

Office Spaces For Lease

11108 North Oak Trafficway, Kansas City, MO 64155



For Lease: \$12/SF + \$50/month Common Area Fee



Property Highlights:

- 510-2,300+/- SF available within seven vacant suite options
- Utilities separately metered; tenant responsible for own account
- First floor; 3 newly remodeled suites available with common area bathrooms
- Second floor; 3 suites available, one which can be divided with common area bathrooms
- Third floor; 1 suite available with small kitchenette and private bathroom with common area bathrooms also available
- Ideal for small office, chiropractor, physical therapy, massage therapist, counseling services, small gym
- Local property management team in place

Opes Commercial Real Estate

Office: (816) 384-2900

1804 Swift St. Ste. 101 North Kansas City, MO 64116

For More Information:

Joanna Cuda | Office: (816) 541-2380

joanna@opescre.com

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**Newly
Remodeled
First Floor**



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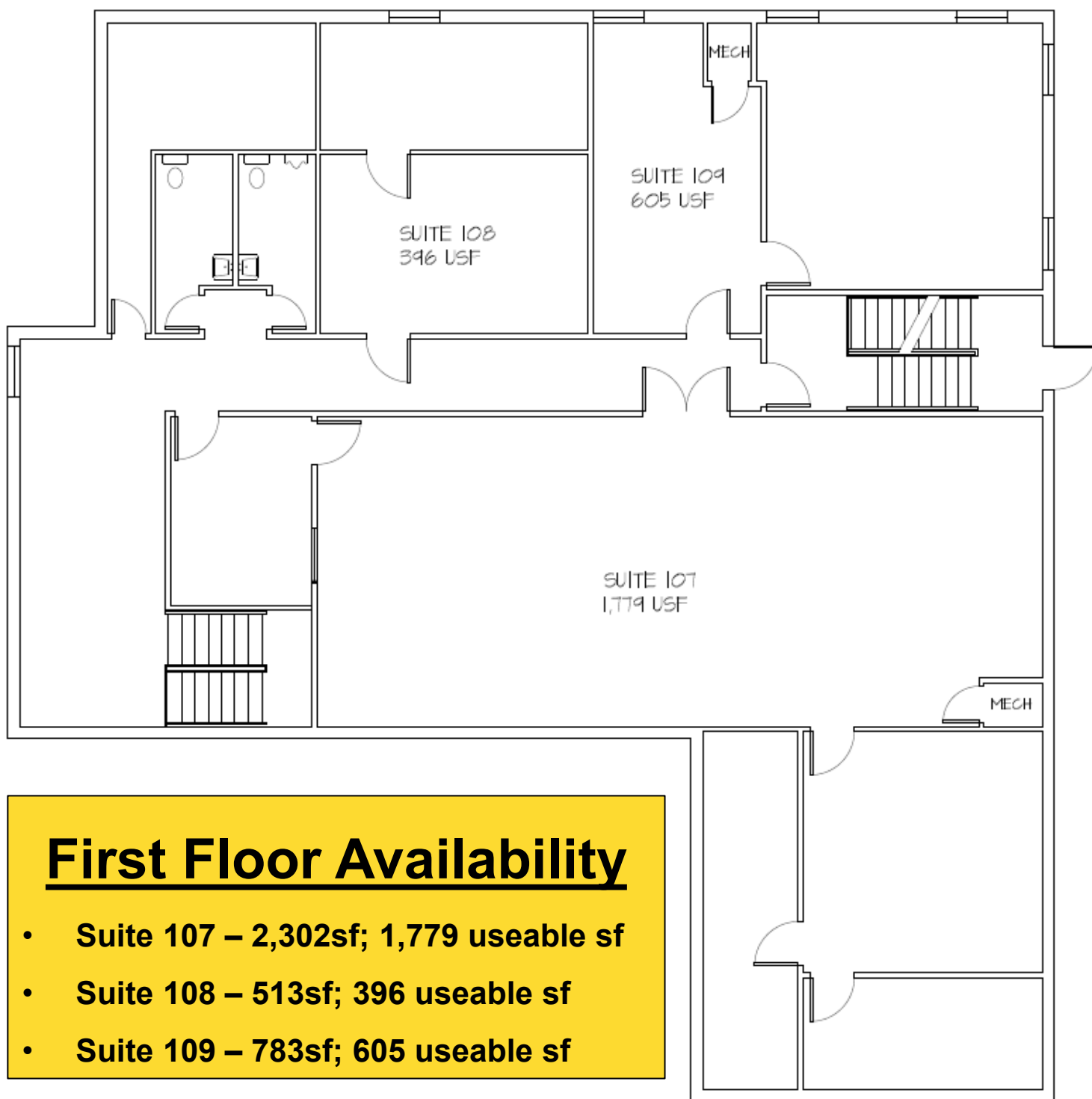
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First Floor Availability

