



# OFFICE FOR LEASE

**Up to 42,832SF**  
Offered from \$14.95/SF/YR FSG

3315 N. Oak Trafficway  
Kansas City, MO 64116

# Turn-key, Efficient Office Space

UP TO 42,832 SF

## Building details:

- Well located, park-like setting on 13 natural acres with walking trails landscaped gathering spaces
- Co-locate in the signature, NorthPoint Development Headquarters
- Building core 2022 complete renovation
- 5:1000+ parking available
- Modern key card access controls and exterior surveillance
- Professional, on-site property management

Second floor area =  $\pm 19,350$  SF  
Third floor area =  $\pm 21,825$  SF  
Fourth floor area =  $\pm 23,482$  SF

## Space details:

- Privately accessed, full-floors available
- Signature, at-grade entrance
- Fully furnished suite available
- 360 degree windows / natural light



# Space Renovation

Available for 2nd and 4th floor - 90 Days

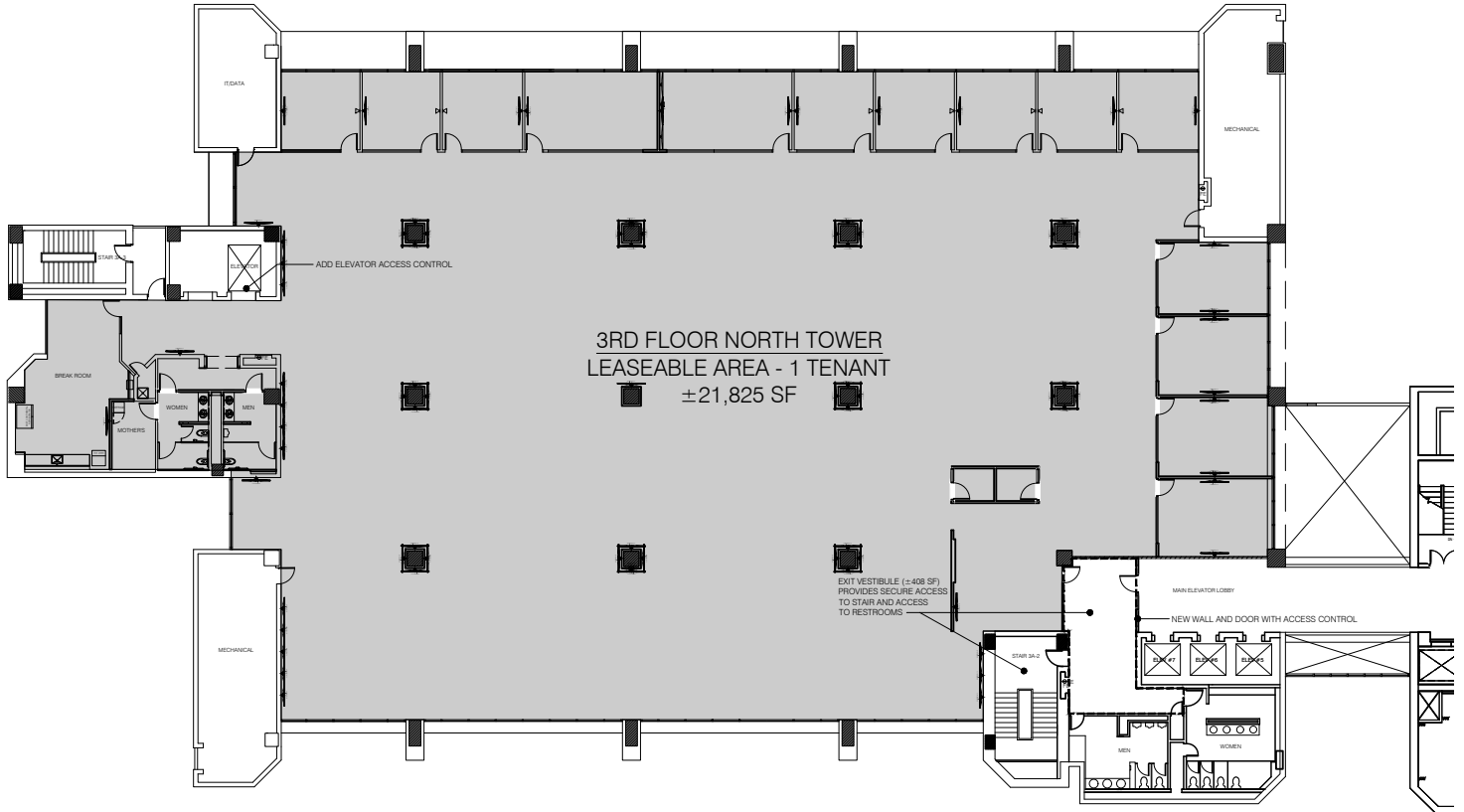
3rd floor recently renovated



# 3RD FLOOR NORTH TOWER

CURRENT FLOORPLAN ±21,825 SF

recently renovated



## Current Configuration Supports

### THIRD FLOOR

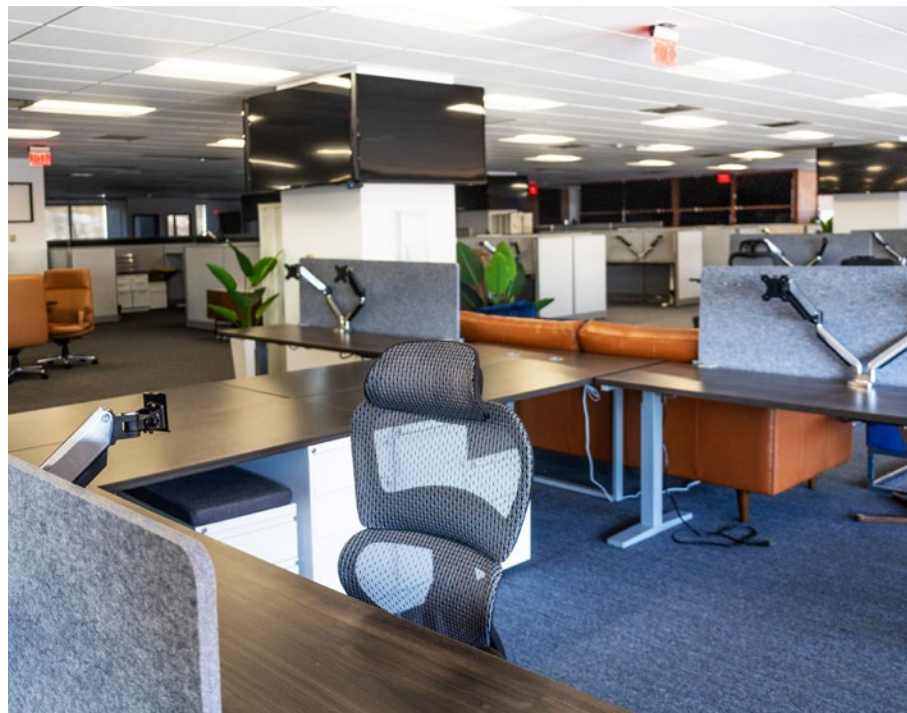
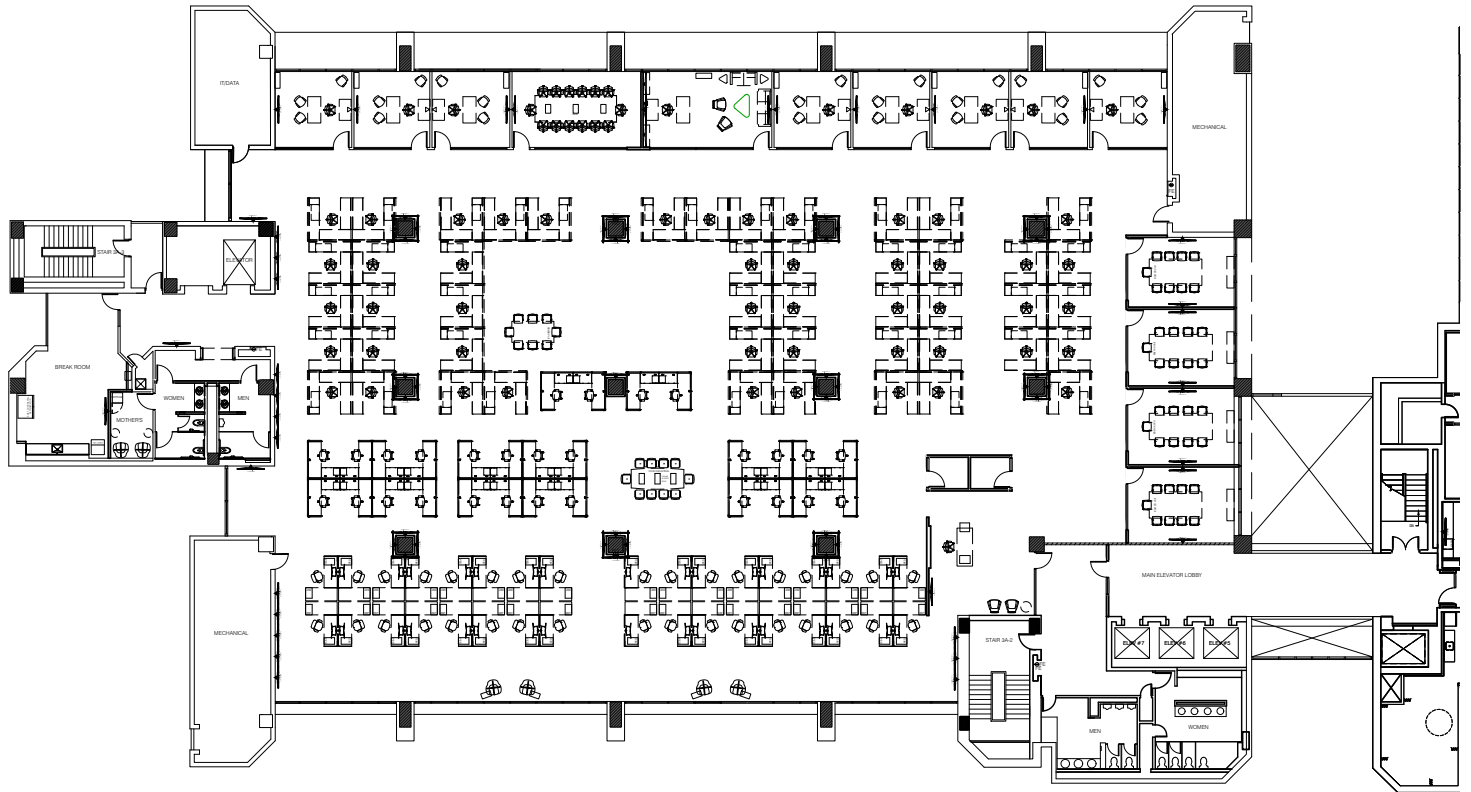
- Total Seats: 110
- Private Offices: 9
- Conference Rooms: 5
- Open Collaboration Spaces: 2
- Breakroom
- Mother's Room
- Reception Space



