

**1000 N. CENTURY AVE.
KANSAS CITY, MISSOURI**

**36,822 SF
FOR LEASE**



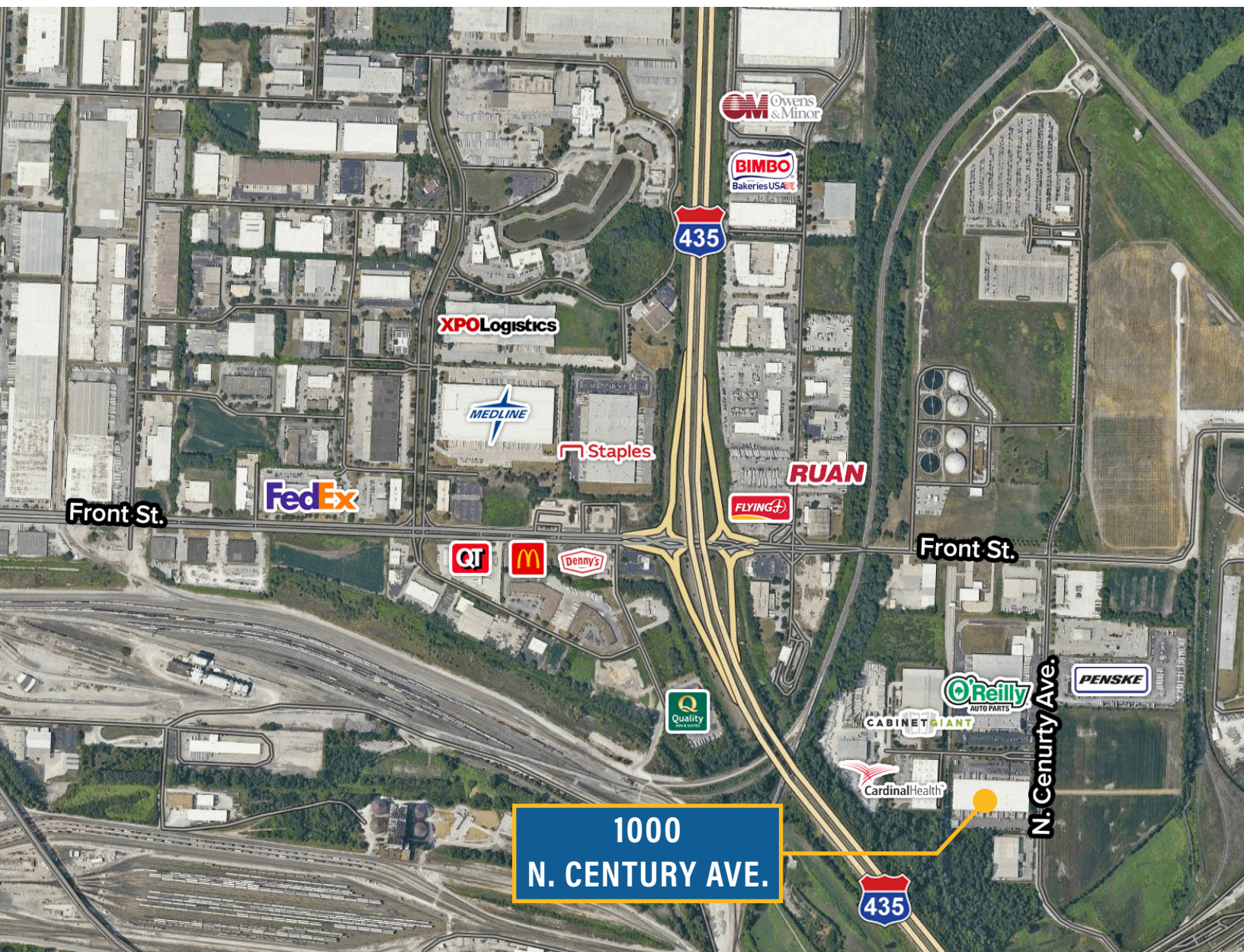
NEWMARK
ZIMMER

 **NorthPoint**
DEVELOPMENT

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STRATEGIC SITE LOCATION



LOCATION ADVANTAGES



Centralized Executive Park location near labor and amenities.



