

# OFFICE FOR LEASE

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# 2103 SWIFT ST

North Kansas City, MO 64116

[www.retnkc.com](http://www.retnkc.com)



**Building Size:** 10,240 ft<sup>2</sup>

**Typical Floor Size:** 1,282 ft<sup>2</sup> up to 6,818 ft<sup>2</sup>

**From** \$14.95/ft<sup>2</sup>/yr

**Second Floor Area =** ±3,500 ft<sup>2</sup>

**Ground Floor Area =** ±3,450 ft<sup>2</sup>

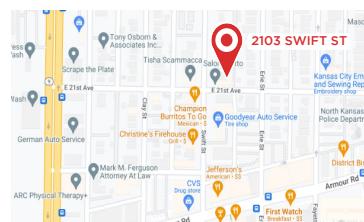
**Lower Level Area =** ±1,200 ft<sup>2</sup>

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.

**RENT** **NKC**



## 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