



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 hardscaped 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:

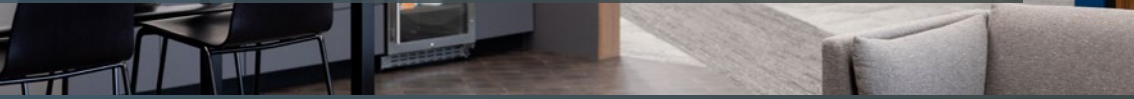
- Privately accessed, full-floors available
- Signature, at-grade entrance
- Fully furnished suite available
- 360 degree windows / natural light



Space Renovation

Available for 2nd and 4th floor - 90 Days

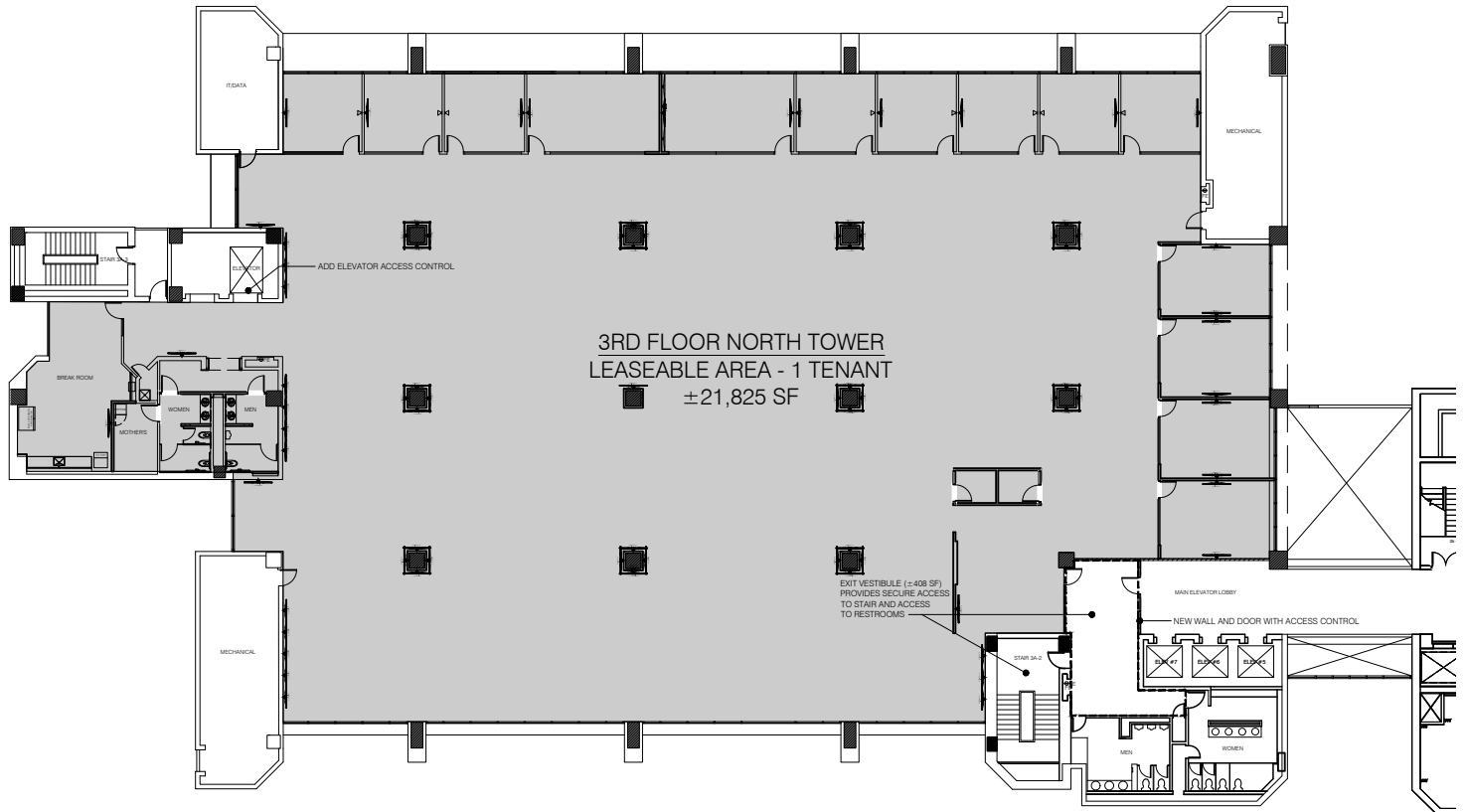