- Suite 107 – 2,302sf; 1,779 useable sf
- Suite 108 – 513sf; 396 useable sf
- Suite 109 – 783sf; 605 useable sf

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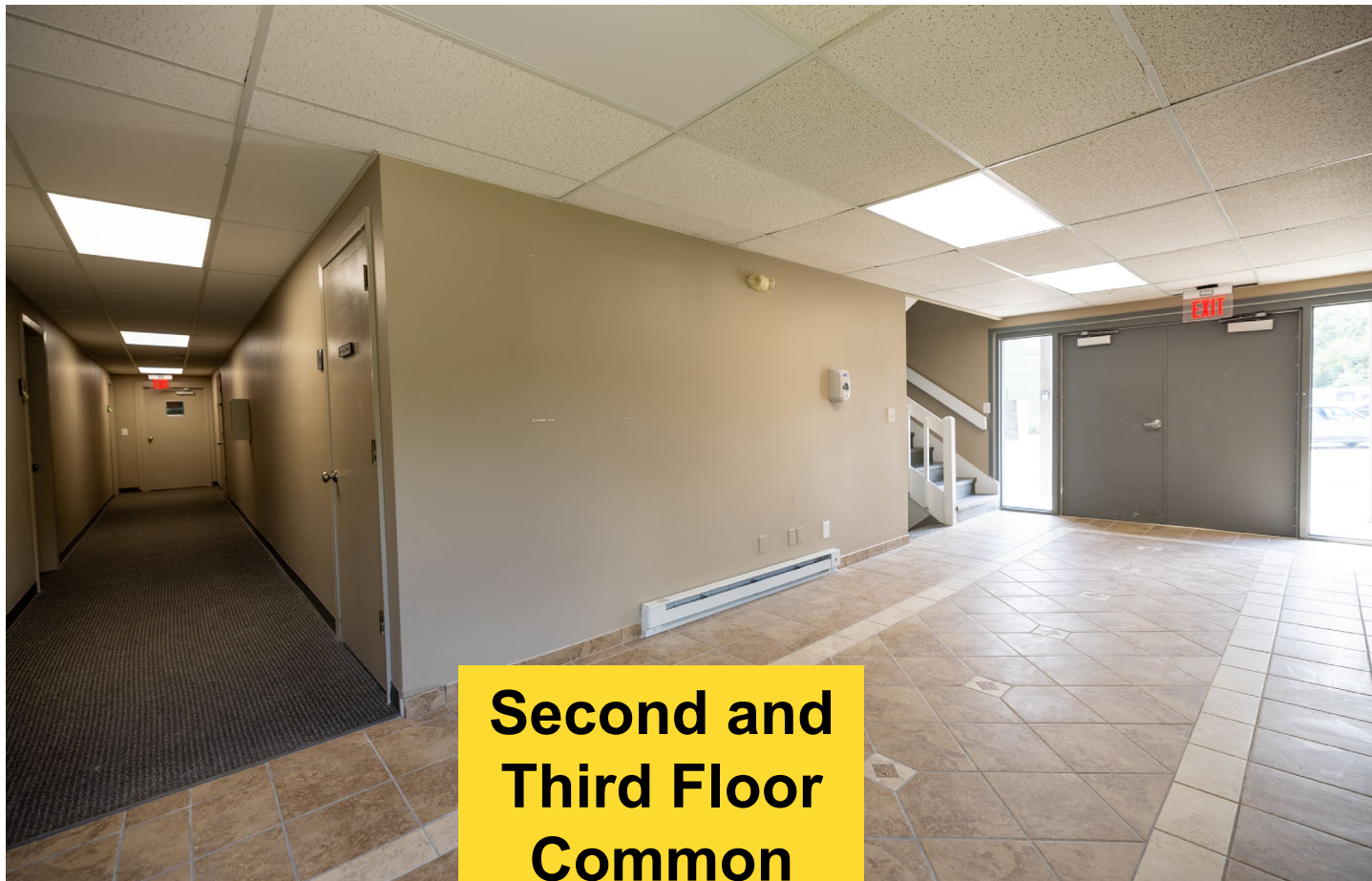
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**Second and
Third Floor
Common
Areas**



