

**2,240 - 9,675 SF Retail or Office for Lease near KCI Airport
10000-10040 NW Prairie View Rd. KCMO 64153 | \$6 - \$8 PSF G.I.**



\$6 - \$8 PSF G.I.+ \$1.95 CAM

Easy I-29 & Airport Access

Rare Availability in Executive Hills Tech Center!

Great for Retail, Specialty Service or Office

- 9,675 Event/Office Space - \$8 PSF
- 2,240 - 4,480 White Box - \$6 PSF
- Power: 120/208 3-Phase 200 AMP
- Ample Parking
- I-29 Signage Opportunity
- Minutes from MCI Airport
- Office / Warehouse / Retail



T.I. Available for Credit Tenants & Term Leases | Please call Josh for more information.

**Josh Haith
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O: (913) 888-3456 x 7
www.Haith.com**



**David Gunter
DGunter@Haith.com
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M: (913) 265-8029**

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10000 NW Prairie View Rd. KCMO 64153 | \$8 PSF G.I.



\$8 PSF G.I.+ \$1.75 CAM Easy I-29 & Airport Access

Rare Availability in Executive Hills Tech Center!

Great for Retail, Specialty Service or Office

- Built Out As Event & Office Space
- 4 Restrooms in Place
- 6 Private Offices
- 3,618 Open Space - Can Use Double Doors for Showroom or Storage
- Power: 120/208 3-Phase 200 AMP
- Ample Parking
- I-29 Signage Opportunity



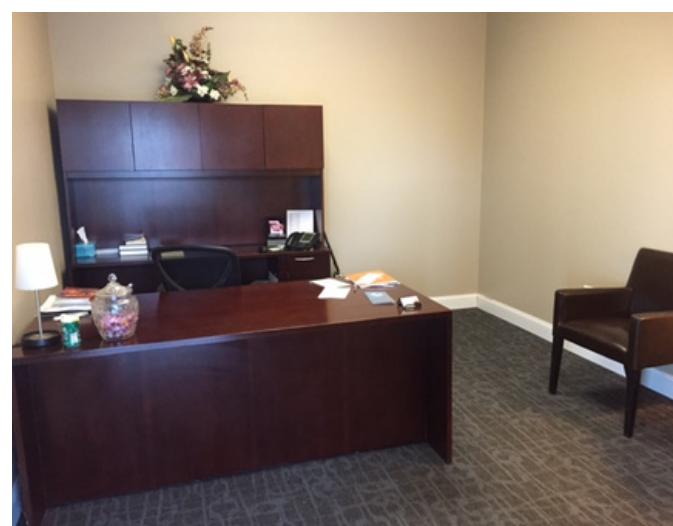
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& Company, Inc.
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2,240 - 4,480 SF White Box or Storage for Lease near KCI Airport

10040 NW Prairie View Rd. KCMO 64153 | \$6 PSF G.I. + \$1.95 CAM



Easy I-29 & Airport Access

Rare Availability in Executive Hills Tech Center!

Great for Retail, Specialty Service or Office

- Raw Flex Industrial Storage Space
- Shell Space - T.I. Available
- 1 Front Door
- Double Door Can Be Installed
- Restroom in Place
- Power: 120/208 3-Phase 200 AMP
- Wide Open Space - Center Columns
- Minimal Parking, No Dock High or D.I.
- \$1.95 Est. CAM for 2025



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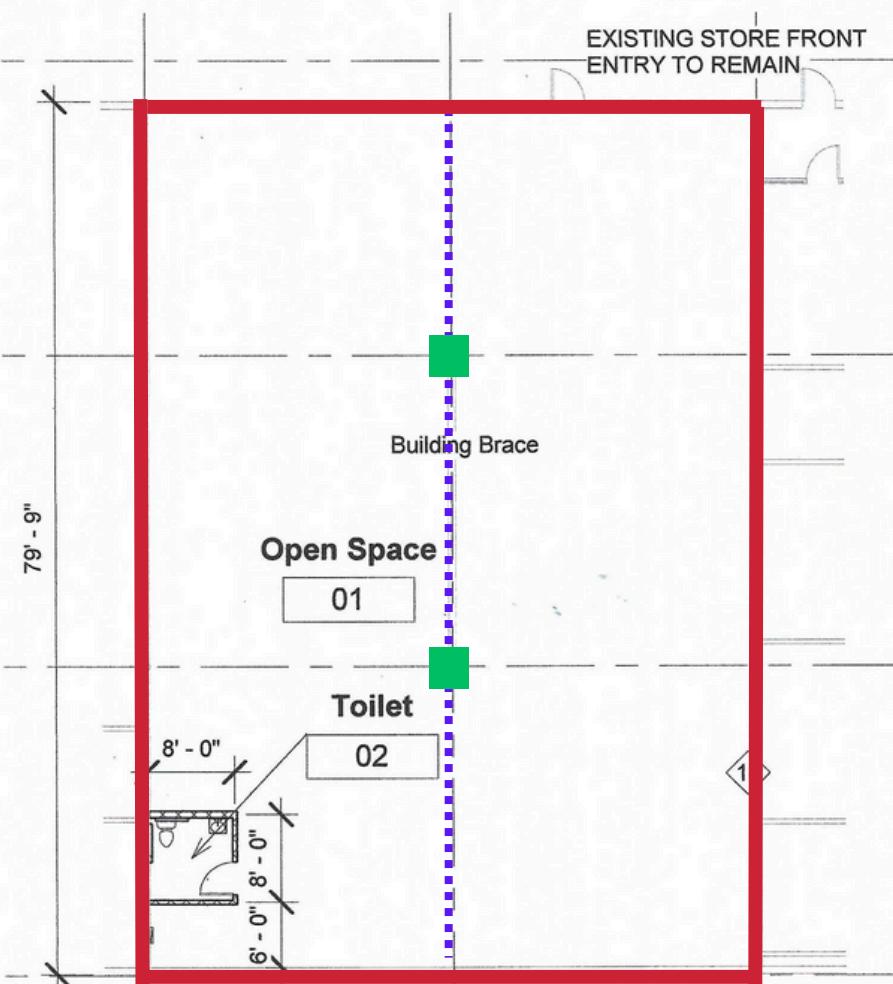
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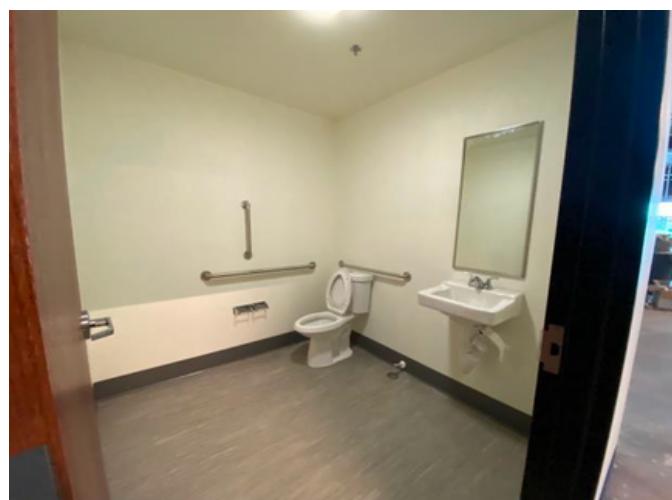
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Possible Demising Wall
Columns



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MCI Airport	4.5 Miles
I-70	17 Miles
Downtown KCMO	14 Miles
Downtown Parkville	7 Miles

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