

OFFICE FOR LEASE

Contact: Andrew Danner 816.612.5191
Andrew@WindfieldRealEstate.com

2103 SWIFT ST

North Kansas City, MO 64116

www.rentnkc.com



Building Size: 10,240 ft²

Typical Floor Size: 1,282ft² up to 6,818 ft²

Second Floor Area = ±3,500 ft²

Ground Floor Area = ±3,450 ft²

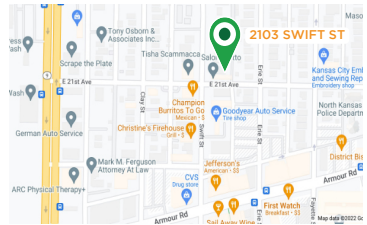
Lower Level Area = ±1,200 ft²

Bring your enterprise to North Kansas City—the portal to the Northland and the gateway to downtown. Our office is located near major highways, 20-minutes to anywhere in the metro area, and 15 minutes from MCI. It's also on a proposed streetcar expansion route.



Property Highlights:

- ✓ KC's hottest submarket
- ✓ Walkability
- ✓ Commutability
- ✓ Parking
- ✓ 1 GB Fiber
- ✓ No E-tax
- ✓ Security door
- ✓ Entry system
- ✓ Security cameras
- ✓ Adjacent to apartments and mixed-use developments totaling \$108M in local investment.



CURRENT CONFIGURATION SUPPORTS

Ground Floor

Total Seats: 13
Private Offices: 7
Conference Rooms: 1
Lounge/Break Room: 1

Second Floor

Total Seats: 13
Private Offices: 9
Conference Rooms: 1
Lounge: 1

Lower Level

Total Seats: 4
Private Offices: 1
Storage: 1

SCAN FOR BUILDING WEBSITE



Individually metered space - tenant receives a monthly bill from electric and gas utility provider

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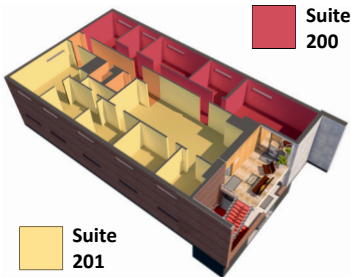
Available Now Second Floor

Up to 3,450 ft² of customizable space
available for your unique business needs.



Example Space Uses

Attorney / Financial Planner / Professional / Design



	Units	Space Available	Private Offices	Seats
Suite 200		1,282	4	6
Suite 201		2,168	5	7
200s Combined		3,450	9	13

SCAN FOR
BUILDING WEBSITE



CURRENT CONFIGURATION SUPPORTS

Total Seats: 13 Conference Rooms: 1
Private Offices: 9 Lounge: 1

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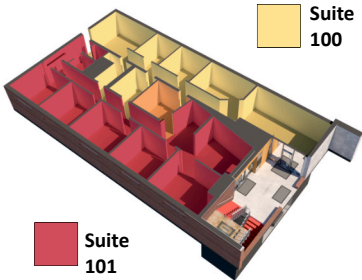
Available 90+ Days
Ground Level

Up to 3,450 ft² of customizable space
available for your unique business needs.



Example Space Uses

Consultant / Luxurious Day Spa / Financial Services



Units	Space Available	Private Offices	Seats
Suite 100	1,282	5	6
Suite 101	2,168	6	7
100s Combined	3,450	11	13

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CURRENT CONFIGURATION SUPPORTS

Total Seats: 13 Conference Rooms: 1
Private Offices: 7 Lounge/Break Room: 1

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Ground Level

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Financial Services



Concept of the ground level renovated as a luxury spa.



Concept of the ground level renovated as a consultant.

SECTION DEMOGRAPHICS

<u>Population</u>	<u>Median Age</u>	<u>Avg. Income</u>
3 Miles: 57,790	3 Miles: 36.5	3 Miles: \$61,117

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