



ShawverGroup.com

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PROPERTY HIGHLIGHTS

NORTHLAND TURNKEY OFFICE SPACE AVAILABLE

9593 N McGee Street, Kansas City, MO 64155

LOCATION

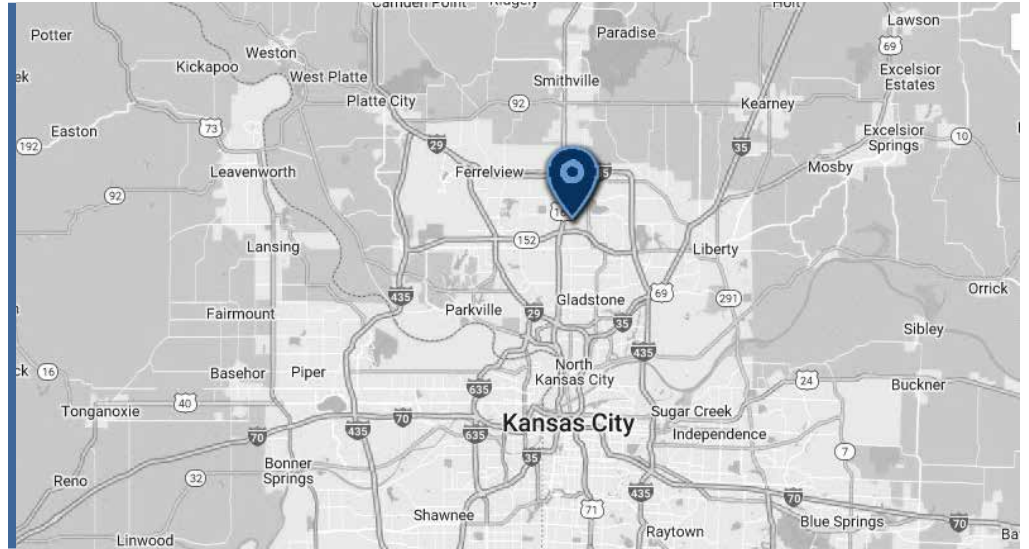
9593 N McGee Street, Kansas City, MO 64155

AVAILABLE

±1,797 SF Office Space with private entrance, kitchenette, and bathrooms

RATES

- \$25.00 psf modified gross
- Janitorial services and utilities are the tenant's responsibility



NEARBY AMENITIES



PROPERTY HIGHLIGHTS

- ±1,797 SF office space featuring a functional open floor plan with three private offices, a kitchenette and restrooms
- Located in a well-maintained two-tenant building next to Starbucks
- Ideal for insurance, real estate, therapy or other professional office users
- Convenient on-site parking is available
- Excellent accessibility just minutes from MO-152 in the Northland with close proximity to retail, dining and service amenities

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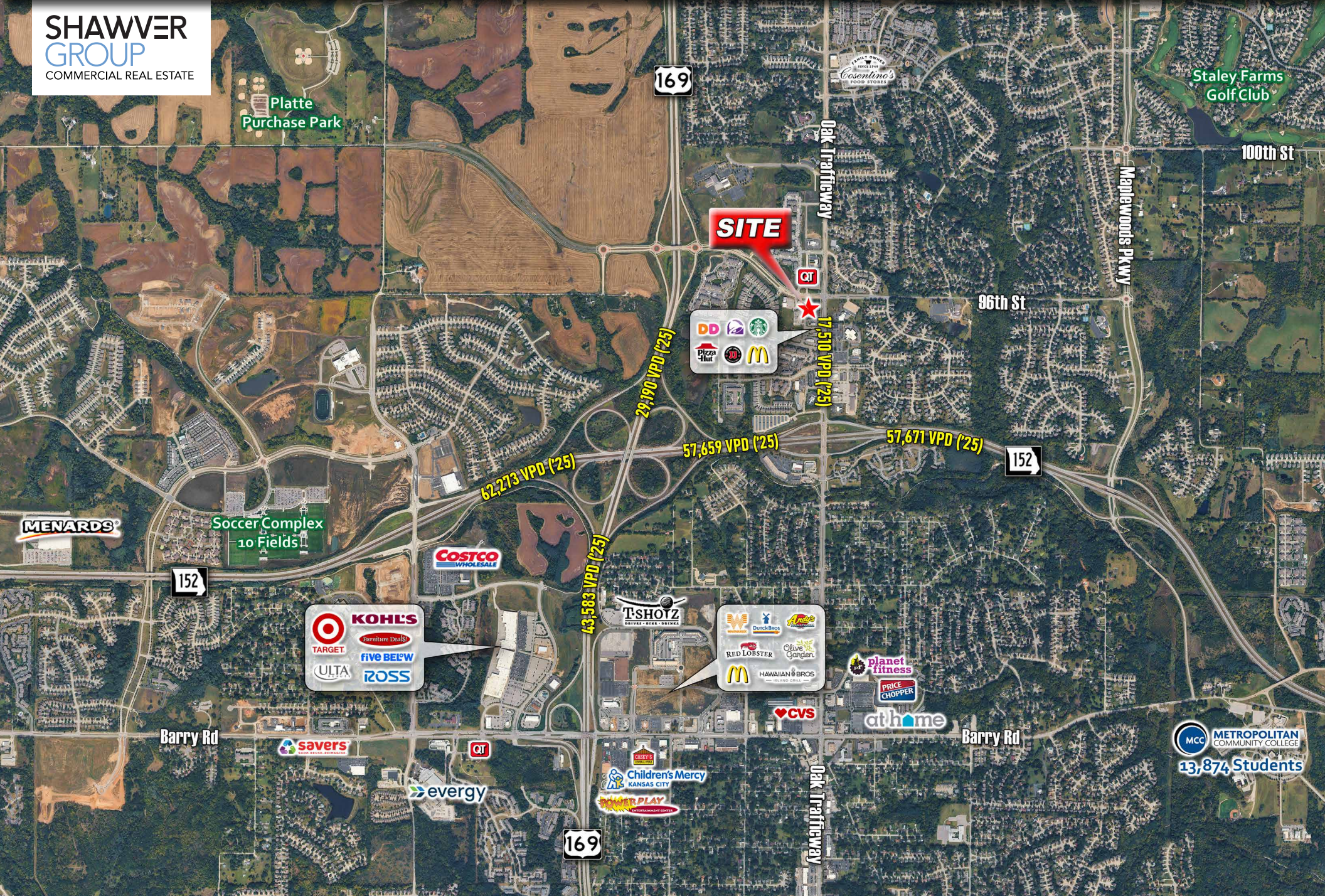
WIDE
AERIAL