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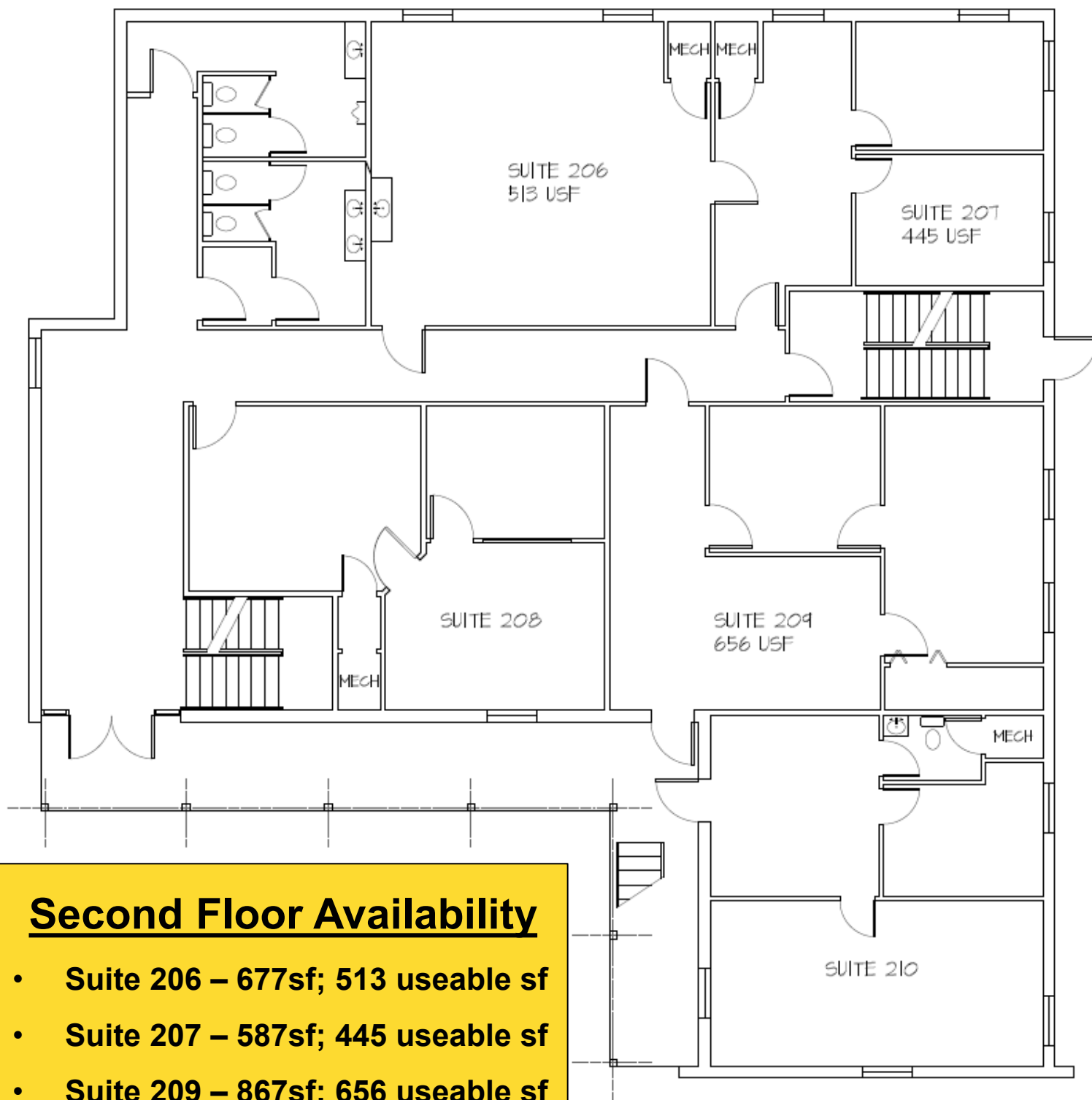
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Second Floor Availability

