

TOWER PROPERTIES

NW TOWER DRIVE | PLATTE WOODS | MO | 64151

»» 738-6,247 SF



PROPERTY OVERVIEW

| | |
|-------------------|-------------------------------|
| LEASE RATE : | \$8.00-13.00/SF/YR (NNN) |
| CAM, TAXES, INS.: | \$2.25/SF |
| SPACES: | Various |
| PARKING: | 224 Surface Spaces |
| SIGNAGE: | Available, provided by Tenant |
| FLOOR PLANS: | See attached |
| MARKET: | Kansas City |
| SUBMARKET: | I-29 Corridor |

PROPERTY DETAILS

- Highly competitive lease rates
- No E-Tax
- Generous Tenant Improvements Available
- Flexible lease terms
- Easily accessible
- I-29 & Prairie View
- Just minutes from Zona Rosa Shopping Center
- Ideal spaces for local businesses, startups, or small retail/office users

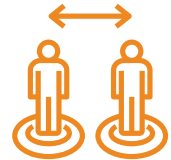
DEMOGRAPHICS: 5 MILES



Population: 116,033



Average Household Income: \$94,793



Median Age: 37.6

beyond
BROKERAGE

AVAILABLE SPACE

» 738 - 6,247 SF

beyond
BROKERAGE

BEYONDBROKERAGEKC.COM

| 816.683.4988

|

3315 N. OAK TRAFFICWAY, KANSAS CITY, MO 64116



6500 TOWER

- 1st LEVEL: 6,778 SF- Heartland Homecare Services
- 2nd LEVEL: 6,247 SF- VACANT
- Owner plans significant remodel; Tenant has the option to design and customize their space. Excellent interstate signage available. Rate dependent on lease term and renovations. Ask agent for details.

6600 TOWER

- 100: 2,200 SF- Hillcrest Platte County
- 101: 2,299 SF- Hillcrest Platte County
- 103: 1,489 SF- Farmers Insurance
- 104: 2,070 SF- KC Music

6800 TOWER

- 6800: 4,106 SF- Diane's Dance
- 6806: 640 SF- Diane's Dance
- 6812: 545 SF- Birdie Bird
- 6814: 738 SF- Skandlous Body Art
- 6818: 3,969 SF- A&M Printing

6700 TOWER

- 6704: 670 SF- Blue Beetle
- 6706: 580 SF- Quel J. Chic Boutique
- 6708: 775 SF- Seah's Alterations
- 6712: 4,616 SF- Gator's Bar
- 6718: 1,065 SF- Renegade Auto
- 6720: 1,065 SF- Renegade Auto
- 6730: 755 SF- VACANT
 - Ready for tenant improvements! Landlord will provide an improvement allowance or take it as-is for a reduced rate. Currently has large open area, large office, and private restroom. Leases for \$945/mo plus \$141/mo in estimated NNN.
- 6737: 755 SF- Royal Tobacco & Liquor
- 6738: 1,283 SF- Relax & Renew Massage
- 6740: 1,174 SF- Wish Wash Laundry
- 6740: 2,128 SF- Wish Wash Laundry

*Quoted rates are for 3-year terms with strong-credit tenants & budgeted renovations. Shorter/longer lease terms, credit risks, and/or savings/overages in renovations may impact rental rate.