

For Sublease

38,720 SF Office/ Warehouse Building

NAI Heartland



4101 Kentucky Ave

Kansas City, Missouri

For more information:

Ben Boyd, CCIM

+1 913 890 2010

ben@nai-heartland.com

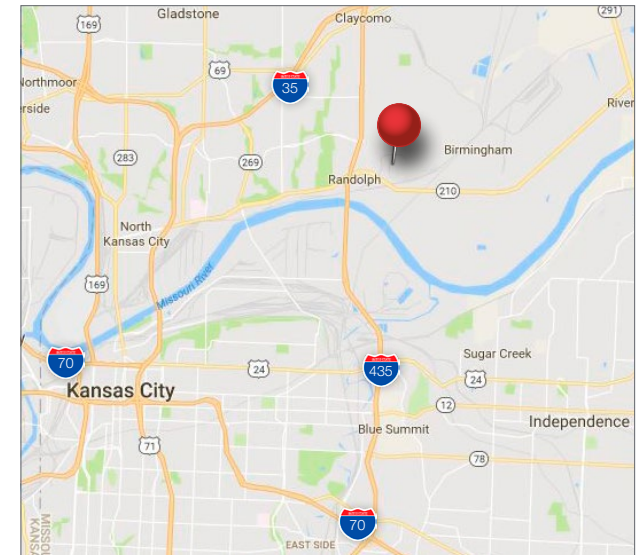
Nathan Anderson, SIOR, CCIM

+1 913 890 2001

nathan@nai-heartland.com

Property Features

- Available Space: 38,720 SF total
- ±14,875 SF office
- Sublease term through April 2020
- Clear Height: 28'
- 9 Dock-high loading doors
- ESFR sprinkler system
- Power: est. 800 amp, 480/277v, 3-phase
- Column Spacing: 50' x 44'
- 6" reinforced concrete floors
- Located in Missouri Enhanced Enterprise Zone
- Lease Rate: \$3.75 PSF 'net'
- Taxes: \$1.33 PSF
- CAM: \$0.97 PSF



