

22,453 SF | FOR SUBLEASE
NORTHGATE CENTER



**2001 NE 46TH ST
KANSAS CITY, MO 64116**



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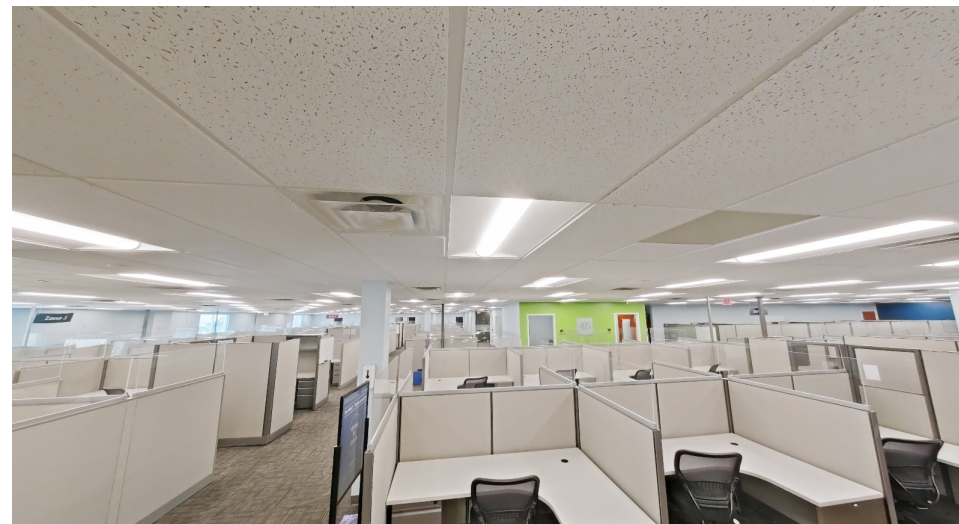


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OFFICE FOR SUB LEASE NORTHGATE CENTER

2001 NE 46th St, Kansas City, MO 64116



VIDEO

PROPERTY DESCRIPTION

22453 square foot sublease through December 31st, 2025. Move in Ready. Furniture negotiable.

PROPERTY HIGHLIGHTS

- Call/Service Center Space
- Ready to move in Sublease
- 220 workstations
- 5 Private Offices
- Large Training room

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OFFERING SUMMARY

Lease Rate:	\$16.20 SF/yr (Full Service)
Number of Units:	1
Available SF:	22,453 SF
Lot Size:	2,000,512 SF
Building Size:	317,732 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,615	66,467	252,119
Total Population	10,453	147,969	547,408
Average HH Income	\$57,143	\$64,988	\$64,439