3rd floor recently renovated



Completely Renovated & Furnished

3RD FLOOR NORTH TOWER

CURRENT FLOORPLAN ±21,825 SF



Current Configuration Supports

THIRD FLOOR

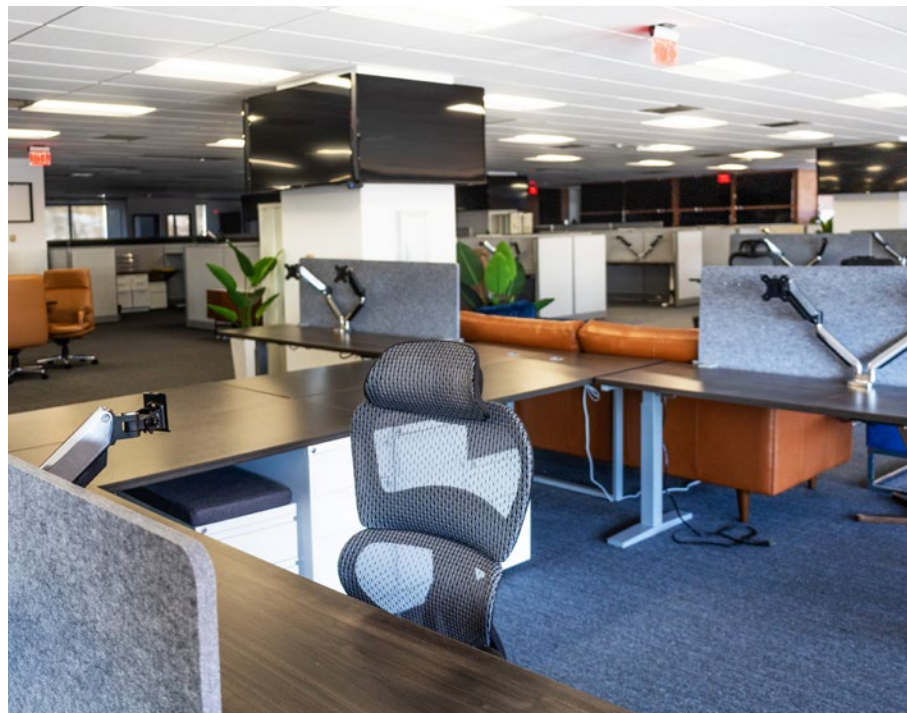
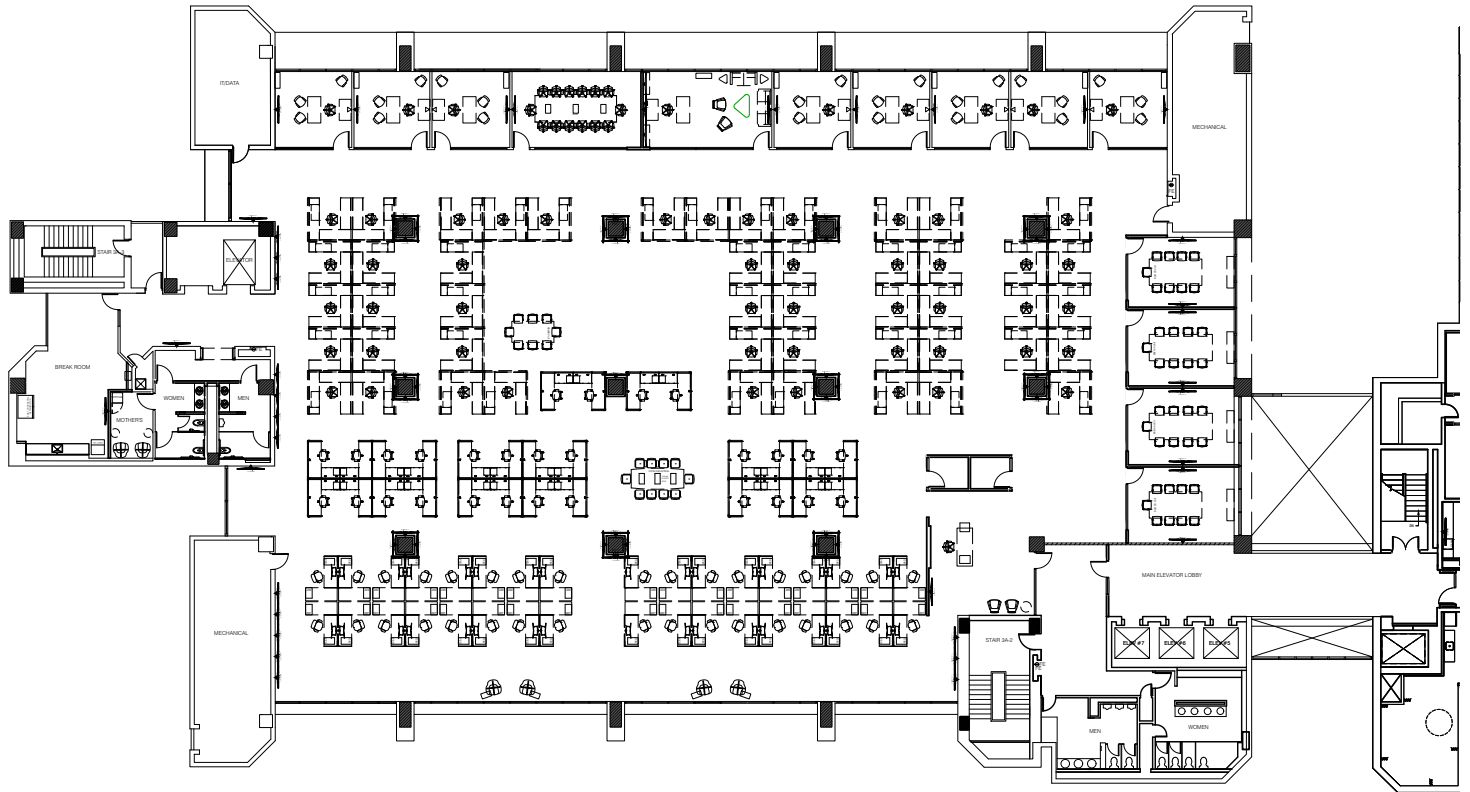
- Total Seats: 110
- Private Offices: 9
- Conference Rooms: 5
- Open Collaboration Spaces: 2
- Breakroom
- Mother's Room
- Reception Space



