
Misto



Noisette



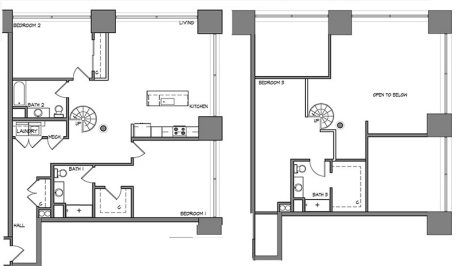
Ristretto

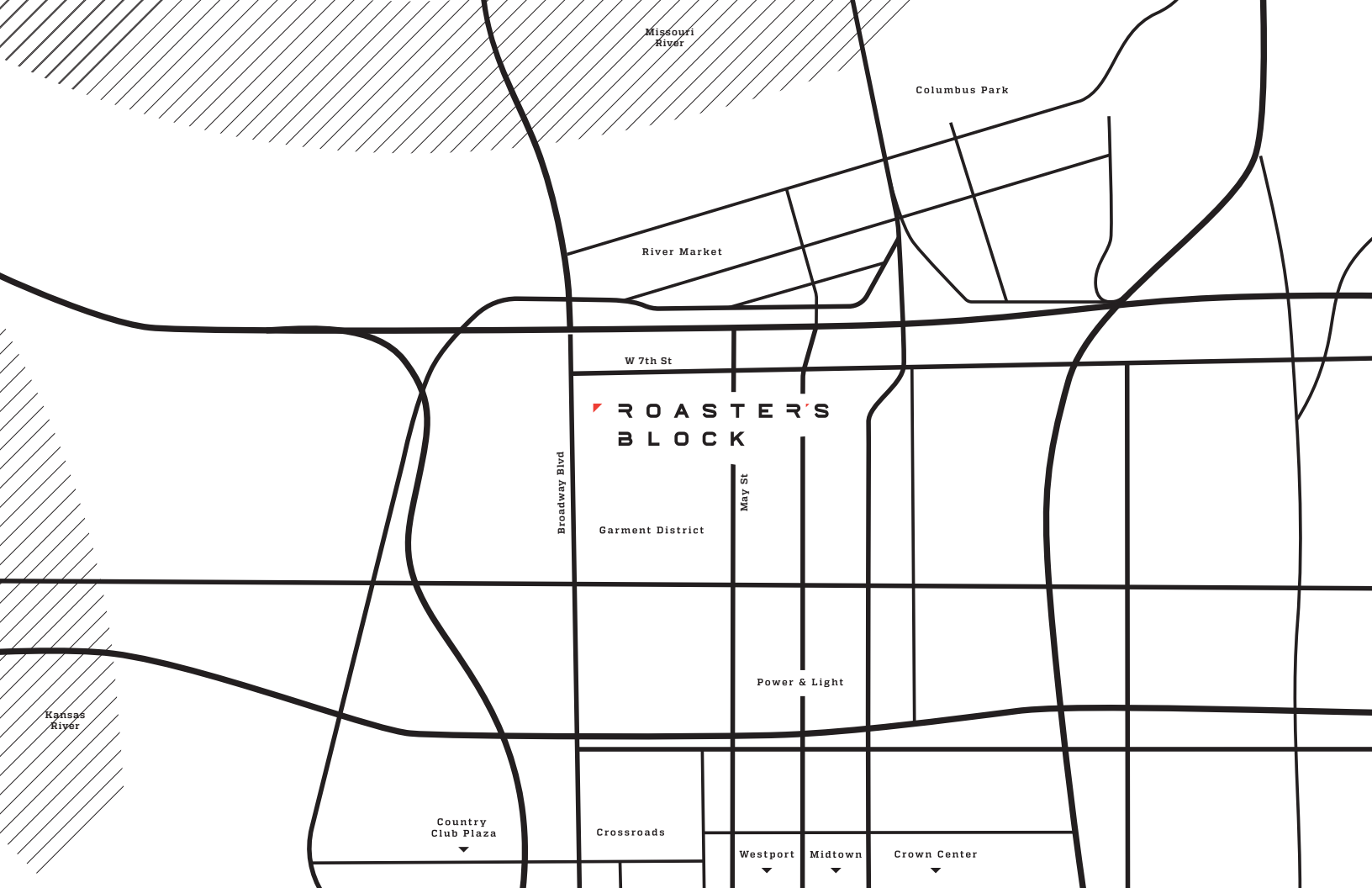


Vienna



Viennese





## LIVE AMIDST K.C. HISTORY AND CLOSE TO CURRENT ATTRACTIONS.

- The site where Roaster's Block now stands is one of the most historically significant in Kansas City. Known as the Garment District, the area was bordered north and south by 6th and 10th Streets and the on east and west by Washington and Wyandotte.
- The first building constructed in 1898 for distribution of wholesale textiles and fashion wear was Swofford Brothers Dry Goods Company.
- In 1917, the Boss Building was built. The company specialized in making women's cotton gloves and men's work gloves.
- In 1950, Folgers Coffee Company, the #1 selling coffee in America at the time, purchased the Swofford and Boss buildings and relocated their roasting plant here. From then until 2012, the aroma of fresh-roasted coffee permeated KC's downtown. The Roaster's Block name is a tribute to Folgers six-decades of success.