# 3RD FLOOR NORTH TOWER

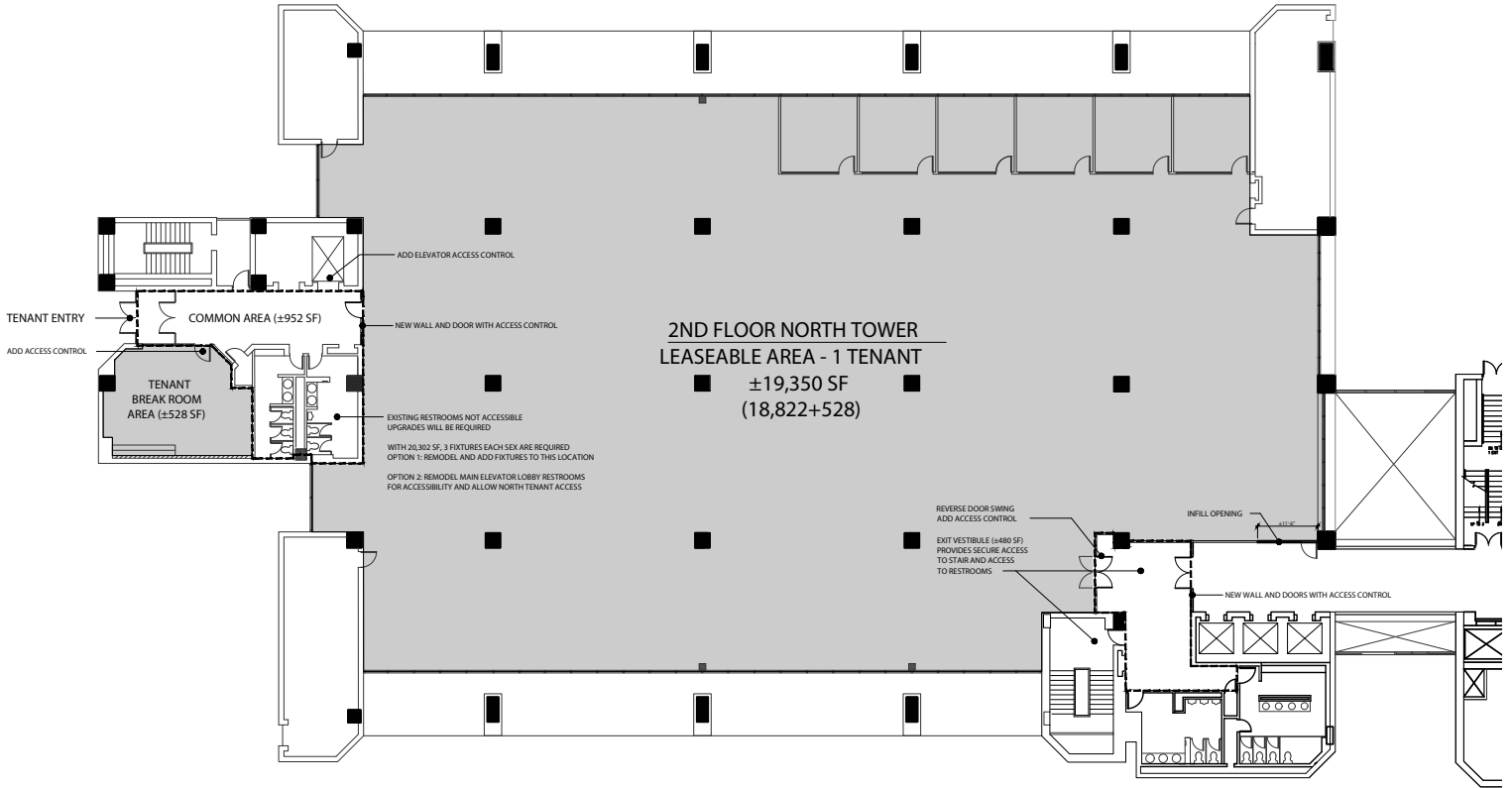
EXISTING FURNITURE LAYOUT

recently renovated



# 2ND FLOOR NORTH TOWER

CURRENT FLOORPLAN: ±19,350 SF