Completely Renovated & Furnished

3RD FLOOR NORTH TOWER

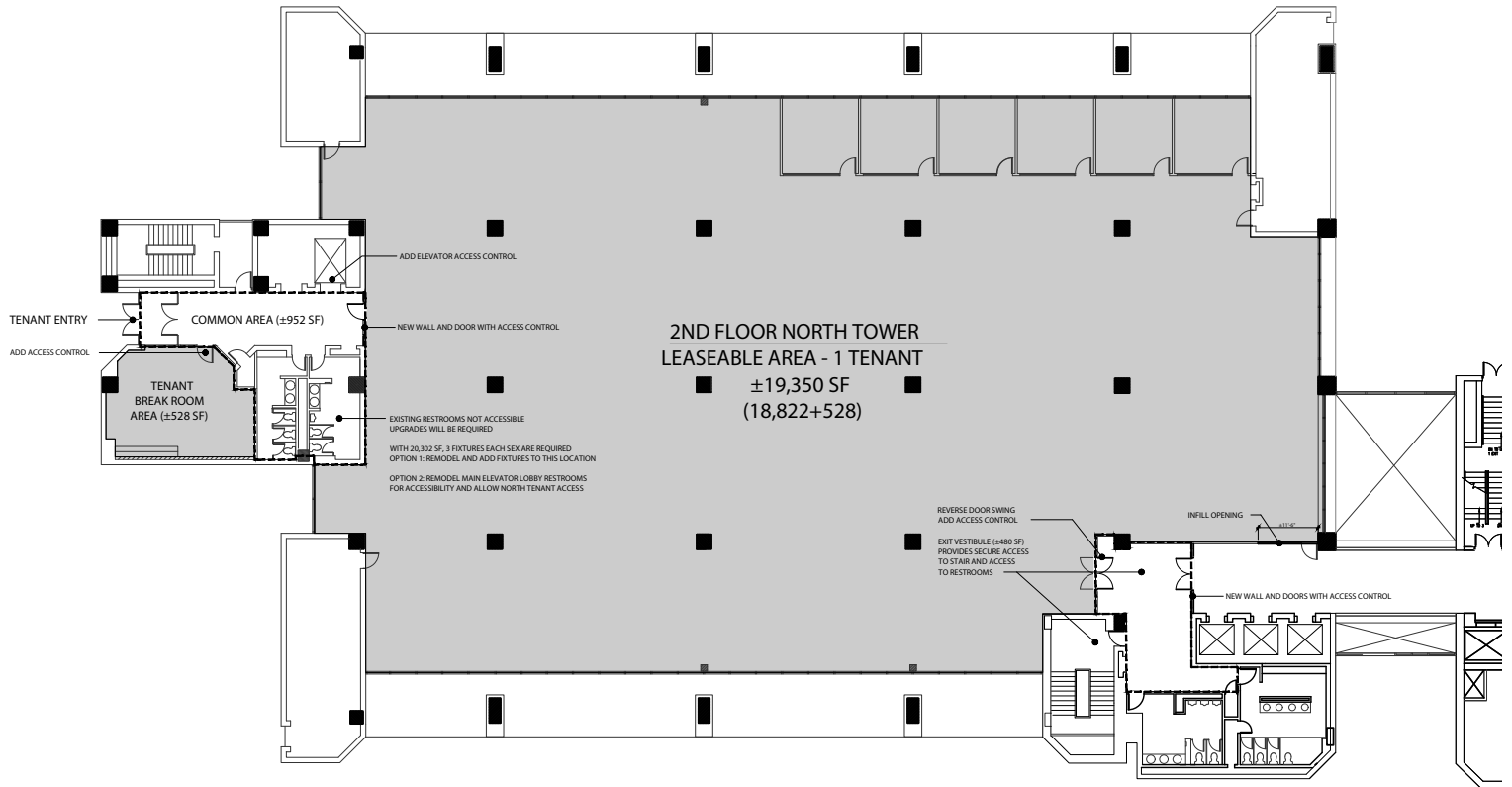
EXISTING FURNITURE LAYOUT



Inexpensive, Furnished, Plug & Play Space

2ND FLOOR NORTH TOWER

CURRENT FLOORPLAN: $\pm 19,350$ SF



