

# 5015 NW CANAL

5015 NW CANAL ST., RIVERSIDE, MO  
UP TO 9,369 SF AVAILABLE

## SPACE OVERVIEW

<b>RATE:</b>	\$19.00 / SF / YR (NNN)
<b>NNN:</b>	\$9.15 / SF Inc. Utl./Jan.
<b>FSG EQUIVALENT:</b>	\$28.15 / SF / YR
<b>PARKING:</b>	1:4.75
<b>STATUS:</b>	Available December 2024
<b>BUILT:</b>	Built 2014

## PROPERTY HIGHLIGHTS

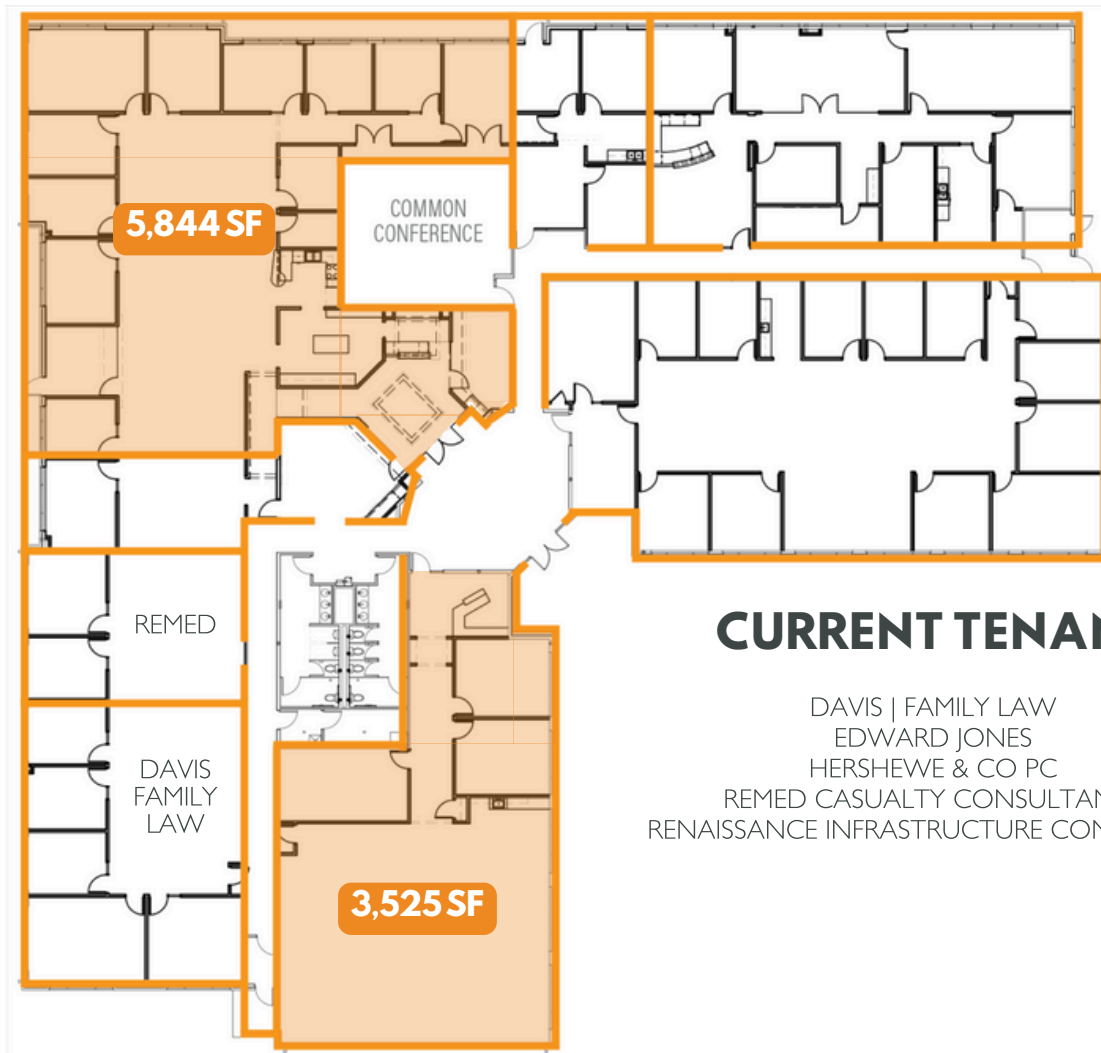
- High-end office space with modern features
- Riverside address means no E-Tax
- Perfect for commuters- instant access to Interstate 635
- Beautiful landscaping and canal views
- Private offices, huge common training room, kitchen, IT, storage, multiple open spaces
- Professional management
- Close proximity to ample executive level housing
- Thriving location & future home to Kansas City Current stadium, Youth Soccer Complexes, Live Nation Entertainment Amphitheater, multifamily developments and more!



