

## CORPORATE HILLS NORTH

4444 N. Bellevue Avenue & 851 NW 45<sup>th</sup> Street, Kansas City, MO

FOR LEASE

PRICE: \$22.00/SF Full Service

### Highlights:

- Quick Access to I-29 & HWY 169
- Located in a Highly Attractive and Well-Established Office Park
- Competitive SF Pricing
- Extensive Renovations for Both the Interior and Exterior of the Property
- Suites ranging from 500 SF +/- to 2,800 SF
- Ample Parking
- Street Signage
- More than 95% Occupied with Great Tenant Mix

For more information, please contact:

Mike Rivera  
Associate Broker  
913.827.1712  
[mriviera@amg-cr.com](mailto:mriviera@amg-cr.com)

AMG Commercial Realty  
6320 Lamar Ave, Suite 107  
Overland Park, KS 66202  
[www.assetmgmtgrp.com](http://www.assetmgmtgrp.com)



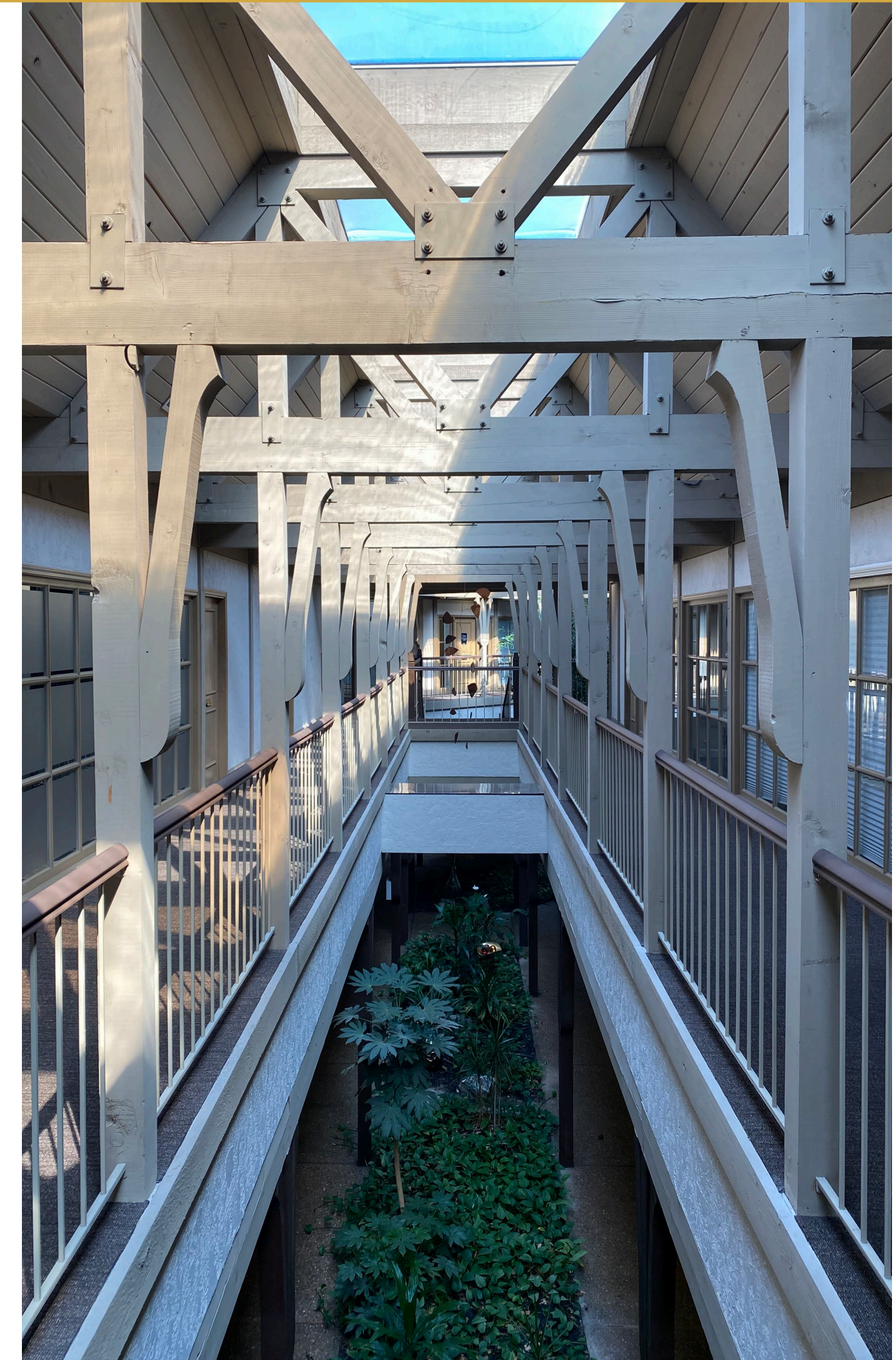
## CORPORATE HILLS NORTH

4444 N. Belleview Avenue & 851 NW 45<sup>th</sup> Street, Kansas City, MO

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#### Property Features/Improvements:

- Class B Office/Medical Center north of Downtown Kansas City
- Several Move-in Ready Units
- Access Codes for Tenant's 24/7 Entry
- New Interior/Exterior Paint
- New Common Area Carpet
- Ample Parking Spots with New Paving and Lighting
- Interior/Exterior LED Lighting Upgrade
- Upgraded Landscaping & Common Area Artwork
- New Solar Panels & HVAC
- Tranquil Common Areas with Natural Plants & Water Features
- Cleaning Service for Common Areas



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Quick Access to  
I-29 & 169 HWY

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North

Downtown  
Kansas City

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