Current Configuration Supports

SECOND FLOOR

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

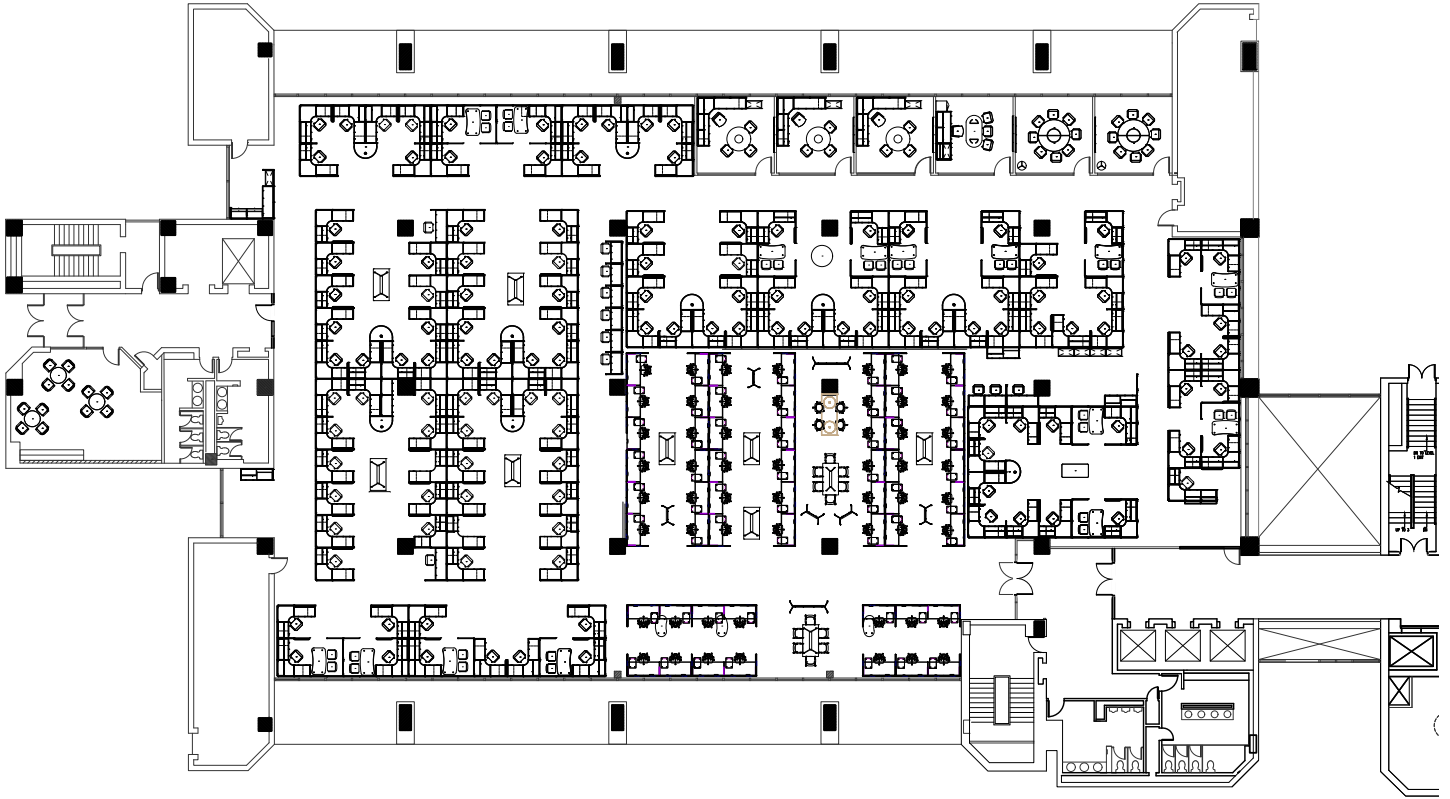
Existing Area - Renovations Available



Inexpensive, Furnished, Plug & Play Space

2ND FLOOR NORTH TOWER