Cost effective operating expenses

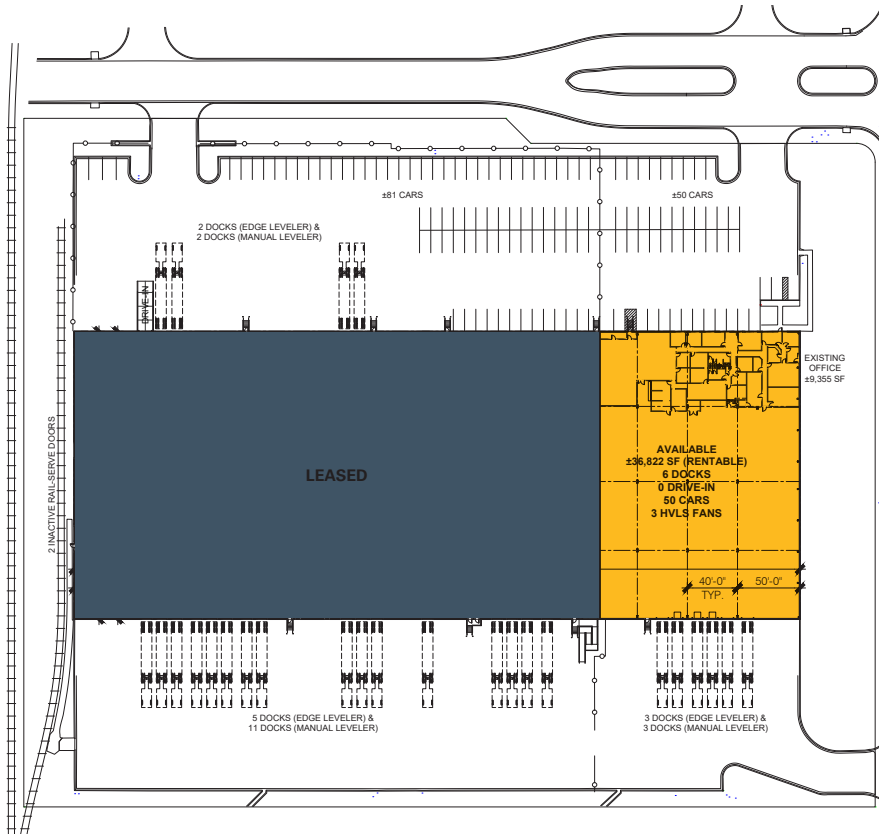


Excellent I-435 Interstate access via interchange at Front Street.



Experienced landlord and developer offering civil and architectural services

SITE PLAN



SPACE FEATURES



9,355± SF of functional,
recently finished office
space.



Modern, pre-cast
construction.

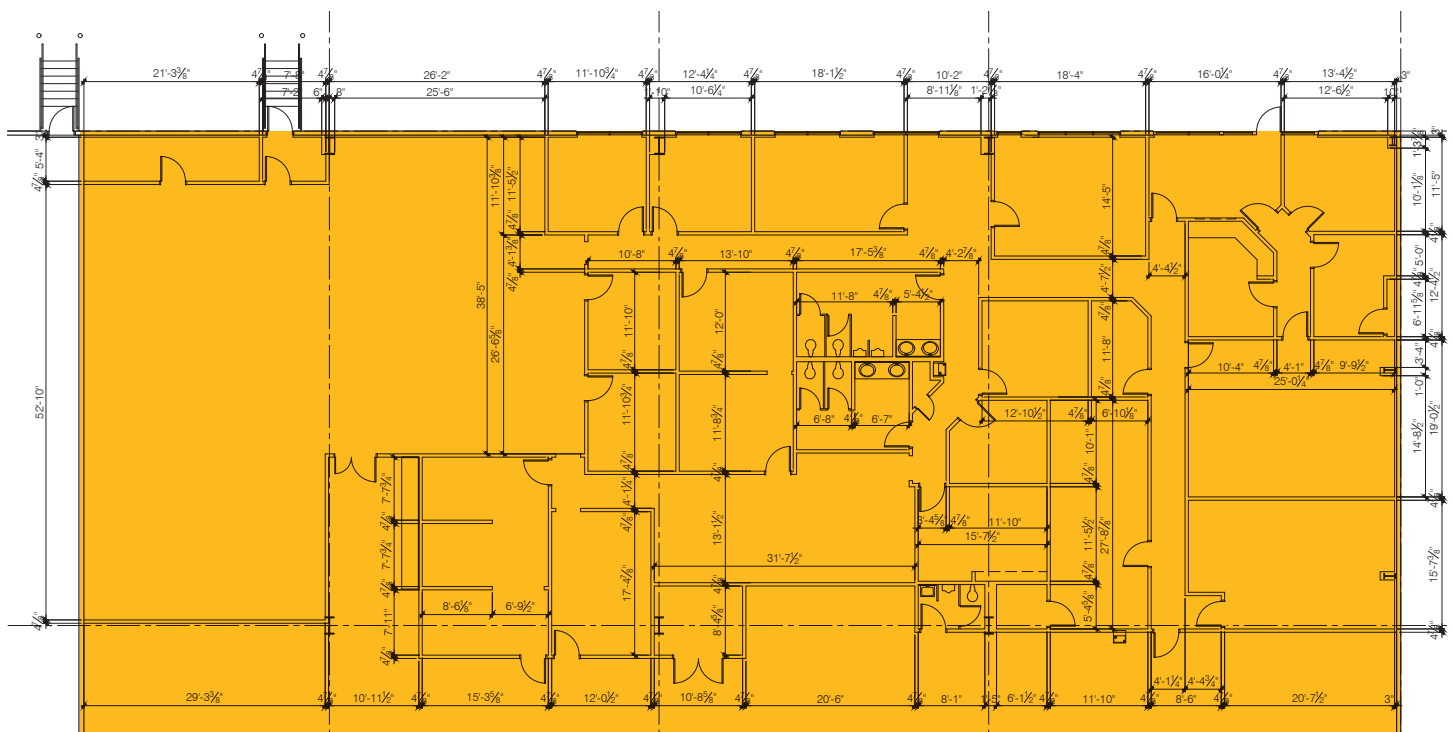


End-cap unit with 50 parking stalls.



Efficient, clean warehouse space designed for high thru-put.

OFFICE PLAN



BUILDING DETAILS



BUILDING SPECS

36,822 SF AVAILABLE

6 DOCK DOORS

50 CAR PARKING

SPACE	36,822± SF
CLEAR HEIGHT	25'
SPRINKLER SYSTEM	WET
HVAC	FORCED AIR GAS
LIGHTING	LED
HVLS FANS	9
DOCK EQUIPMENT	3 EOD LEVELERS; 3 MANUAL LEVELERS
CONSTRUCTION	PRE-CAST CONCRETE
OFFICE SPACE	9,355± SF

OPERATING EXPENSES

CAM (CONTROLLABLE)	\$0.53 PSF
INSURANCE	\$0.17 PSF
TAXES	\$1.02 PSF
COMMON AREA UTILITY (UNCONTROLLABLE)	\$0.13 PSF
SNOW (UNCONTROLLABLE)	\$0.10 PSF
TOTAL	\$1.95 PSF

LEASE RATE: \$6.00/SF, NNN