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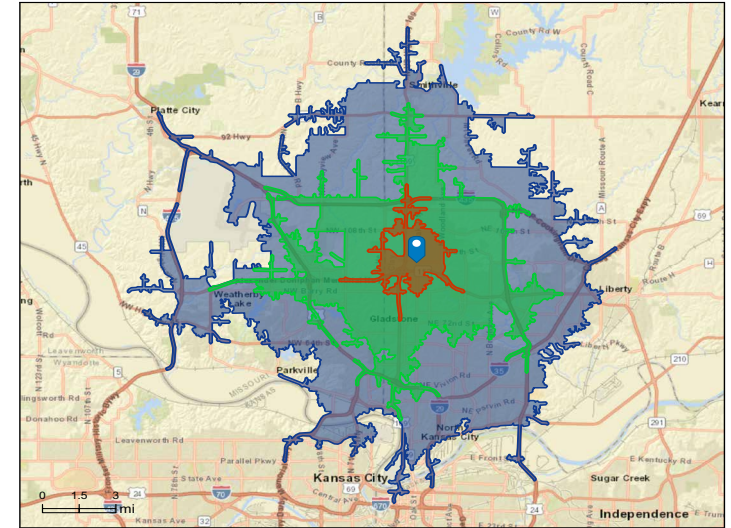
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SITE AERIAL & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	17,865	107,499	264,570
Households	7,245	44,318	109,498
AVG HH Income	\$113,686	\$113,664	\$113,115
Median Age	36.8	37.6	37.9

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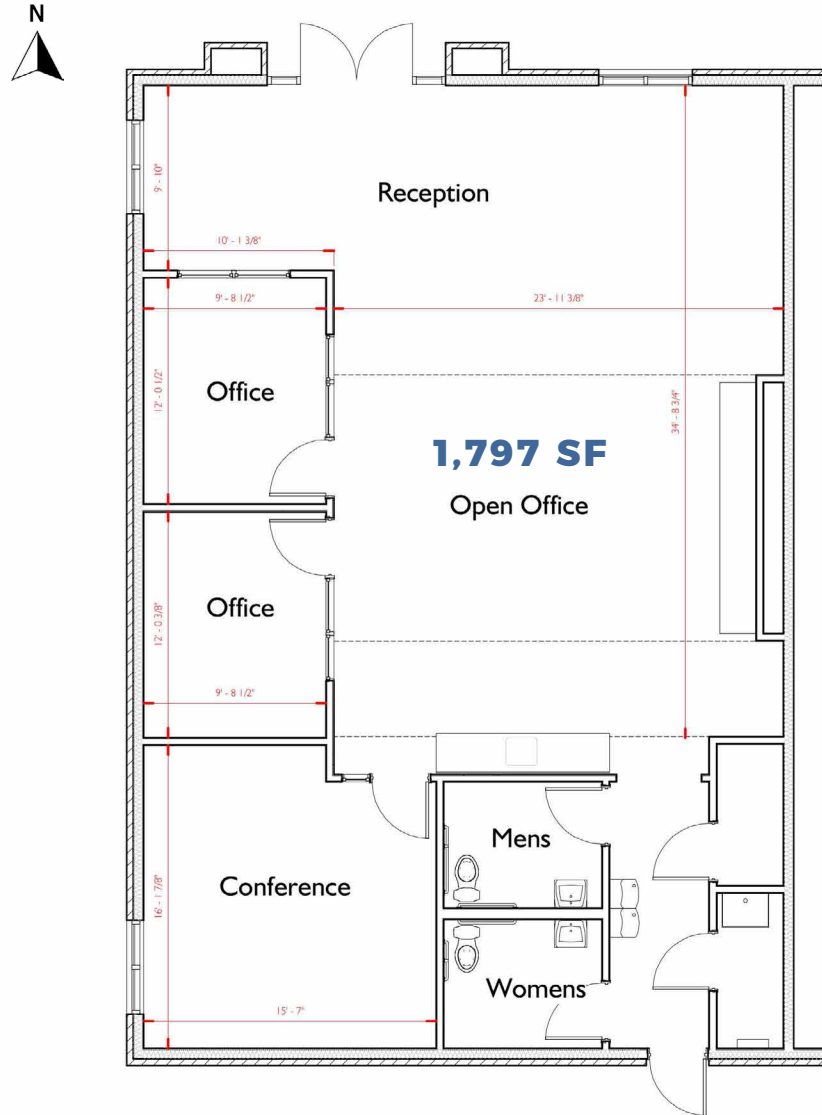
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FLOOR PLAN

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SITE PHOTOS

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