EXISTING FURNITURE LAYOUT



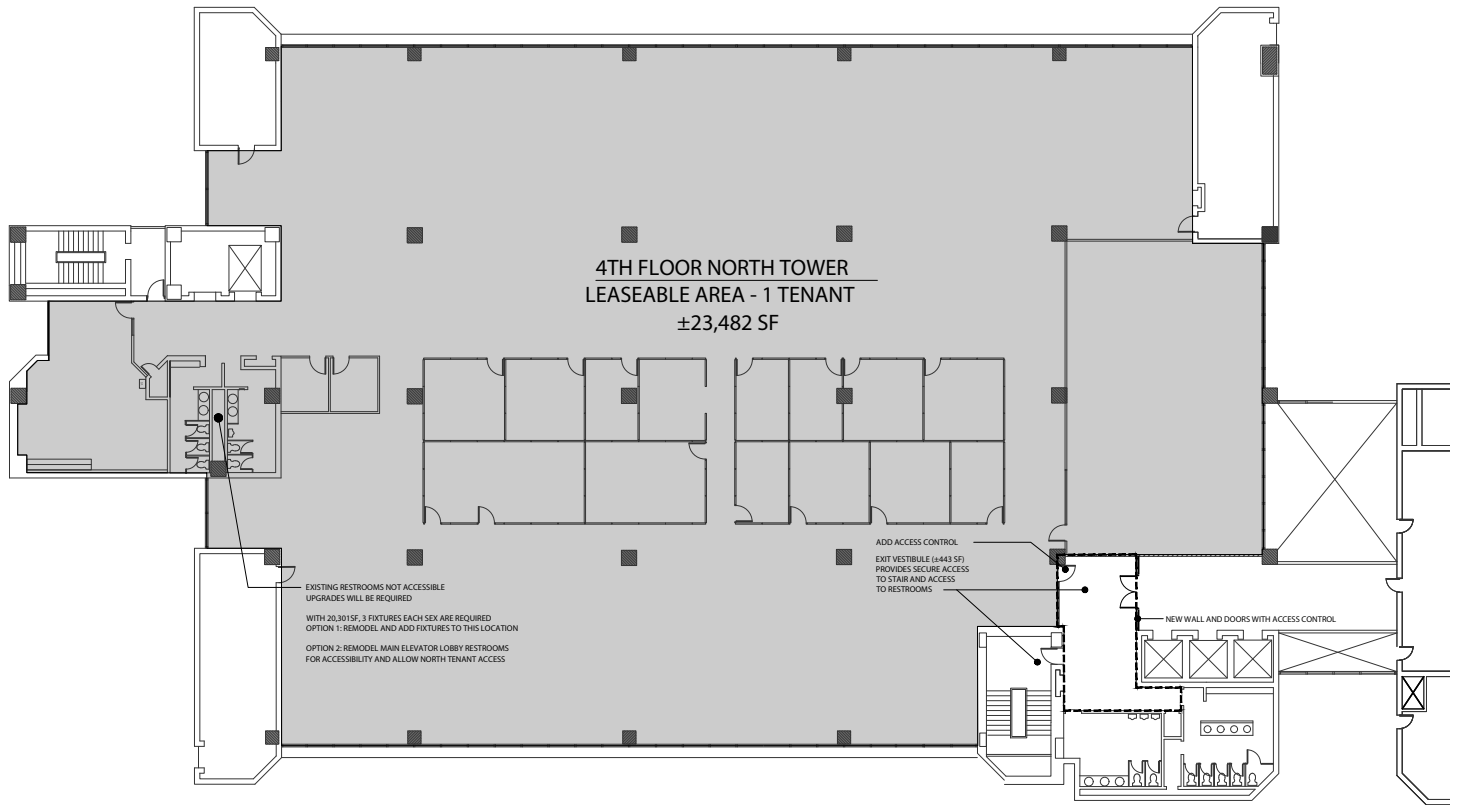
Existing Area - Renovations Available



Inexpensive, Furnished, Plug & Play Space

4TH FLOOR NORTH TOWER

CURRENT FLOORPLAN: $\pm 23,482$ SF



Current Configuration Supports

