

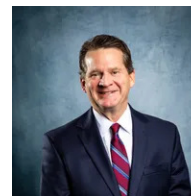
2,475 - 76,536 SF | FOR LEASE

11500 BUILDING

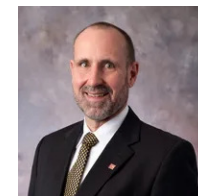


**11500 NW AMBASSADOR
DRIVE
KANSAS CITY, MO 64153**

CONTACT



Brent Roberts, CCIM



Bruce Johnson, CCIM

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OFFICE FOR LEASE 11500 BUILDING

11500 NW Ambassador Drive, Kansas City, MO 64153



PROPERTY DESCRIPTION

Discover the ideal commercial space at 11500 NW Ambassador Drive, just minutes from Kansas City International Airport. This property offers a prime location near major highways, ensuring excellent accessibility for employees and clients. Inside, flexible floor plans and high-quality, modern finishes create a versatile and professional environment for a range of businesses. With ample parking, state-of-the-art security systems, and professional on-site management, every aspect of the property is designed for convenience and peace of mind. The spacious and inviting lobby area sets the tone for a welcoming and impressive space, while energy-efficient and sustainable building features demonstrate a commitment to modern business practices. This property is designed to elevate your business.

PROPERTY HIGHLIGHTS

- Prime location near major highways

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OFFERING SUMMARY

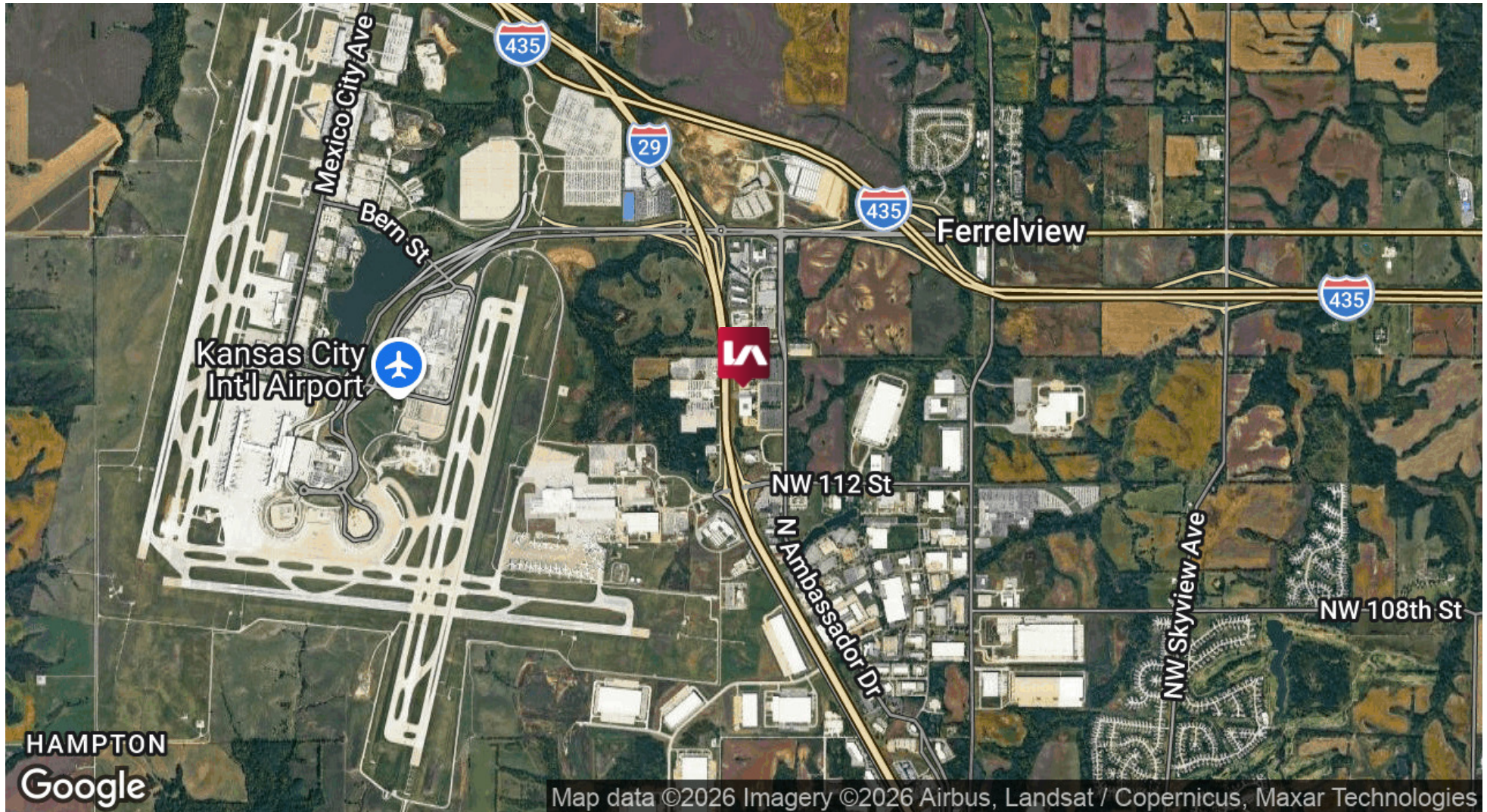
Lease Rate:	\$19 - 22 SF/yr (Full Service)
Number of Units:	18
Available SF:	2,475 - 76,536 SF
Building Size:	465,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	0	15,147	75,706
Total Population	1	35,873	187,469
Average HH Income		\$97,783	\$91,349

