



## Office/Warehouse/Flex for Lease

- 2 building complex totals 78,790 SF
- Building 9 - 19' clear with dock-high loading - 41,920 SF
- Building 10- 15' clear with drive-in loading - 36,870 SF
- Space available from 3,350 SF - 21,700 SF with combination of loading and offices

## For more information:

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## Building Specifications

Address:	Building 9: 8400-14 NW 107th Terrace- 41,920 SF - 19' clear height Building 10: 8600-16 NW 107th Terrace - 36,870 SF - 15' clear height Kansas City, Missouri 64153
Lease Rate:	Rates vary by space - place contact agent
Nets: (2018)	Real Estate Taxes: \$0.99 PSF CAM: \$1.01 PSF Insurance: \$0.07 PSF Total: \$2.07 PSF
Bay Dimensions:	Both buildings are 30' x 40' @ minimum (some bays have greater column spacing)
Ceiling Height:	Bldg 9: 19' Bldg 10: 15'
Loading/Access:	Bldg 9: 15 Dock High Doors, 8' x 10' Bldg 10: 4 Dock High Doors, 8' x 10'; 4 Drive-In Doors, 9' x 9'
Fire Sprinkler:	Only Building 9- wet system
Zoning:	GP-1
Lawn Sprinkler:	Yes, both buildings
Parking:	Bldg 9: 130; Bldg 10: 90 – Auxiliary lot 141 – Total 361 or 4.6 per 1,000 SF
Electric:	Building 9: 200A 120/208 3Ph service (disconnect on rear of building)
Signage:	Non-illuminated individually designed, adjacent to each tenant space.
Exterior Lighting:	Exterior light poles in front parking areas and building mounted. Exterior light fixtures in rear parking/loading areas.
Call Center:	The former call center space is 18,675 +/- SF and currently has <b>240 work stations</b> plus an additional <b>30 training</b> stations for a <b>total of 270 stations</b> .
Utilities:	The average annual utility cost (gas and electricity) is \$1.52 PSF/year--this is for a normal single shift operational cost
Notes:	A complete inventory of furniture/call stations, UPS, back-up generator, is available for the "Plug & Play" ready call center

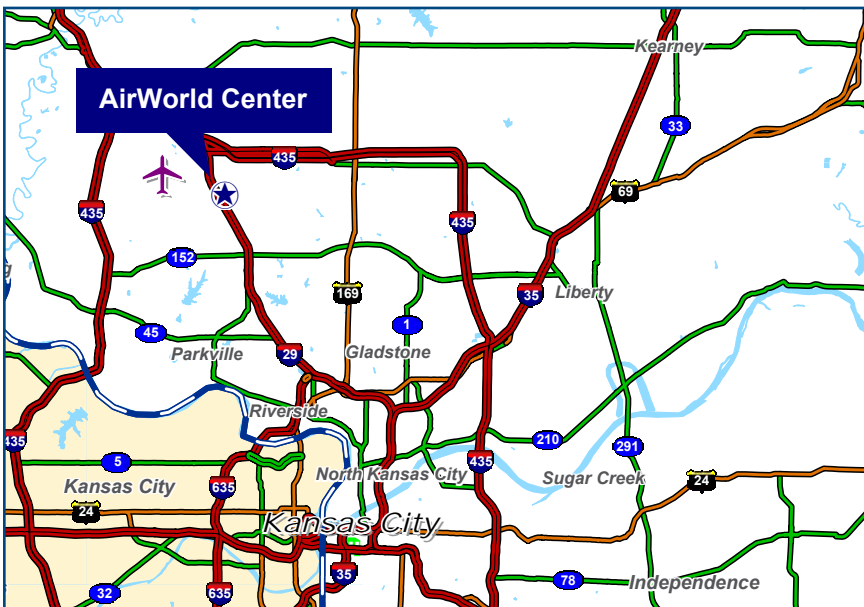
## “Plug & Play” Ready Call Center - Interior Photos