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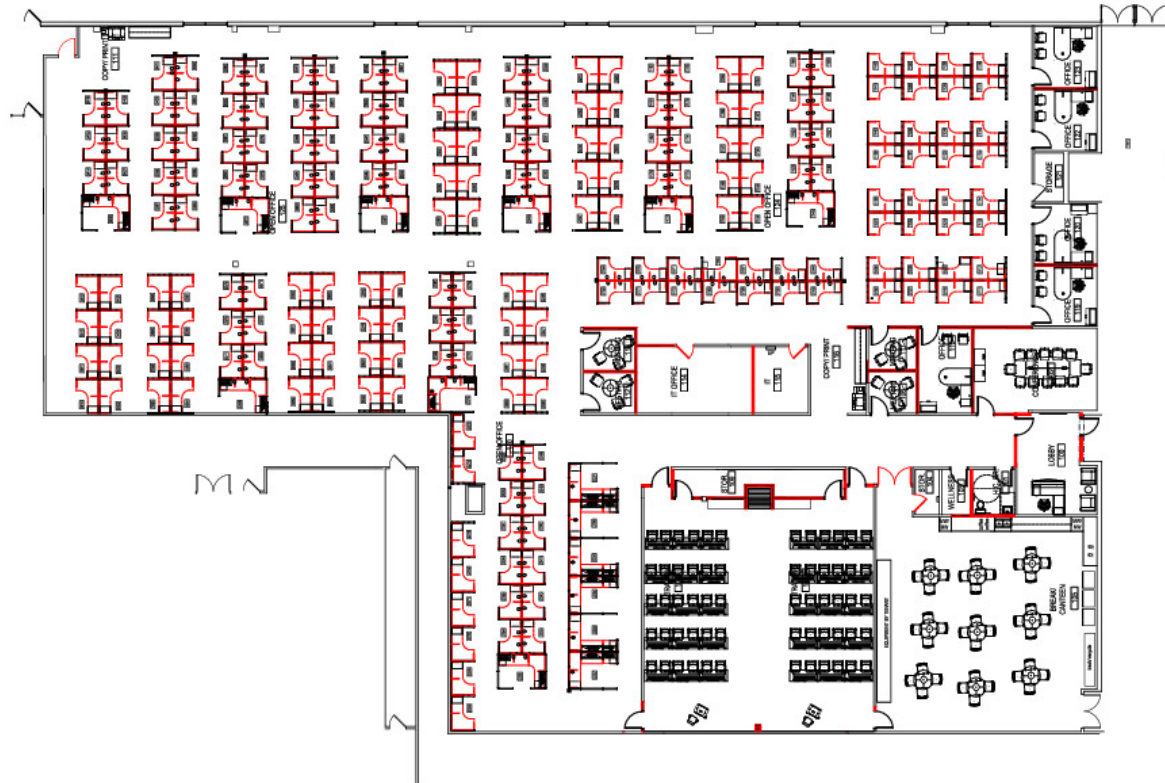
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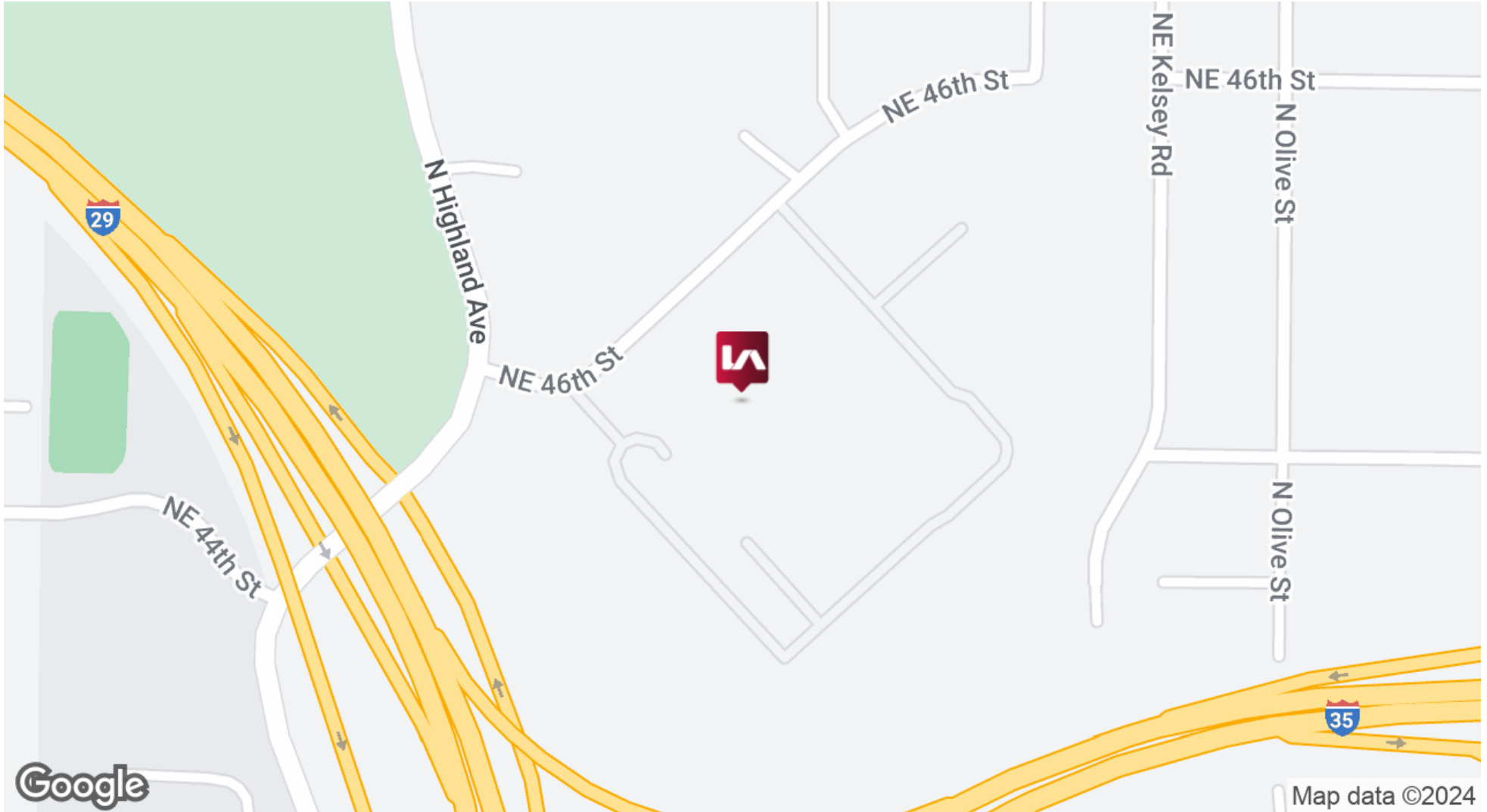
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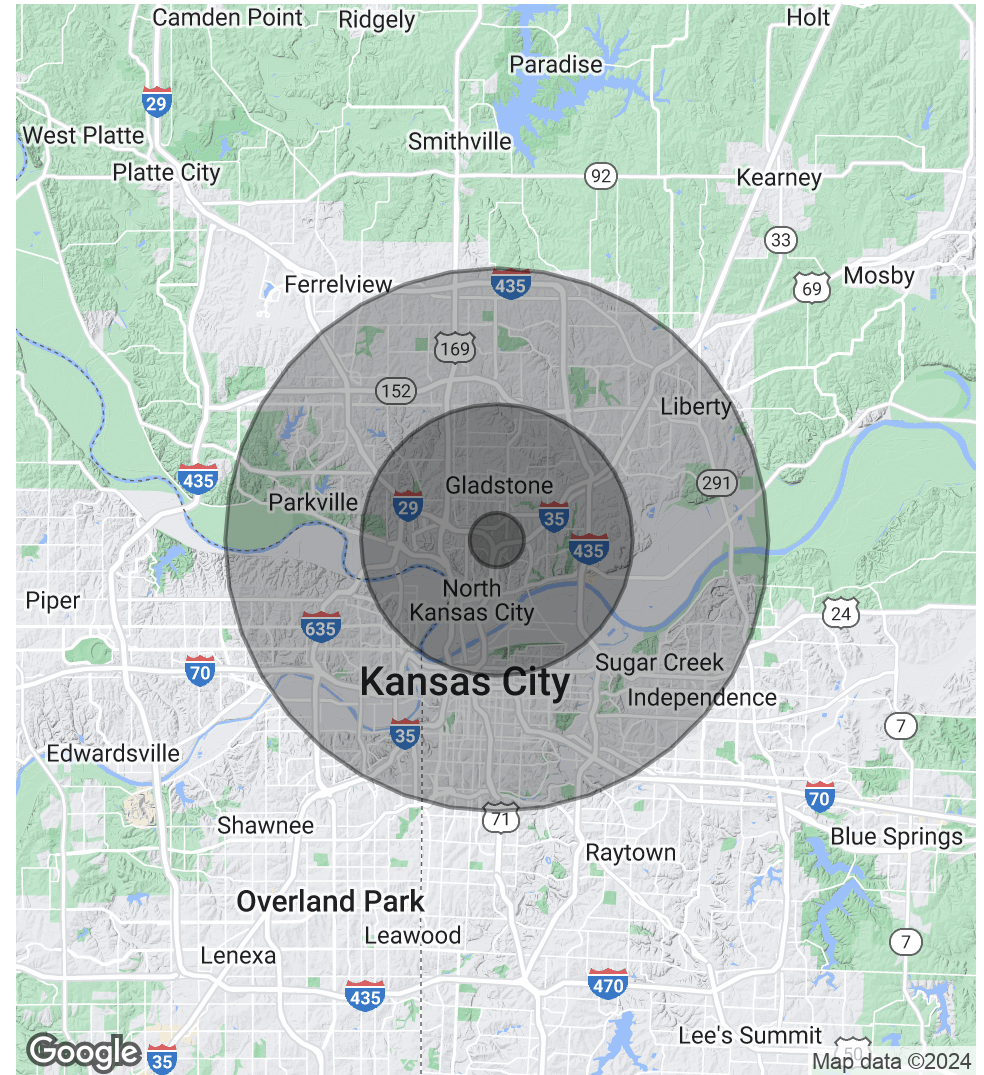
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,453	147,969	547,408
Average Age	38.9	37.0	36.3
Average Age (Male)	35.3	35.8	35.4
Average Age (Female)	41.7	38.8	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,615	66,467	252,119
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$57,143	\$64,988	\$64,439
Average House Value	\$105,857	\$156,415	\$152,658

2020 American Community Survey (ACS)



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