ASK ABOUT PURCHASING!



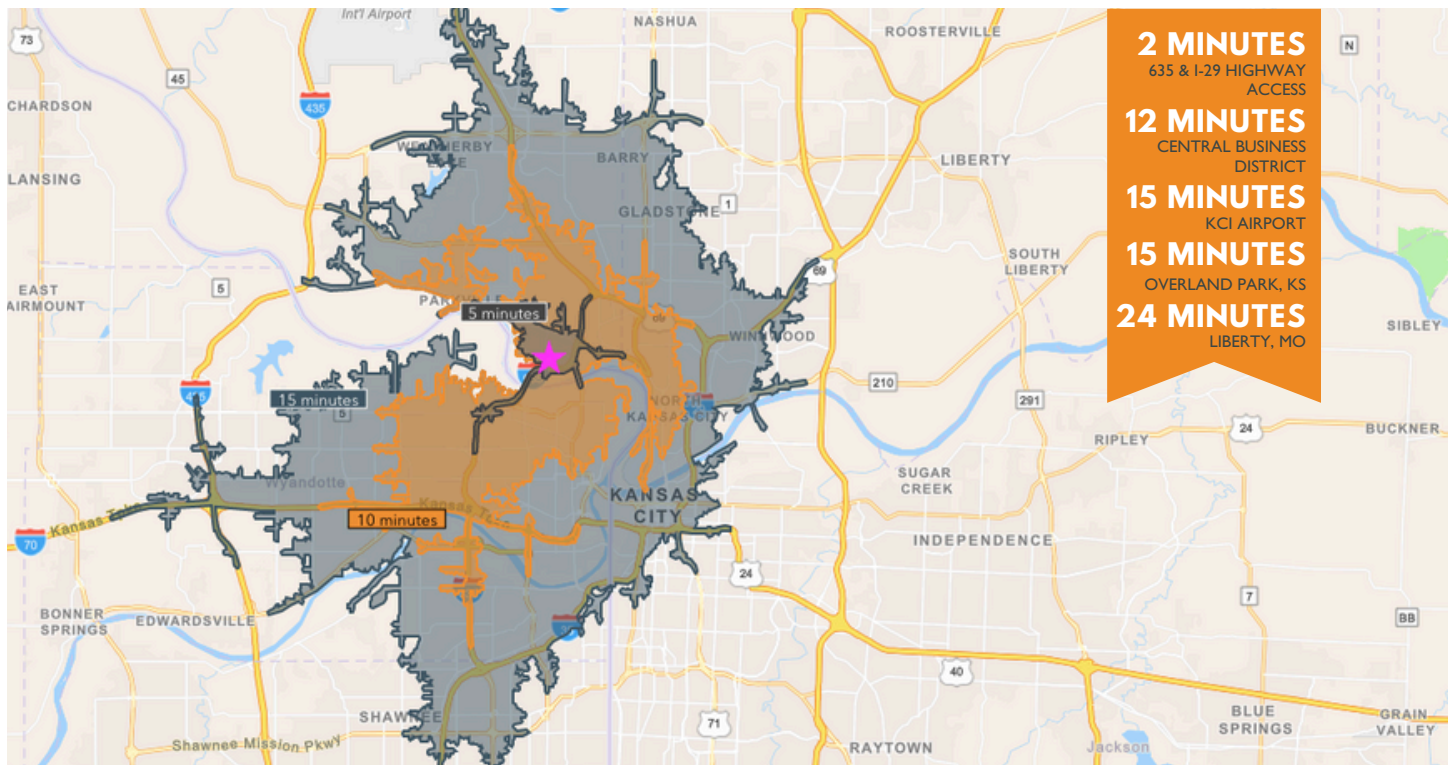
# FLOOR PLAN



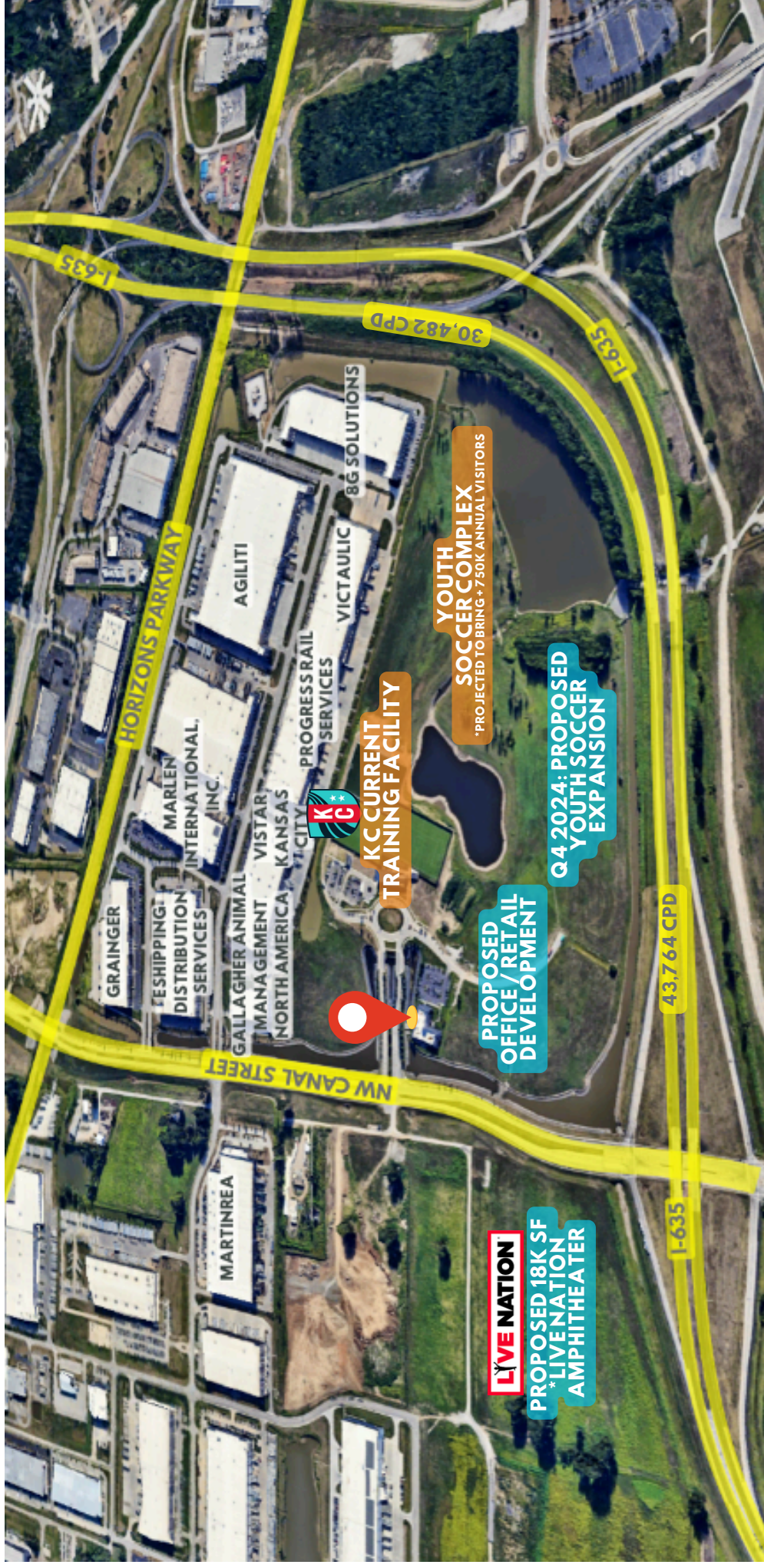
## CURRENT TENANTS

DAVIS | FAMILY LAW  
 EDWARD JONES  
 HERSHEWE & CO PC  
 REMED CASUALTY CONSULTANTS  
 RENAISSANCE INFRASTRUCTURE CONSULTING

# DRIVE TIME MAP



# LOCATION AERIAL



## WHY 5015 NW CANAL?

5015 NW Canal is located in Riverside, Missouri, a low-tax, pro-business community. Located near major highways such as I-29 and I-635, which provide easy access to other parts of the Kansas City metropolitan area. Charles Wheeler (downtown) Airport and Kansas City International Airport are just minutes away and allow for easy business travel.

Horizons is central to a wide network of local and regional distribution centers as well as employment hubs. Additionally, the Kansas City metropolitan area has a diverse economy and a strong job market, making it easier for businesses to find qualified candidates for their open positions. Riverside has a business-friendly environment, with a low