FOURTH FLOOR

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

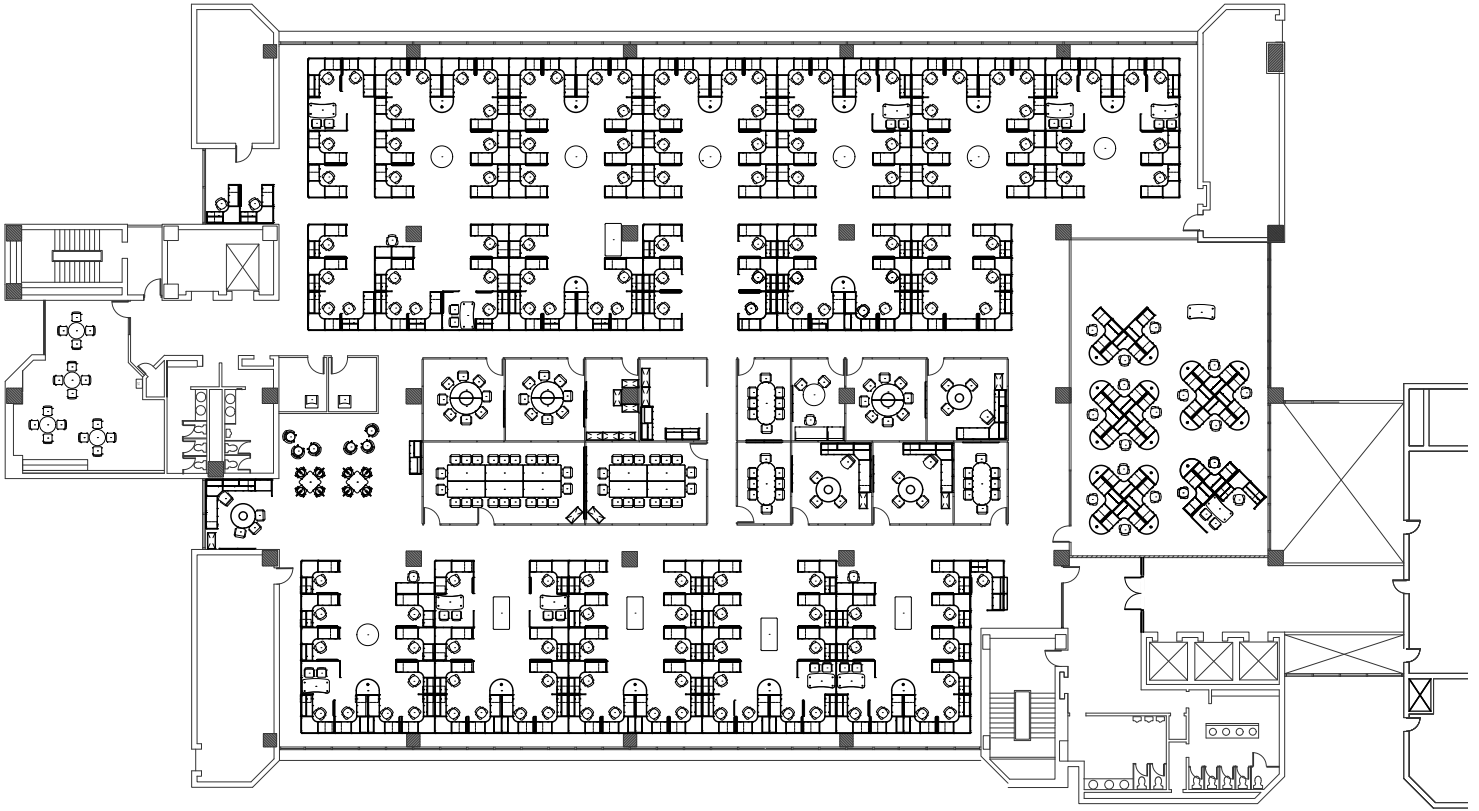
Existing Area - Renovations Available



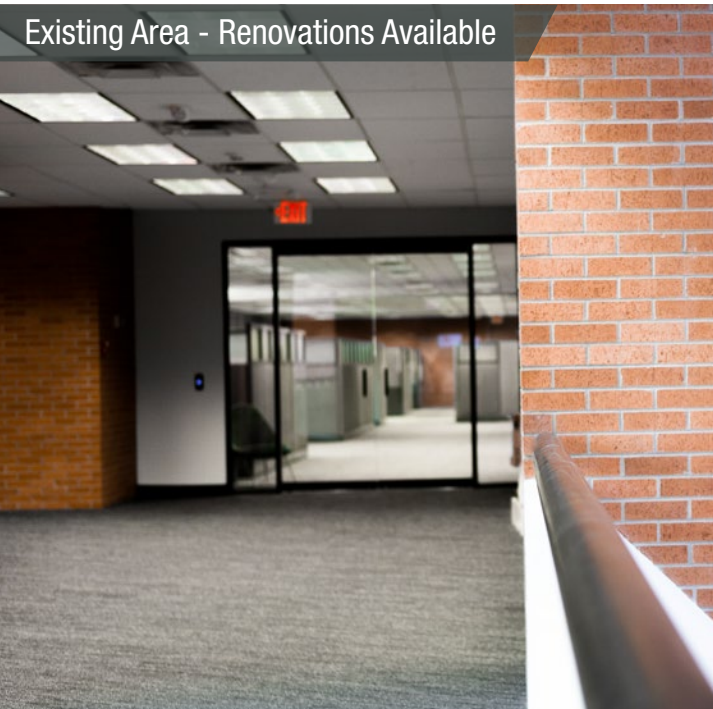
Inexpensive, Furnished, Plug & Play Space