# Airworld Center

8400-8614 N.W. 107th Terrace, Kansas City, Missouri

# For Sale/Lease



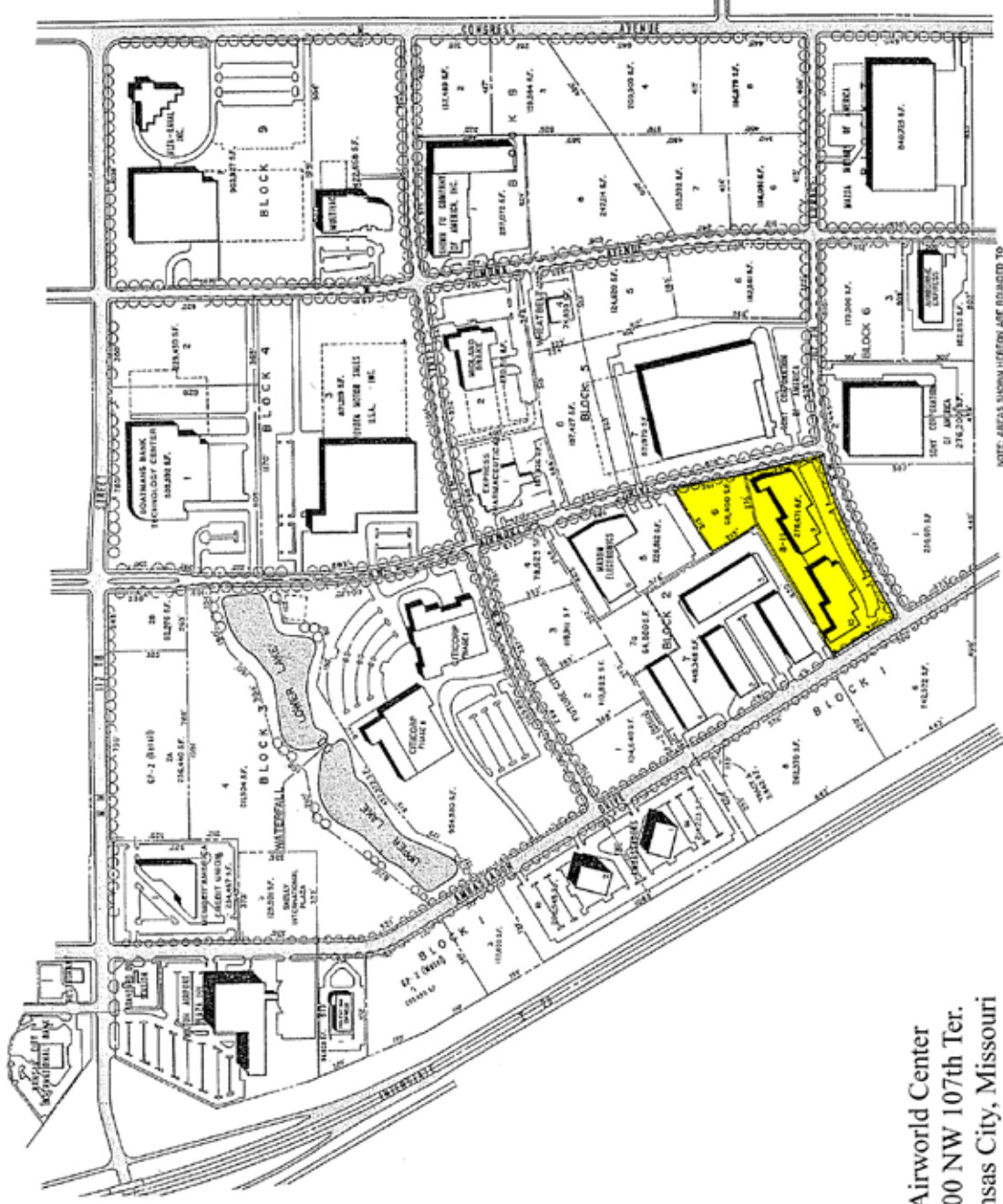
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# Airworld Center

