

Flex Space for Lease Near MCI | 6,625 SF Available

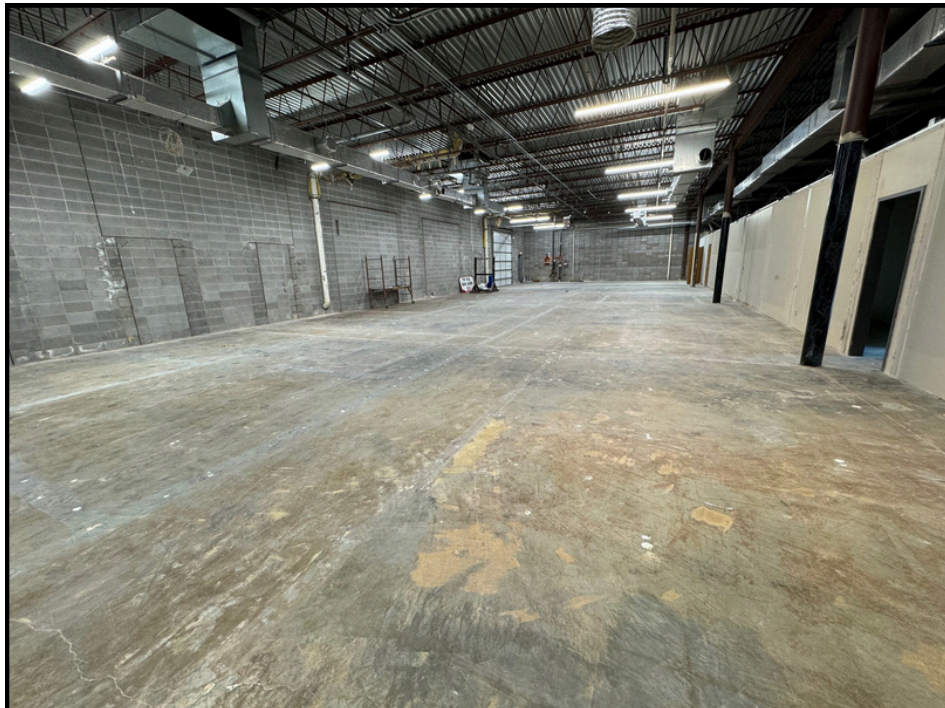
\$10 PSF Modified Gross + \$2.65 PSF CAM EST.



8100 NW 101st Terrace Kansas City, MO 64153
Tiffany Springs Pkwy & I-29



- 6,625 SF Available
- (1) 12' x 12' Drive-In Doors
- (1) Header for Future Drive-In Door
- TI Available for Qualified Tenants Based on Deal Terms
- 14' Clear Height
- Fire Sprinkled
- 30 Parking Spaces w/ Overflow & Truck Parking in Rear
- 1200 Amp 120/208 Volt 3 Phase
- Tenant Responsible For: Trash, Business Insurance, Internet, Janitorial, & Security