## Current Configuration Supports

### SECOND FLOOR

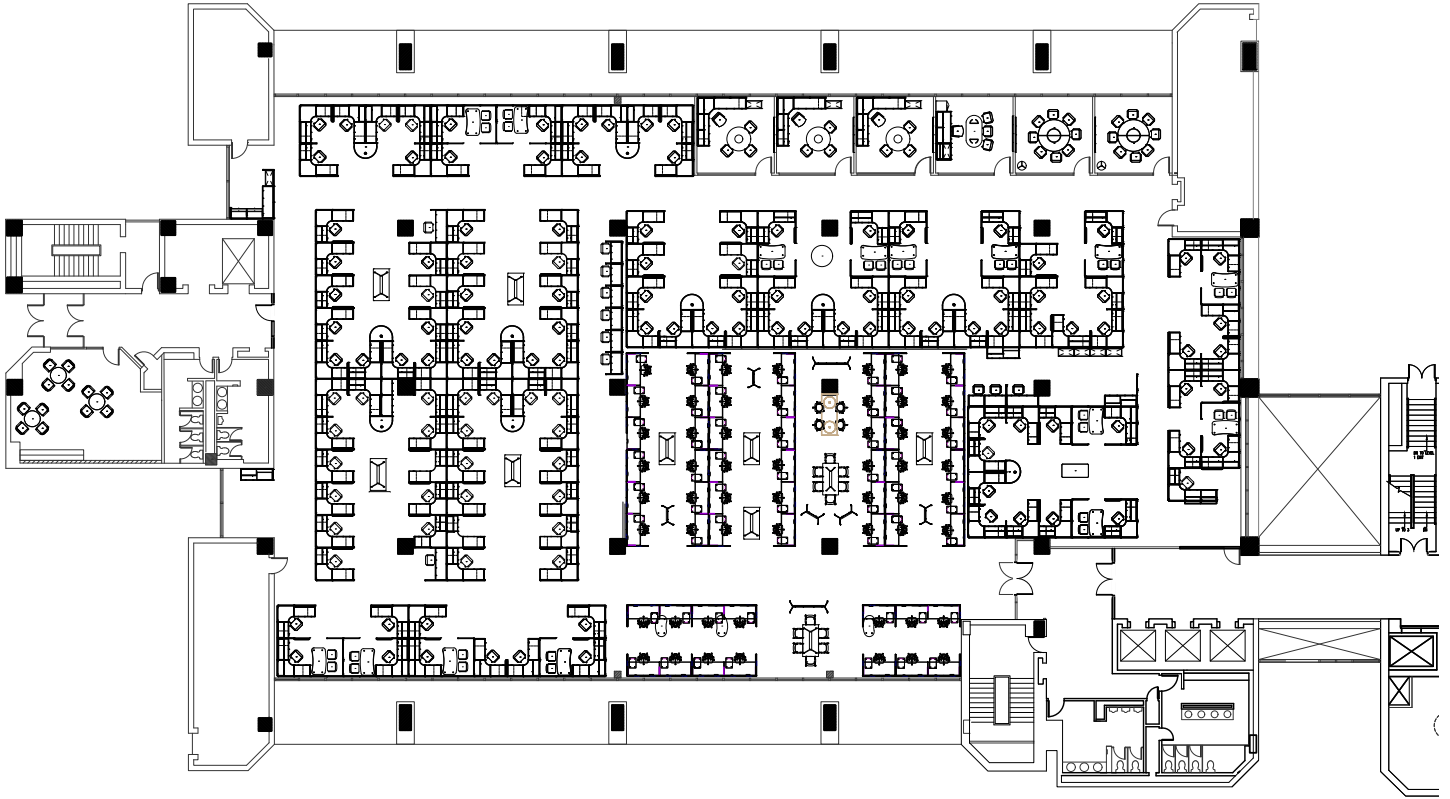
- Total Seats: 153
- Private Offices: 4
- Conference Rooms: 2
- Lounge: 1

