

5015 NW CANAL

5015 NW CANAL ST., RIVERSIDE, MO

3,525 SF AVAILABLE

SPACE OVERVIEW

RATE: \$19.00 / SF / YR (NNN)

NNN: \$9.15 / SF Inc. Utl./Jan.

FSG EQUIVALENT: \$28.15 / SF / YR

PARKING: 1:4.75

BUILT: 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!



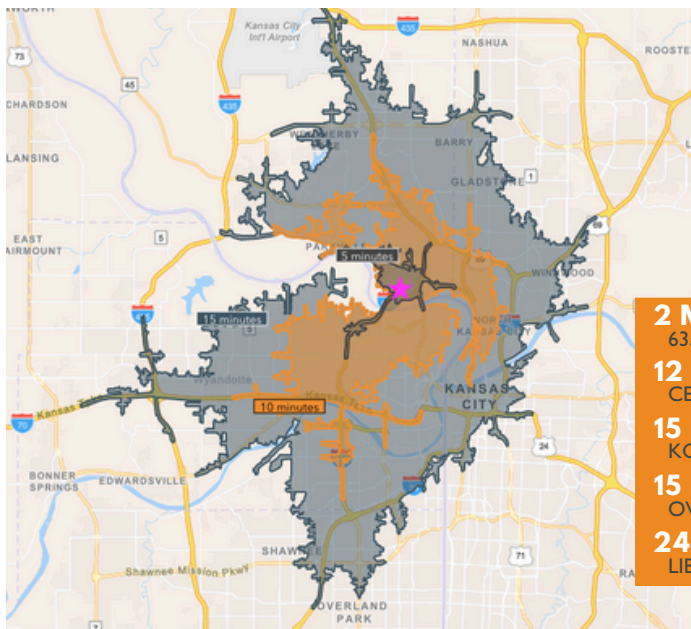
FLOOR PLAN



CURRENT TENANTS

- AIRSIDE FBO
- DAVIS | FAMILY LAW
- EDWARD JONES
- FLEMING CONSTRUCTION
- HERSHEWE & CO PC
- REMED CASUALTY CONSULTANTS
- RENAISSANCE INFRASTRUCTURE CONSULTING

DRIVE TIME MAP



2 MINUTES
635 & I-29 HIGHWAY ACCESS

12 MINUTES
CENTRAL BUSINESS DISTRICT

15 MINUTES
KCI AIRPORT

15 MINUTES
OVERLAND PARK, KS

24 MINUTES
LIBERTY, MO



GRAINGER
FRESHIPPING DISTRIBUTION SERVICES
MARLEN INTERNATIONAL, INC.
GALLAGHER ANIMAL MANAGEMENT
NORTH AMERICA
VISTAR
KANSAS CITY
AGILITI
VICTAULIC
PROGRESS RAIL SERVICES
8G SOLUTIONS

KC
KC CURRENT TRAINING FACILITY

YOUTH SOCCER COMPLEX
*PRO JECTED TO BRING + 750K ANNUAL VISITORS

PROPOSED OFFICE/RETAIL DEVELOPMENT

Q4 2024: PROPOSED YOUTH SOCCER EXPANSION

LIVE NATION
PROPOSED 18K SF LIVENATION AMPHITHEATER

NW CANAL STREET
HORIZONS PARKWAY
I-635
30,482 CPD
43,764 CPD
I-635

Source: <https://www.lane4group.com/wp-content/uploads/2023/05/Riverside-KC-Current-Pad-Sites-4.pdf>

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.

BEYOND BROKERAGE | 3315 N. OAK TRAFFICWAY, KANSAS CITY, MO 64116 | 816.683.4988 | 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.

OUR SERVICES

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

150K

SF ANNUAL
LEASING ACTIVITY

\$10M+

PER YEAR
TRANSACTION VOLUME

70%+

OF DEALS ARE DIRECT