4400 College Boulevard Suite 170
Overland Park, Kansas 66211
913 362 1000

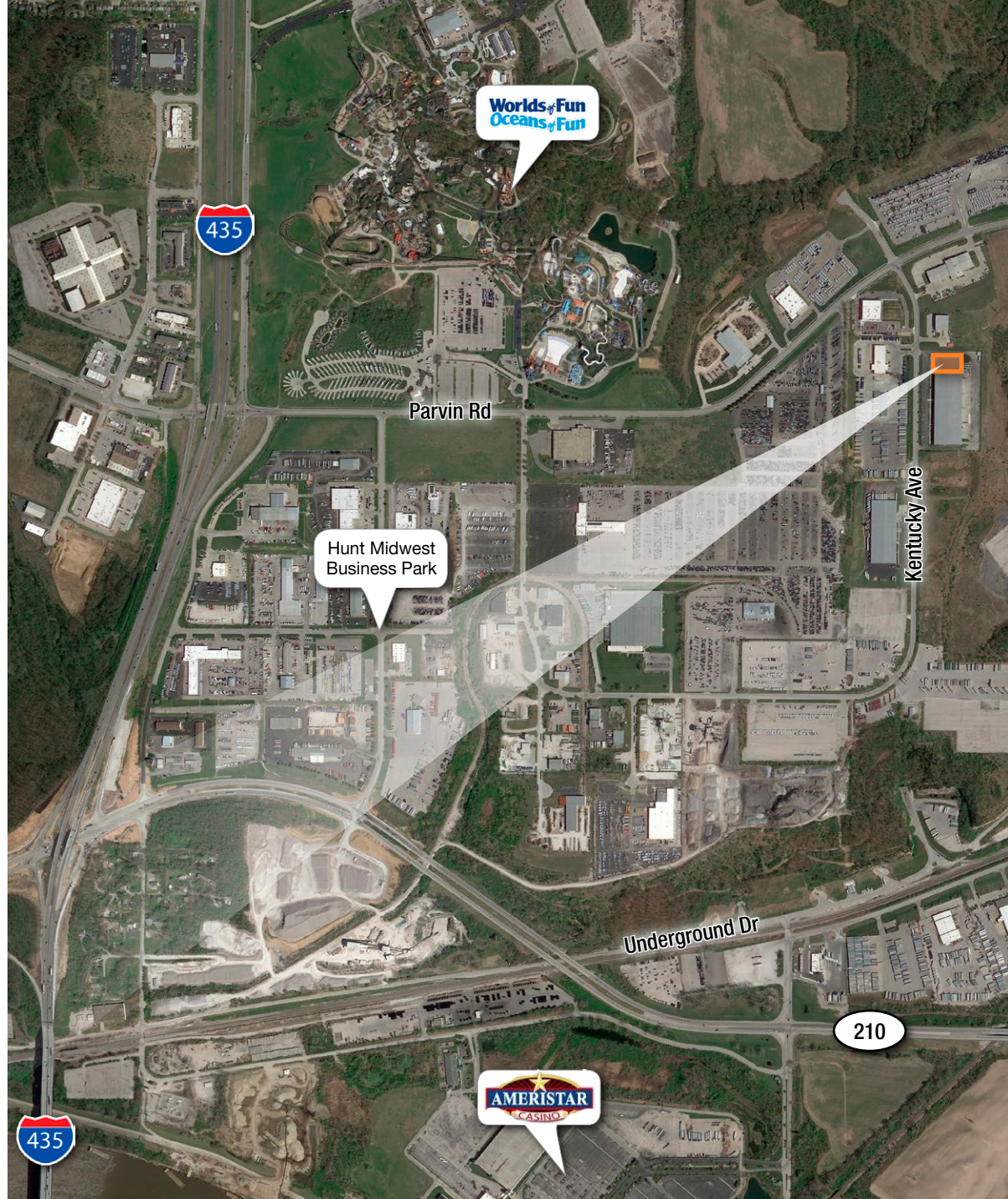
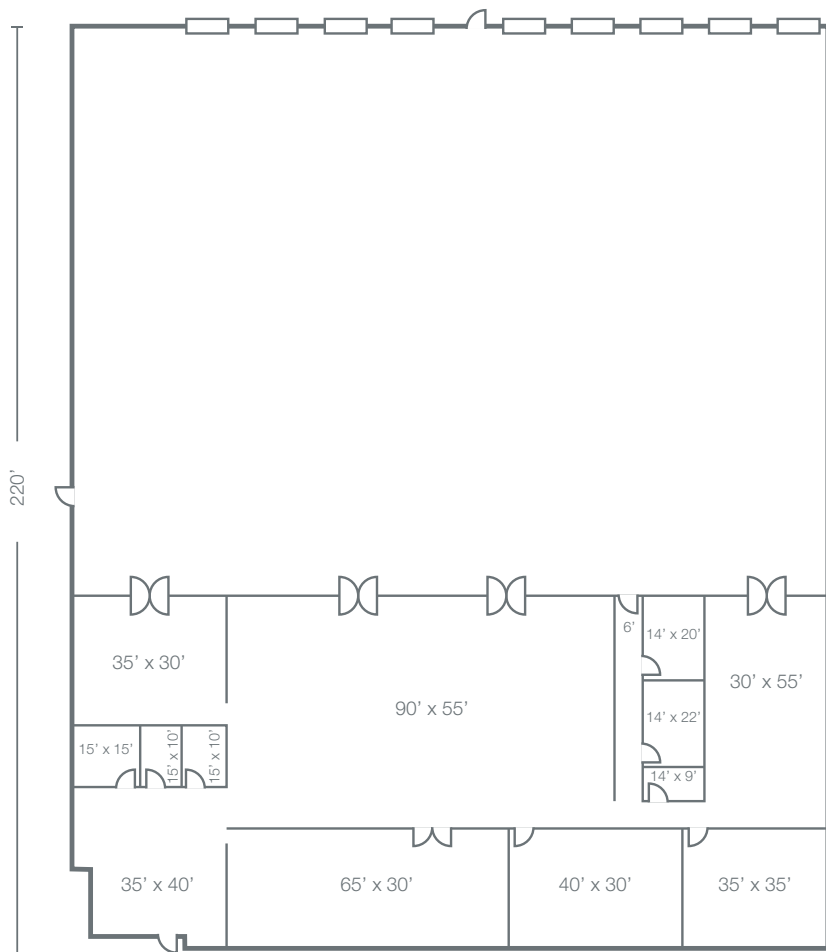
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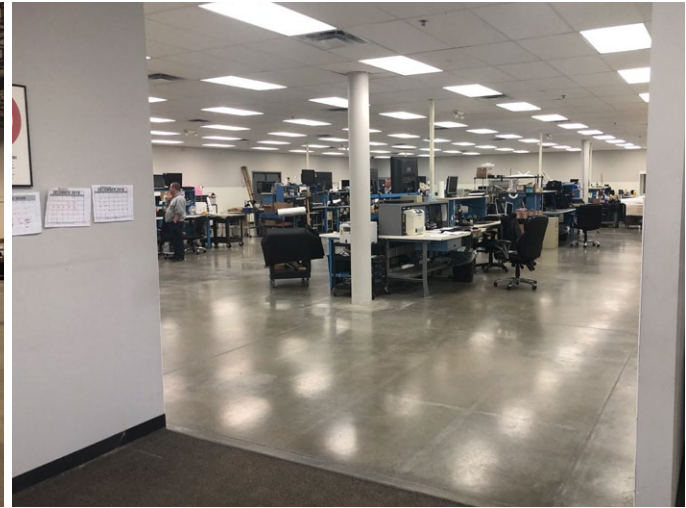
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