Existing Area - Renovations Available



# 2ND FLOOR NORTH TOWER

EXISTING FURNITURE LAYOUT

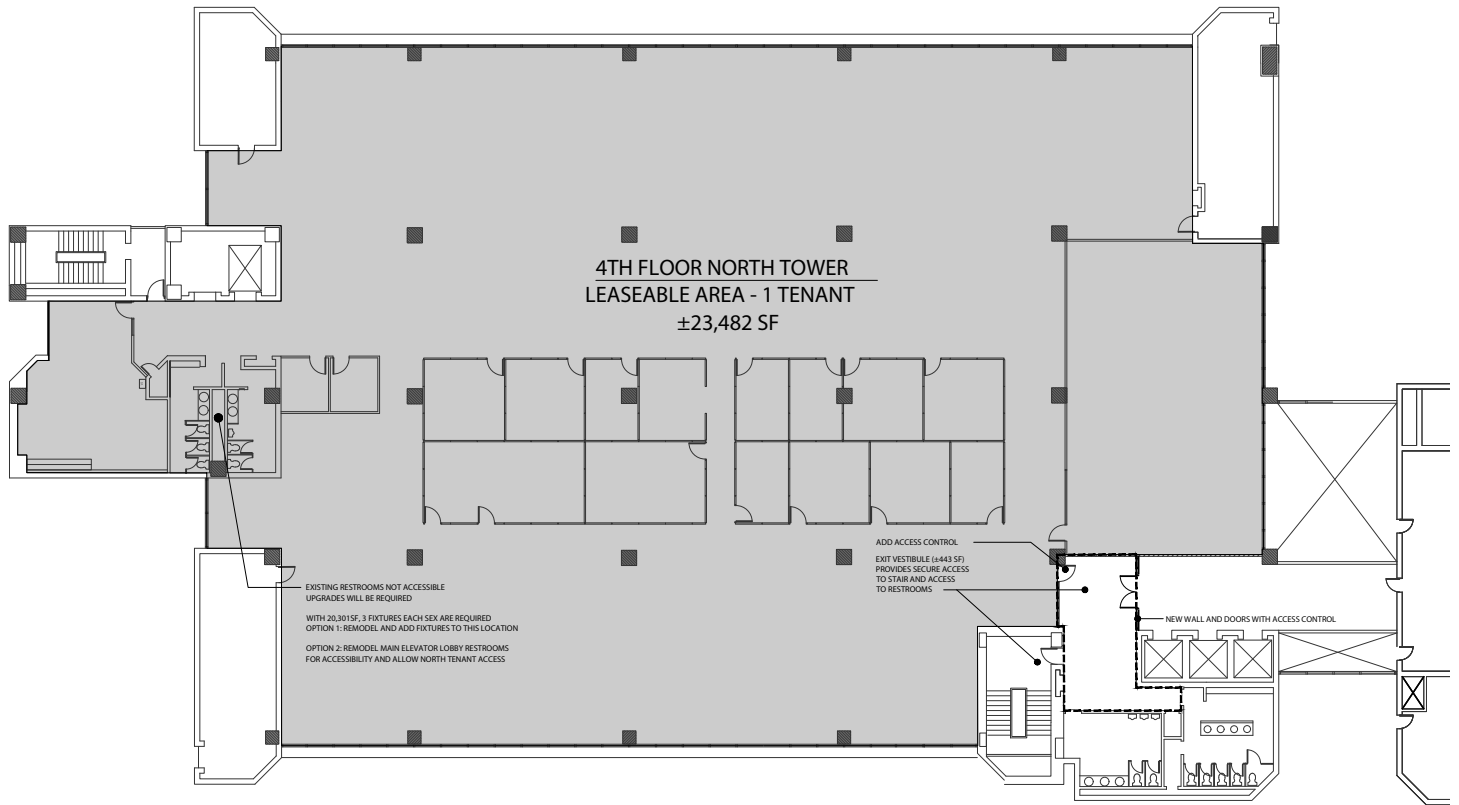


Existing Area - Renovations Available



# 4TH FLOOR NORTH TOWER

CURRENT FLOORPLAN: ±23,482 SF



## Current Configuration Supports

### FOURTH FLOOR

- Total Seats: 175
- Private Offices: 7
- Conference Rooms: 8
- Lounge/Breakroom: 1