4TH FLOOR NORTH TOWER

EXISTING FURNITURE LAYOUT



Existing Area - Renovations Available

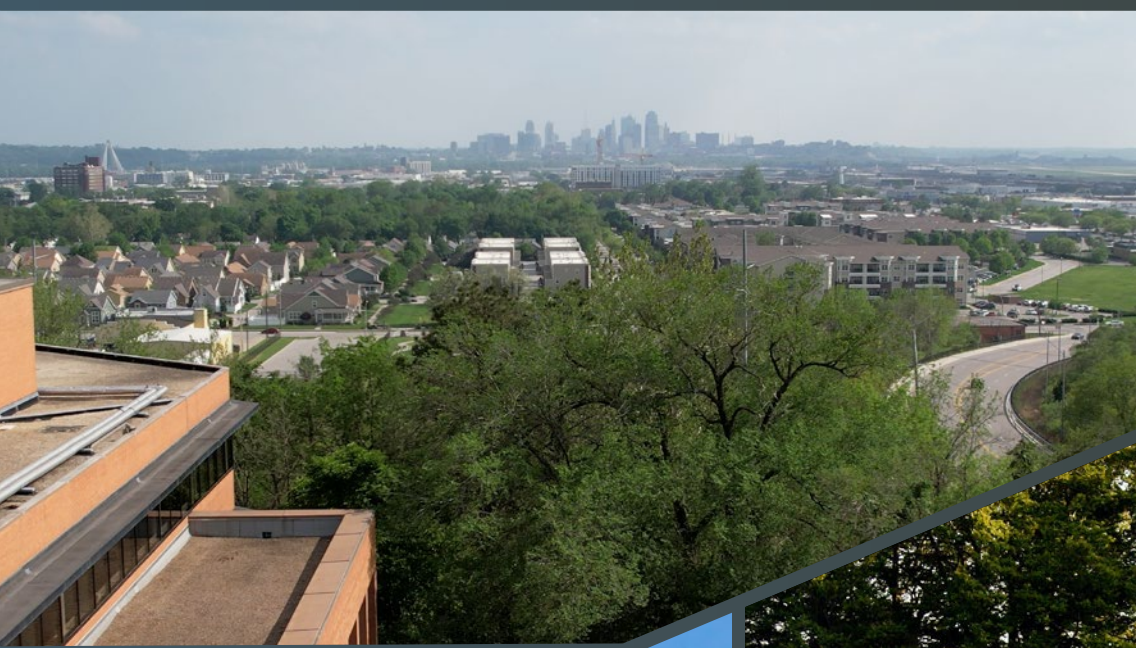
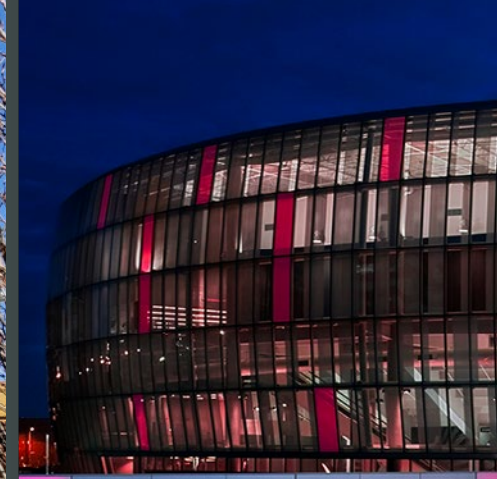


Nearby Amenities

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.