8400-8614 N.W. 107th Terrace, Kansas City, Missouri

# For Sale/Lease



Airworld Center  
8400 NW 107th Ter.  
Kansas City, Missouri

700 W. 47th Street, Suite 200  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

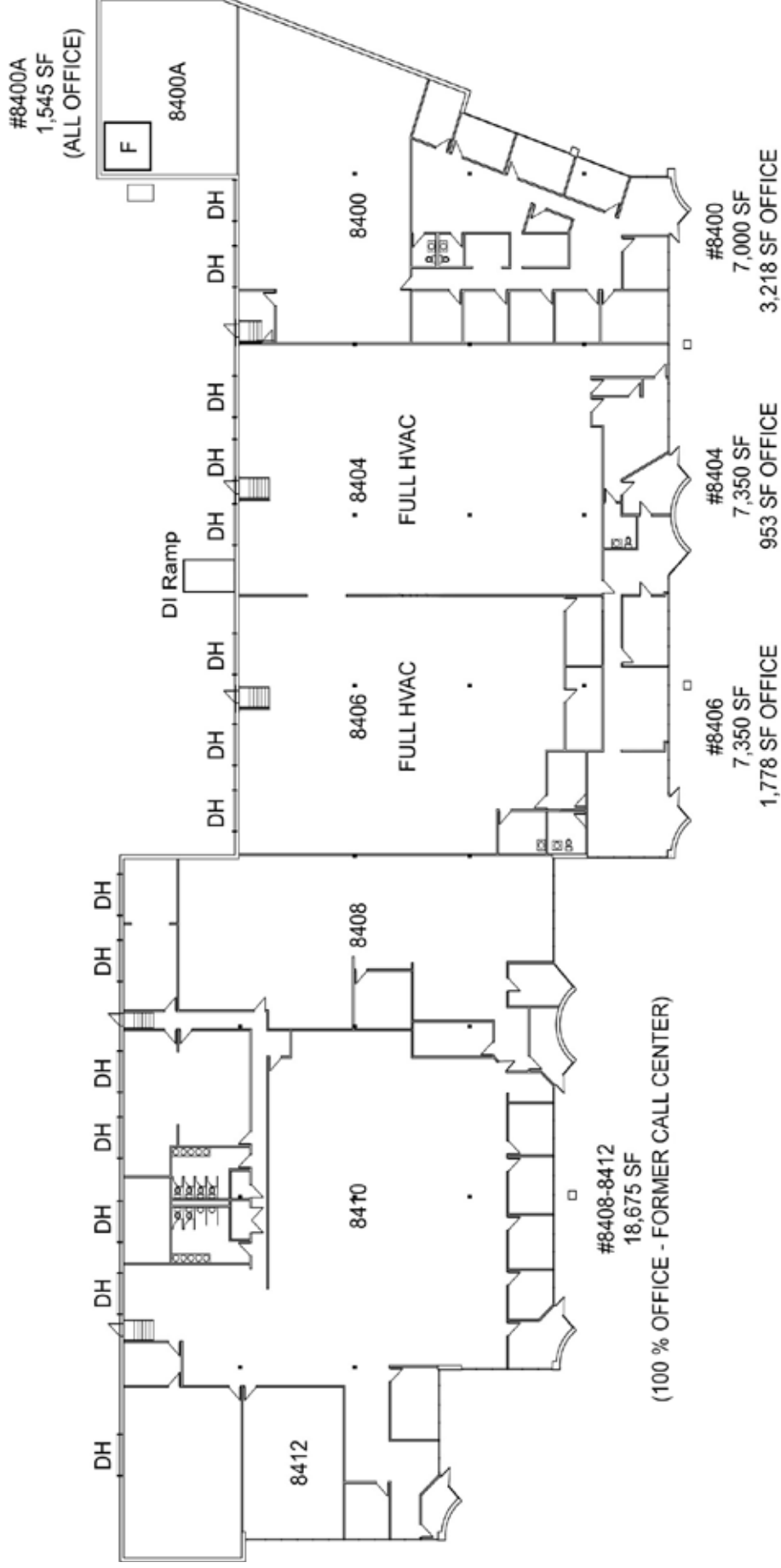


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## Building 9



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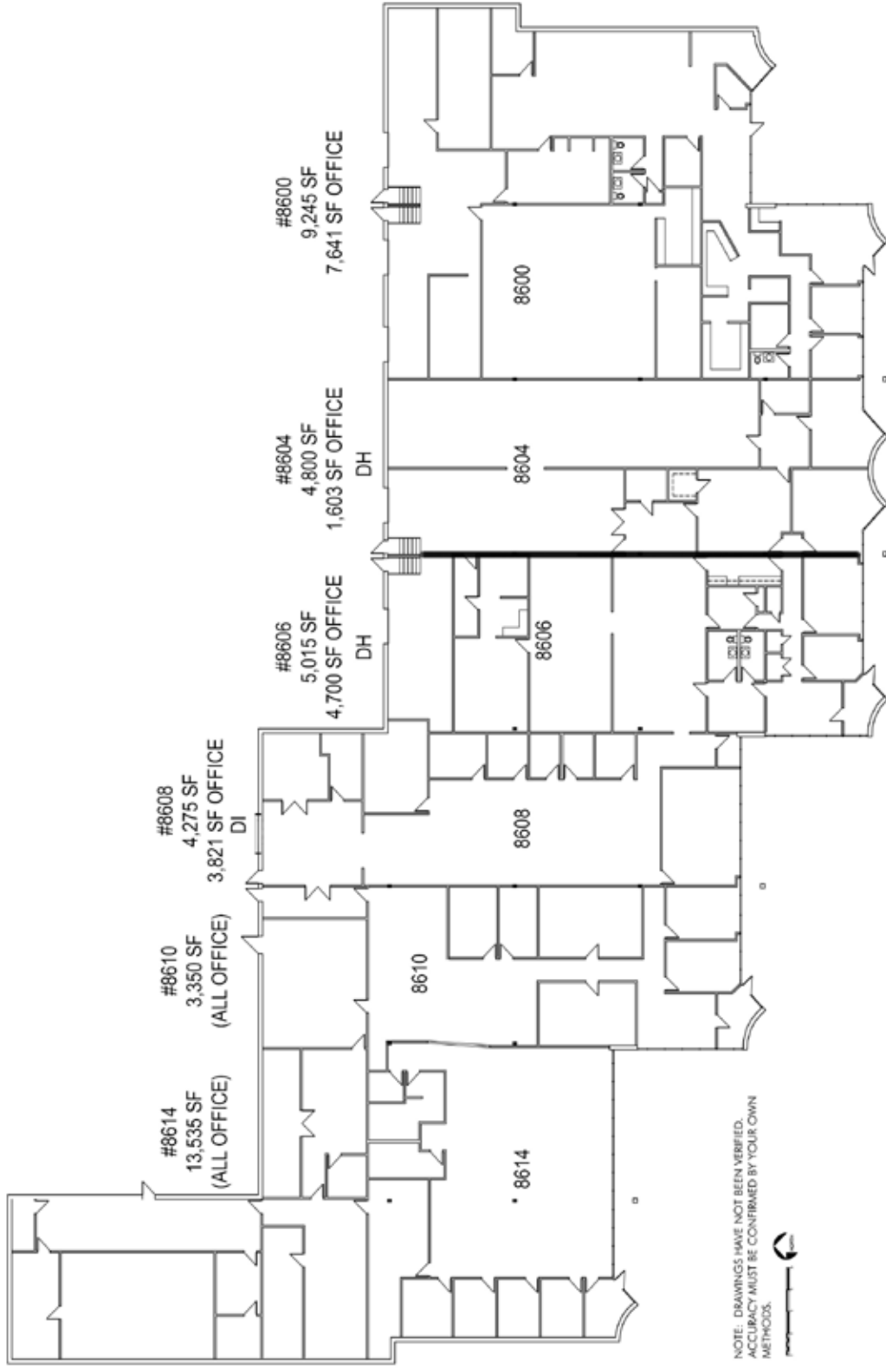