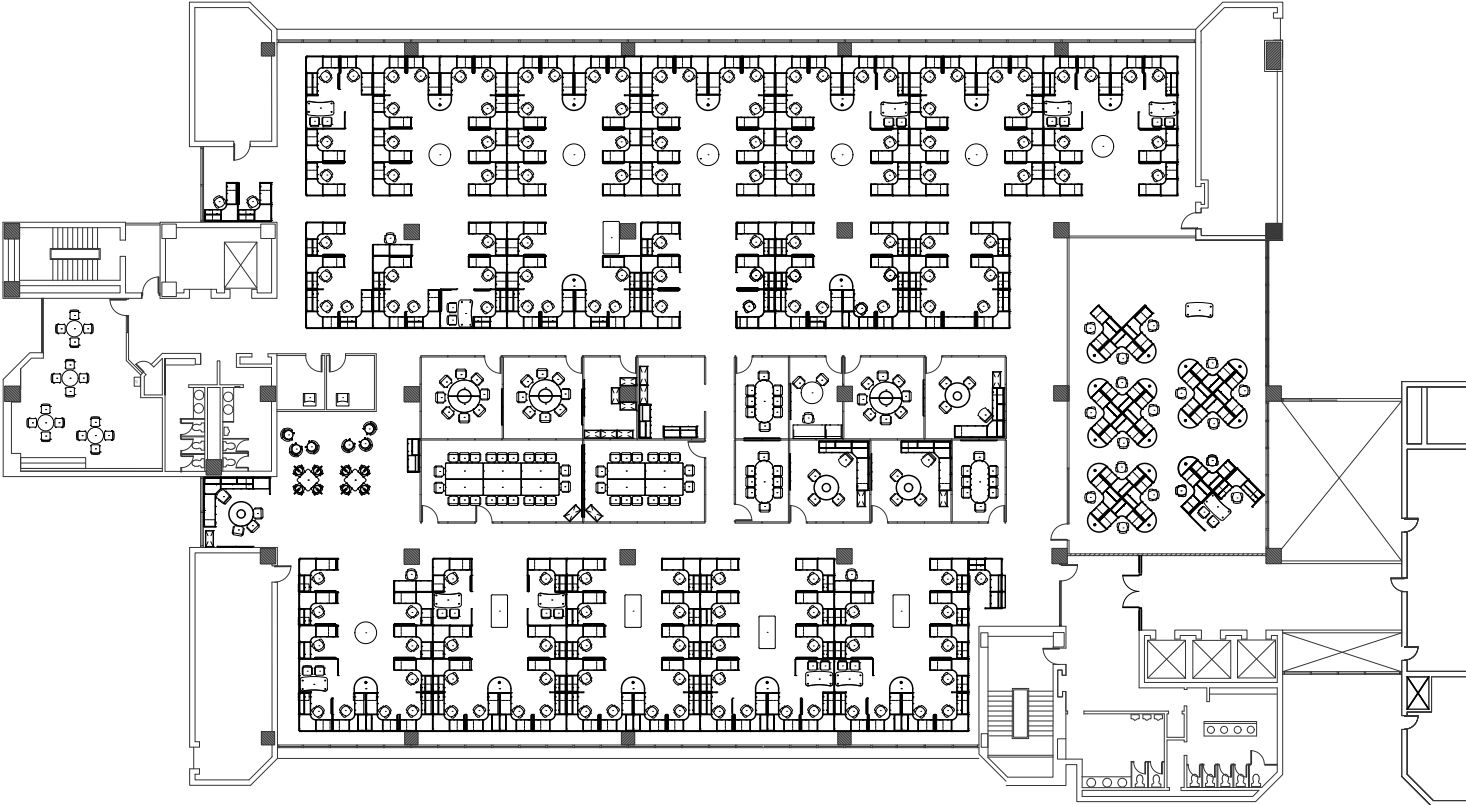
### Existing Area - Renovations Available





# 4TH FLOOR NORTH TOWER

EXISTING FURNITURE LAYOUT



Existing Area - Renovations Available



# Nearby Amenities

## Oaks Campus

The office is nestled in a park-like setting with trees, walking trails, green space, and nearby parks. Other nearby amenities include Chicken-N-Pickle, Briarcliff shops & restaurants, dog parks, local gyms, RoKC, and North Kansas City restaurants. The office is also strategically located to Kansas City's major highways and is only 15 minutes from MCI.



- NELL HILLS
- HEADRUSH ROASTERS
- PIROPOS
- BRIARCLIFF BARIO
- TREZO MARE
- MADE IN KC
- PHILLY TIME
- GREENA CRES MARKET
- THE SPA AT BRIARCLIFF



EH YOUNG RIVERFRONT PARK

BRIARCLIFF



WATERWORKS PARK



OAKS CAMPUS



WAGGIN' TRAIL DOG PARK



MACKEN PARK

NORTH KANSAS CITY



CHARLES WHEELER DOWNTOWN AIRPORT



KAW POINT PARK



BAR-K



BERKLEY RIVERFRONT PARK

NORTH KANSAS CITY

- CHICKEN N' PICKLE
- HAWAIIAN BROS
- ROKC CLIMBING GYM
- IRON DISTRICT
- FIRST WATCH
- POST COFFEE CO.
- CITY BARREL BREWING
- CINDER BLOCK BREWERY
- OUTLAW CIGAR & BREWERY
- TAY'S BURGER SHACK



downtown KC

- TMOBILE CENTER
- POWER & LIGHT DISTRICT
- COUNTY ROAD ICE HOUSE
- FLYING SAUCER
- MCFADDEN'S PUB
- HOTEL PHILLIPS
- THE PHOENIX
- YARD HOUSE
- WEWORK OFFICE SPACE
- AMBASSADOR HOTEL