## Be on the inside of all that's going on.

Within the community space inside The Boss, enjoy a freshly brewed morning cappuccino or a midday latte at the coffee bar. Get in shape, re-energize or limber up in the yoga studio or fitness room. Enjoy a glass of wine or create meet-ups in the lounge. Throw a private party with friends in the Social Lounge. Or gather together before heading out to a sporting event at the Sprint Center or a concert at the Kauffman Center for the Performing Arts, both mere blocks away.

If you prefer time to yourself, get comfortable with a good book or sit and observe the daily activities and attractions through windows that open out onto the pool and patio area.

### Living Space Features

- 12 ft. to 25 ft. exposed/painted concrete or wood ceilings
- Wood floors in living areas & kitchen (Swofford)
- Exposed spiral ductwork
- Carpeted bedrooms
- Enormous windows with solar shades
- Energy efficient LED and CFL lighting
- Quartz counter tops with backsplash
- Google Fiber; Free Basic High Speed internet
- Quartz kitchen island with waterfall edge
- Shared common lounge space with furnishings on each floor (Swofford)
- Stainless steel appliances
- Balconies and mezzanines with various floor plans
- Espresso wood cabinets
- Controlled access buildings with keycard
- Full-size, side-by-side washer and dryer
- Enclosed heated parking garage & open private parking lot
- Slate-style ceramic tile flooring
- Valet door-to-door trash & recycling



## Urban Green Features

1. **Ventilation Air System** - Ventilation air is being ducted into each unit, which provides for better indoor air quality. Wherever possible, natural ventilation is also being provided.
2. **CO2 Sensors** - Some of the highly occupied zones are provided with carbon dioxide sensors to ensure that adequate ventilation air is being provided to all zones.
3. **Refrigerants** - Where refrigerants were utilized for comfort cooling, only environmentally friendly (primarily R-410a) refrigerants were used.
4. **Thermal Comfort** - All spaces are designed to meet ASHRAE 55 thermal comfort requirements, ensuring not just an energy efficient design, but also a comfortable environment for all occupants.
5. **Advanced Programmable Thermostats** - The Ecobee Smart WiFi thermostats specified have features beyond that of a 'typical' programmable thermostat to help optimize the energy efficiency of the HVAC system. Some of these features include Auto-Away, which uses motion sensors to set back temperatures when you're away, even if you forget to change the programming. It also allows you to program and adjust your thermostat, and track energy savings via an app on your smartphone or other wireless device.
6. **Low Flow Plumbing Fixtures** - Water conserving plumbing fixtures were utilized throughout the facility, including low-flow toilets, lavatories and kitchen sink faucets.
7. **Exterior Lighting** - Exterior lighting utilizes highly efficient LED lighting sources with full cut-off to reduce light pollution wherever possible (the Streetscape and facade lighting would be the exception to this).
8. **Interior Lighting** - Interior lighting utilizes almost exclusively energy efficient fluorescent and LED sources to provide a very efficient lighting design.
9. **Lighting Controls** - The vast majority of the public spaces are controlled using occupancy sensor or multi-level switching, which ensures that lights are on only when really needed.
10. **White Roof** - The high albedo white roof helps to reduce heat island effect, as compared to a darker roof made of similar materials.
11. **Enhanced Glazing** - The windows on this project were also selected with low U-values and solar heat gain coefficients to help reduce energy usage.
12. **Site Selection** - One of the most sustainable features of the project is its location, and close proximity to so many local businesses and public transportation.
13. **Building Reuse** - There are few features more sustainable than reusing an existing structure. Diverting all of that potential waste from the landfill and saving all of the new building materials that would have potentially been required.
14. **Appliances** are specified as Energy Star.
15. **Recycled materials** are used in the finishes, linoleum and wood flooring.

**C A L L F O R**

**R E N T A L**

**R A T E S +**

**D E T A I L S**

**8 1 6 9 1 2 0 5 0 2**

**R O A S T E R ' S  
B L O C K**