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OFFICE FOR LEASE

11500 BUILDING

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,475 - 76,536 SF	Lease Rate:	\$19 - \$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	VIDEO
Suite 250	Available	4,229 SF	Full Service	\$19.00 SF/yr	-
Suite 280	Available	15,575 SF	Full Service	\$19.00 SF/yr	View Here
Suite 361	Available	14,564 SF	Full Service	\$19.00 SF/yr	View Here
Suite 430	Available	12,333 - 28,001 SF	Full Service	\$19.00 SF/yr	View Here
Suite 470	Available	2,475 SF	Full Service	\$19.00 SF/yr	View Here
Suite 510	Available	5,718 - 76,536 SF	Full Service	\$22.00 SF/yr	-

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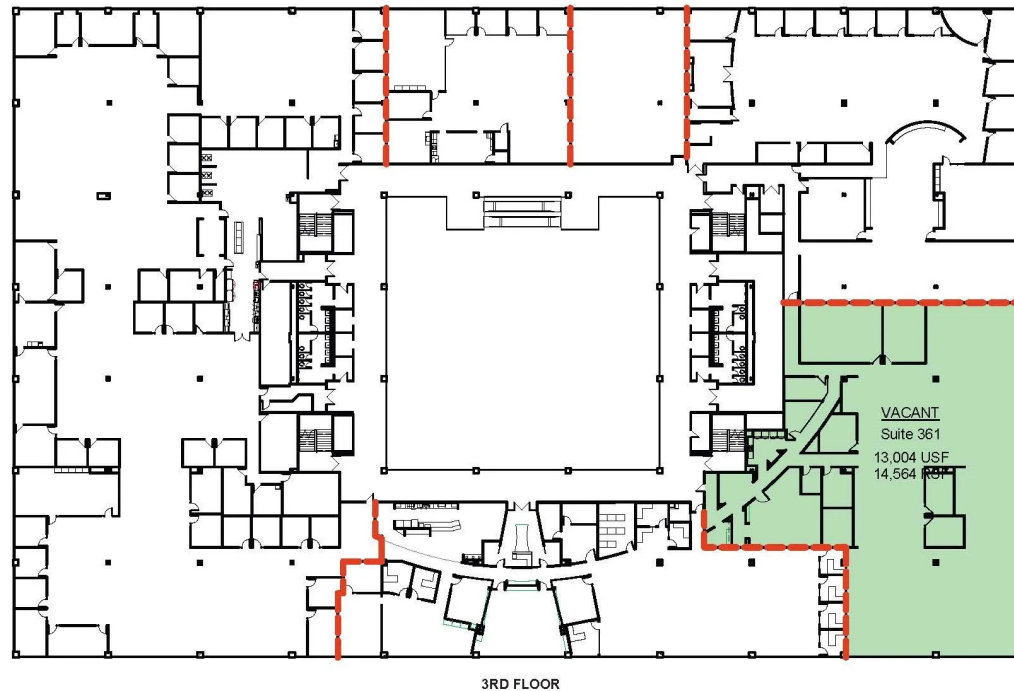
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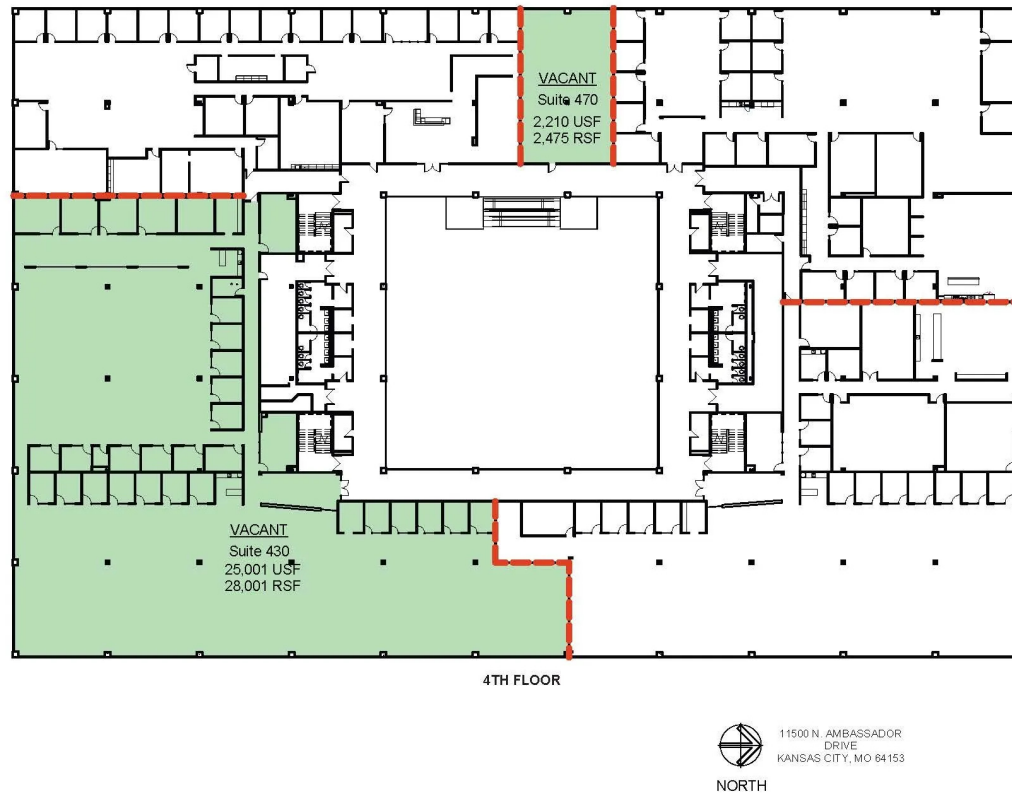
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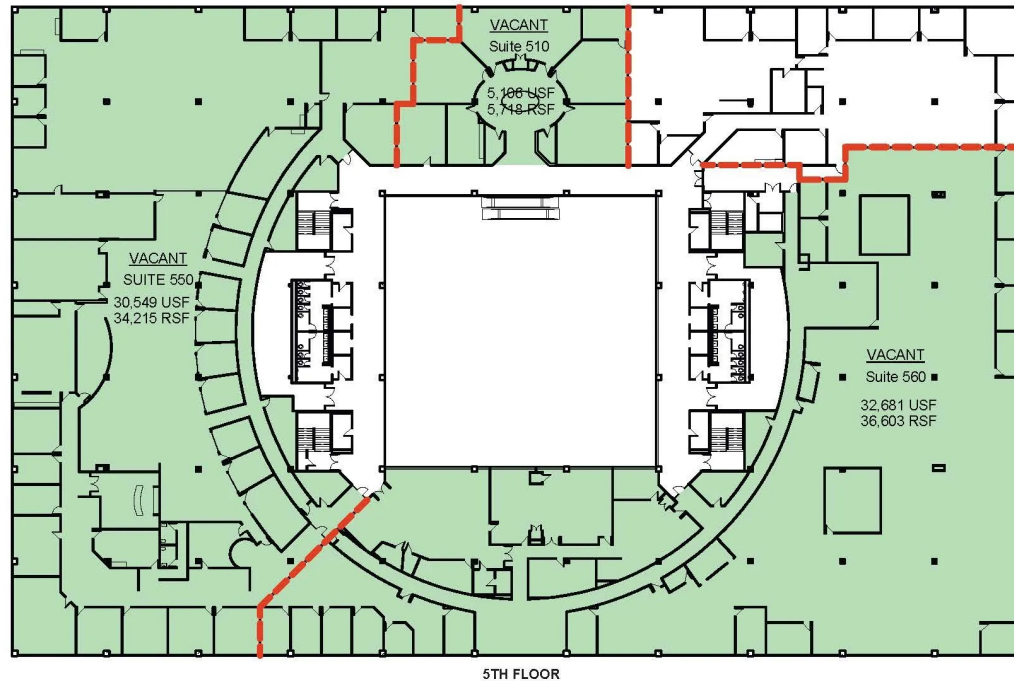
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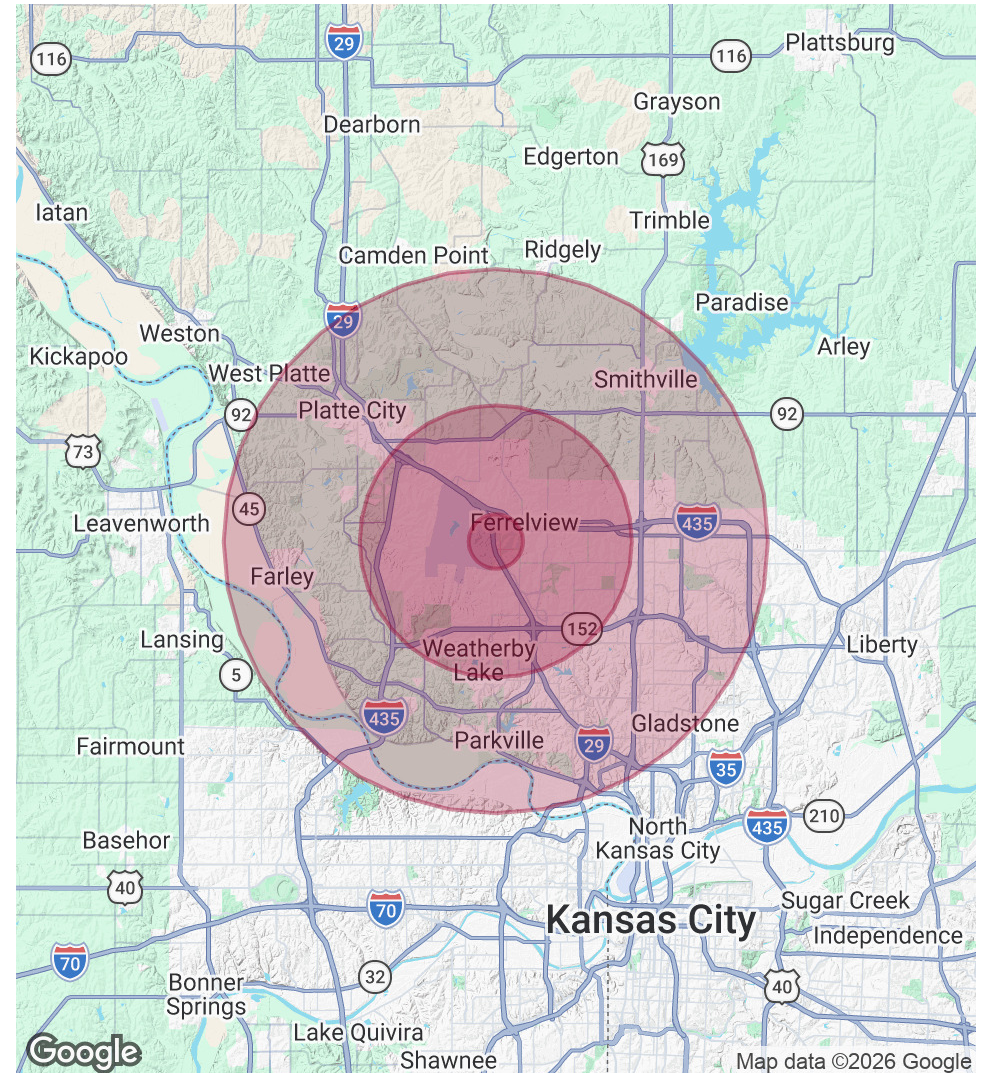
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1	35,873	187,469
Average Age	57.3	38.4	38.4
Average Age (Male)	57.3	37.5	37.7
Average Age (Female)	56.8	38.4	39.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	0	15,147	75,706
# of Persons per HH		2.4	2.5
Average HH Income		\$97,783	\$91,349
Average House Value		\$244,517	\$221,827

* Demographic data derived from 2020 ACS - US Census



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