KAUFFMAN PERFORMING ARTS CENTER

CROSSROADS ART DISTRICT

DOWNTOWN POWER & LIGHT DISTRICT

TMOBILE CENTER

WEST BOTTOMS DISTRICT

UNION STATION

CROWN CENTER PLAZA

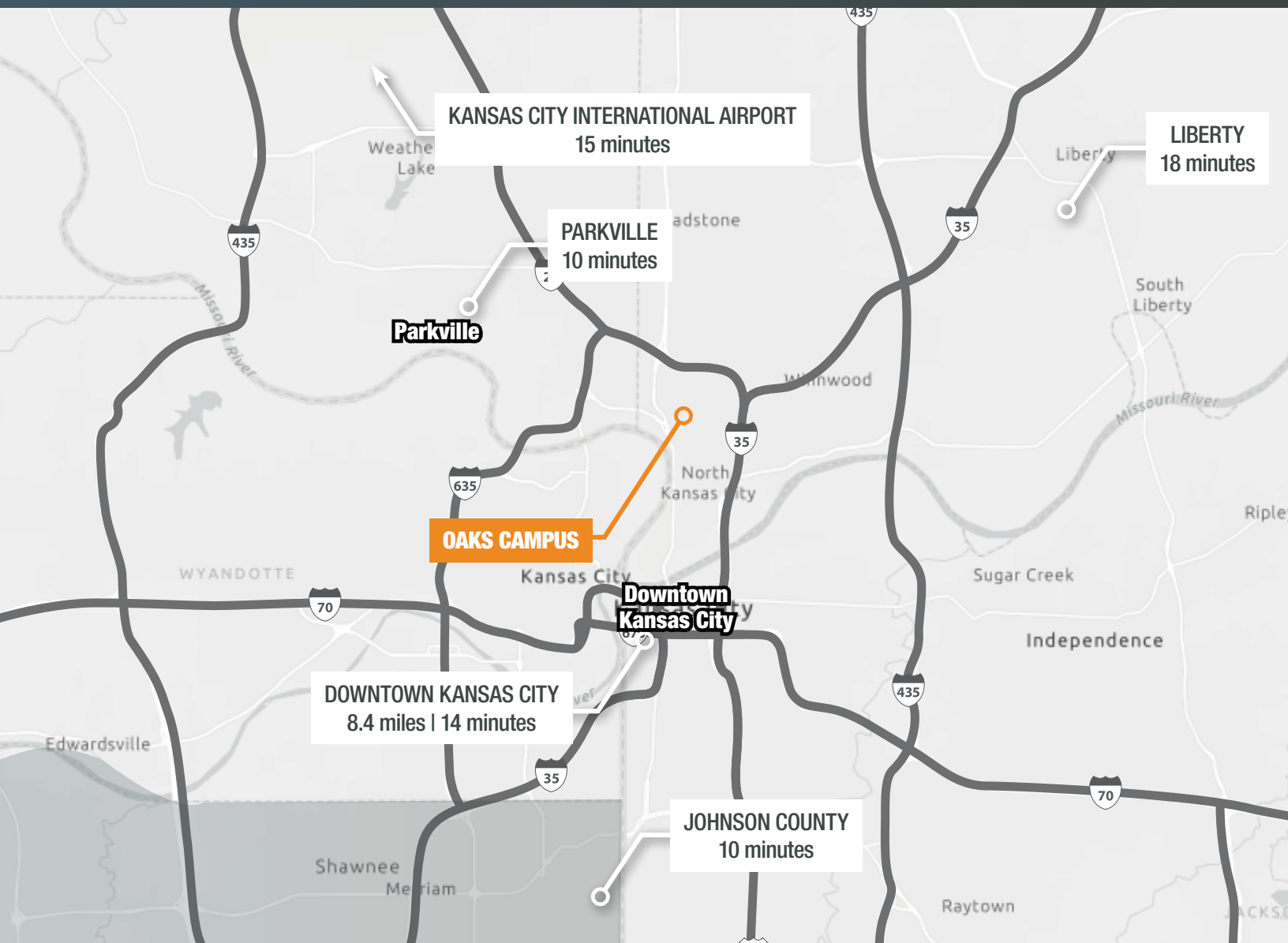


# Strategically Located

## Kansas City, MO

Situated in Kansas City, MO, the Oaks Campus is minutes away from Zona Rosa, Briarcliff, downtown, and Johnson County.

This location provides easy access to a handful of major highways including, I-635, I-435, I-35, I-70, I-69, and I-29. Food, gas, and shopping are conveniently located in North Kansas City, Briarcliff, and Kansas City.



**Contact Us**

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