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## Building 10



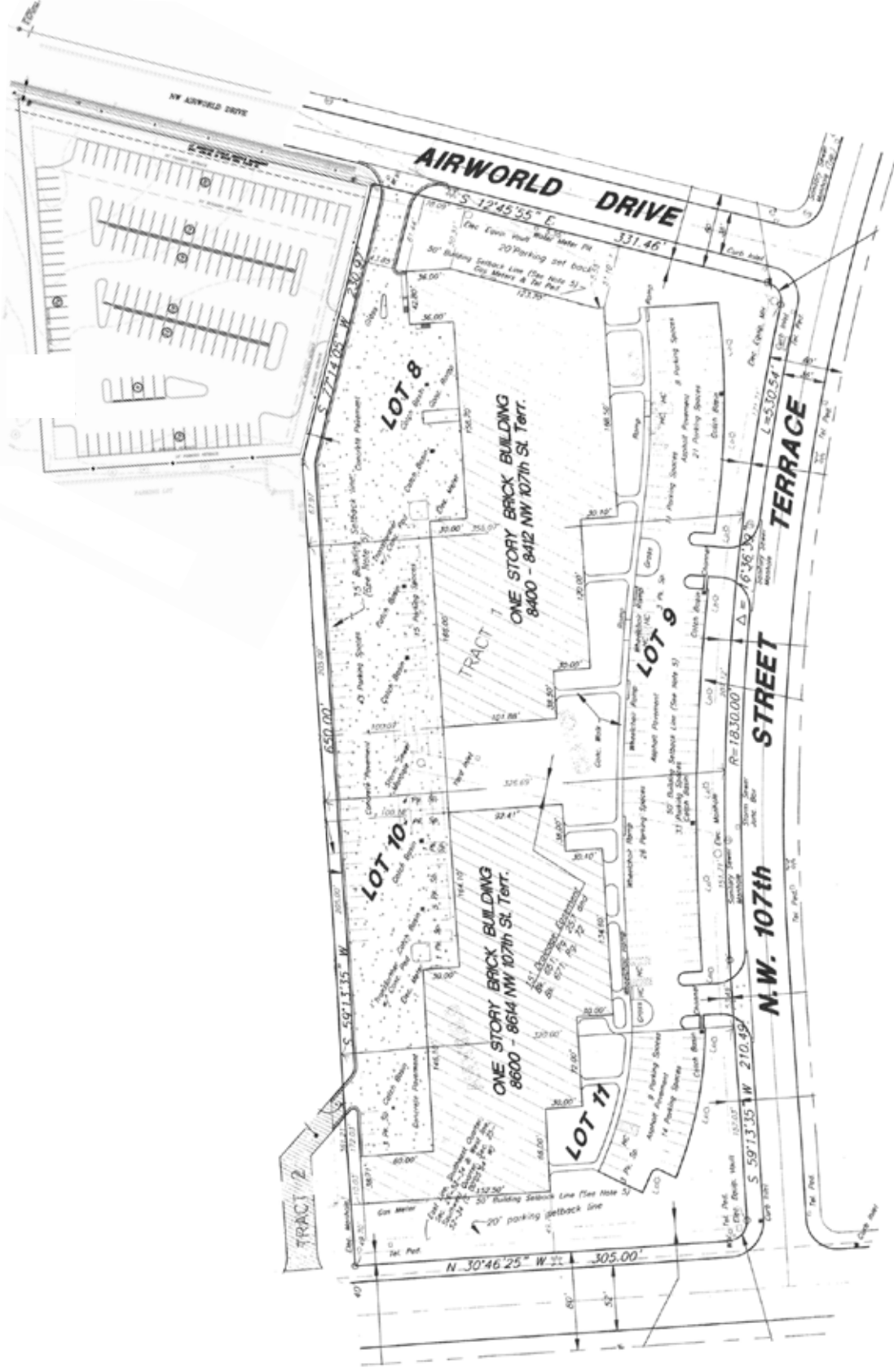
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