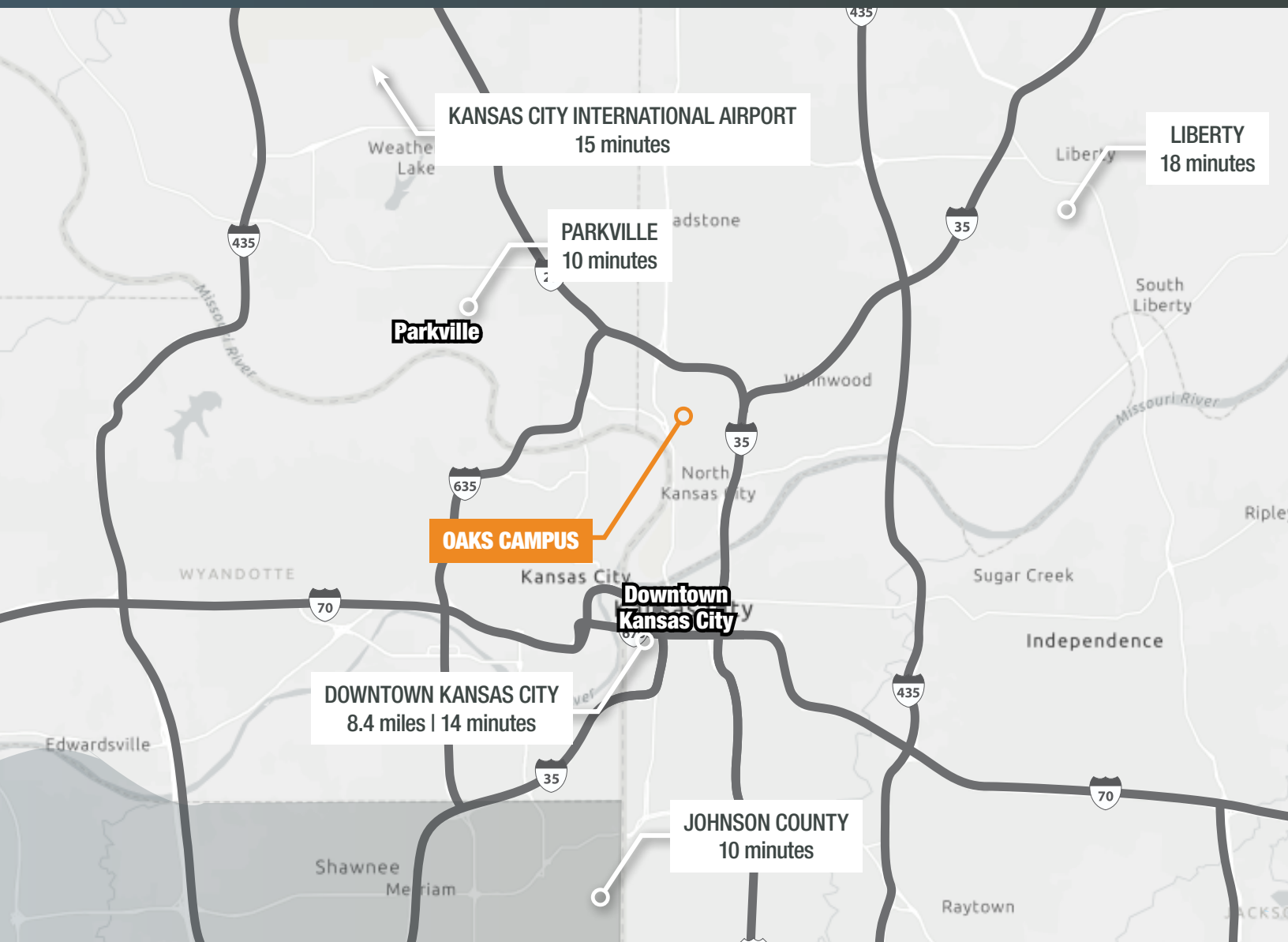


Strategically Located

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.



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