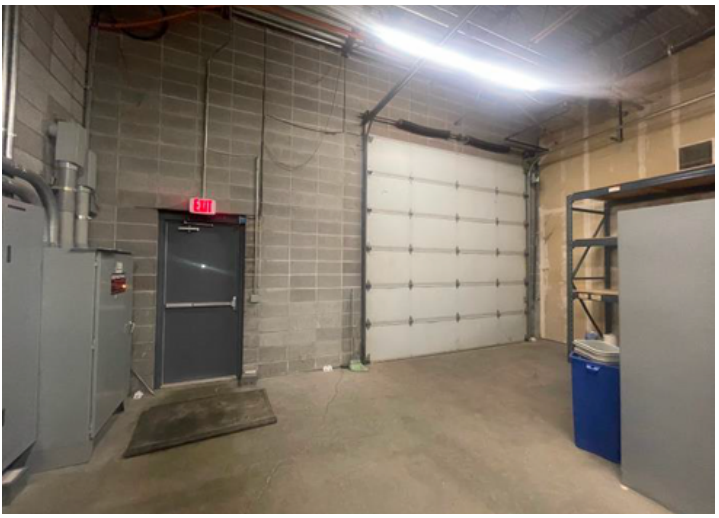
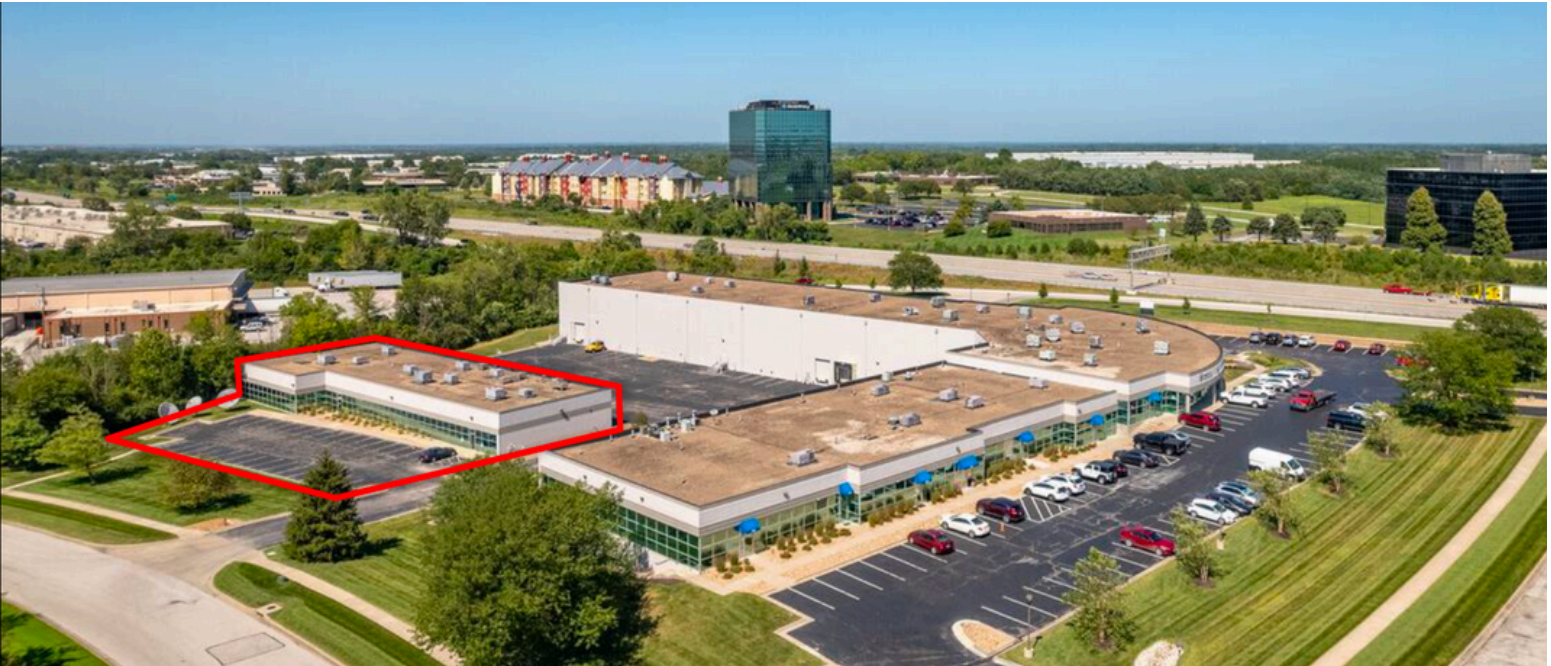