tax rate and various incentives for businesses to locate in the area. This can be beneficial for businesses that are looking to reduce their operating costs and increase their profitability.

Riverside, MO can be an attractive location for businesses thanks to its convenient location, business-friendly environment, access to amenities, and skilled workforce.



**SPACIOUS, PRIVATE OFFICES**



**FUNCTIONAL LAYOUT**



**SHARED CONFERENCE | TRAINING ROOM**



**PROFESSIONAL SETTING**



**EFFICIENT WORK ROOM**

BEYOND BROKERAGE | 3315 N. OAK TRAFFICWAY, KANSAS CITY, MO 64116 | 816.683.4988 | [BEYONDBROKERAGEKC.COM](http://BEYONDBROKERAGEKC.COM)

# BEYOND BROKERAGE

## MEET OUR TEAM

NorthPoint offers third party brokerage services to owners, buyers and tenants for office, retail, land and multifamily assets. Our clients include both small businesses or individuals to global private equity firms, national REITS and corporate tenants with hundreds of locations.

Our client-centric approach is consistent across the NorthPoint family of companies and our Brokerage division is no exception. With our firm's experience of over a billion dollars in real estate transactions, we're able to create institutional level solutions by utilizing our data processes, technical knowledge and expansive network to leverage the best outcomes for our clients.

Each real estate transaction is as unique as the people behind it and we custom tailor the right solution to satisfy our clients. Our boutique team is well positioned to utilize the same tools as national firms but with a culture of accountability to create unmatched results. We share NorthPoint's core values of doing the right thing every time and won't stop until we find win-win solutions for our clients.

150K

SF ANNUAL  
LEASING ACTIVITY

\$10M+

PER YEAR  
TRANSACTION VOLUME

70%+

OF DEALS ARE DIRECT

## OUR SERVICES

SELLER/LANDLORD REPRESENTATION  
BUYER/TENANT REPRESENTATION  
REAL ESTATE CONSULTING  
DEVELOPMENT SERVICES  
SITE SELECTION  
LEASE RENEWALS  
MARKET AND DATA ANALYTICS