Josh Haith
Josh@Haith.com
O: (913) 888-3456 x 7
www.Haith.com



David Gunter
DGunter@Haith.com
O: (913) 888-3456 x 8
M: (913) 265-8029

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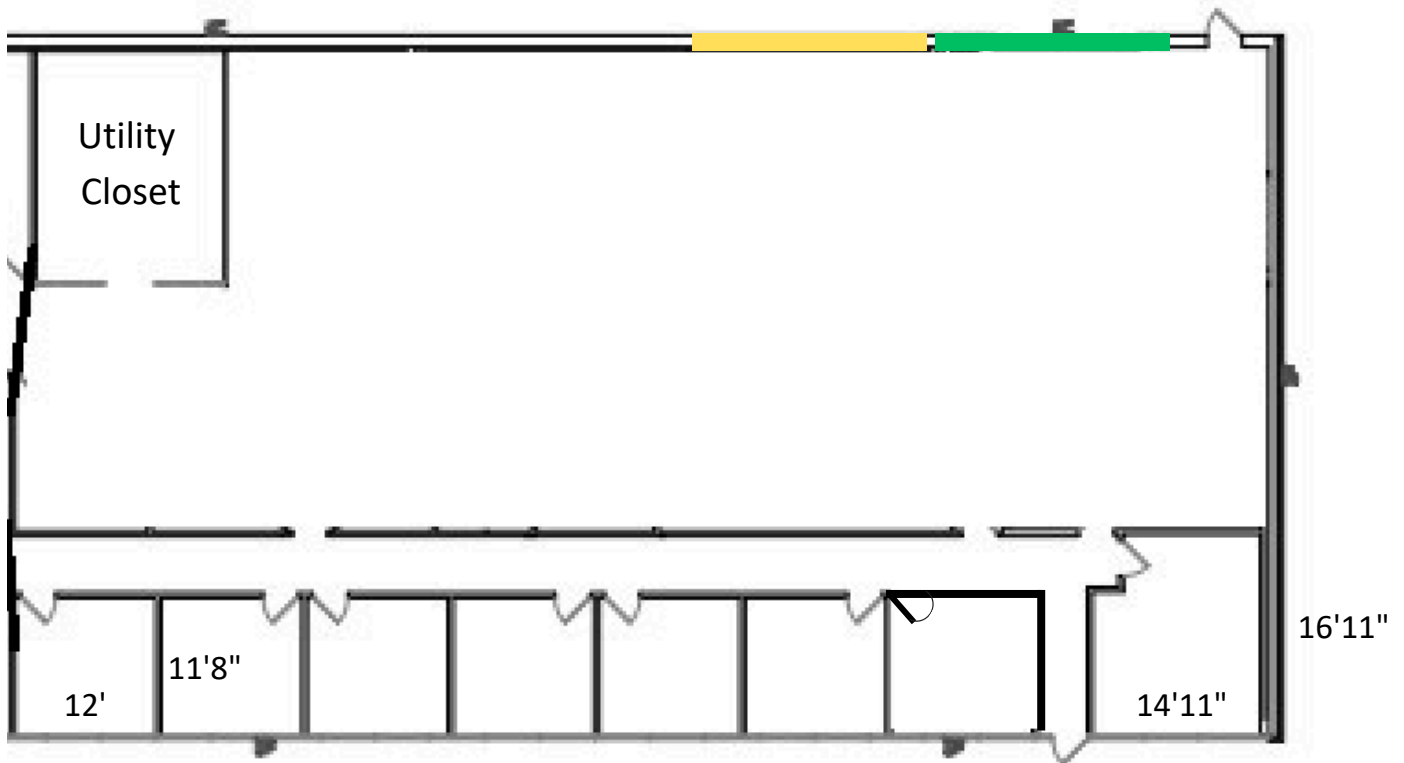


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Flex Space for Lease Near MCI | 6,300 - 12,600 SF Available
\$10 PSF Modified Gross + \$2.65 PSF CAM EST.



- Drive-In Door
- Header for Future Drive-In Door



South Suite:

- ~6,625 SF
- ~33% Office, 66% Warehouse
- 8 Private Offices on Glass
- TI Allowance for Future Restrooms (for Qualified Tenants)
- 1 Drive-In Door, 3 Additional Headers for Future Drive-In Doors

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