- Suite 206 – 677sf; 513 useable sf
- Suite 207 – 587sf; 445 useable sf
- Suite 209 – 867sf; 656 useable sf

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**Third Floor
Suite with
Kitchenette**



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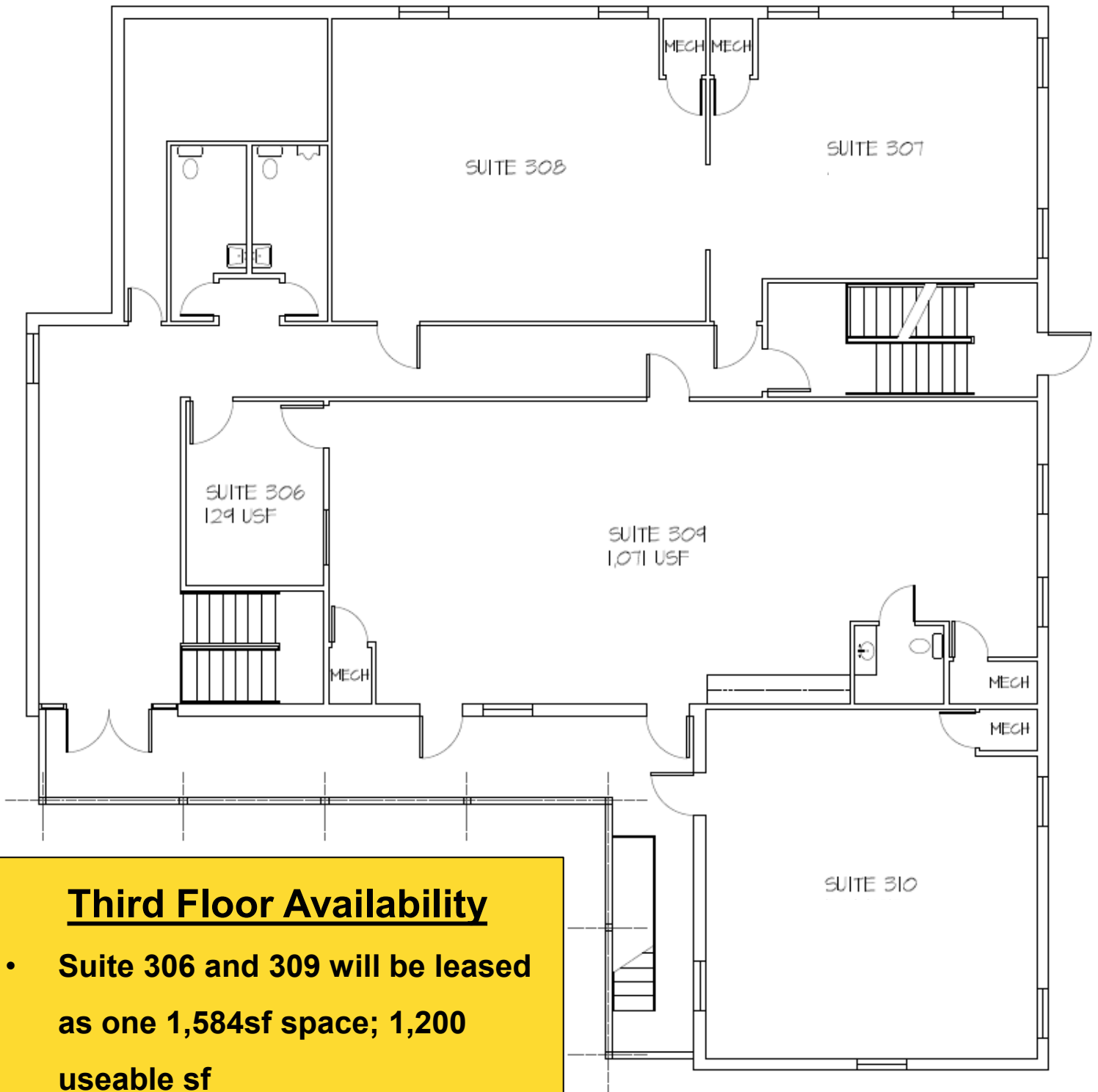
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Third Floor Availability

- Suite 306 and 309 will be leased as one 1,584sf space; 1,200 useable sf

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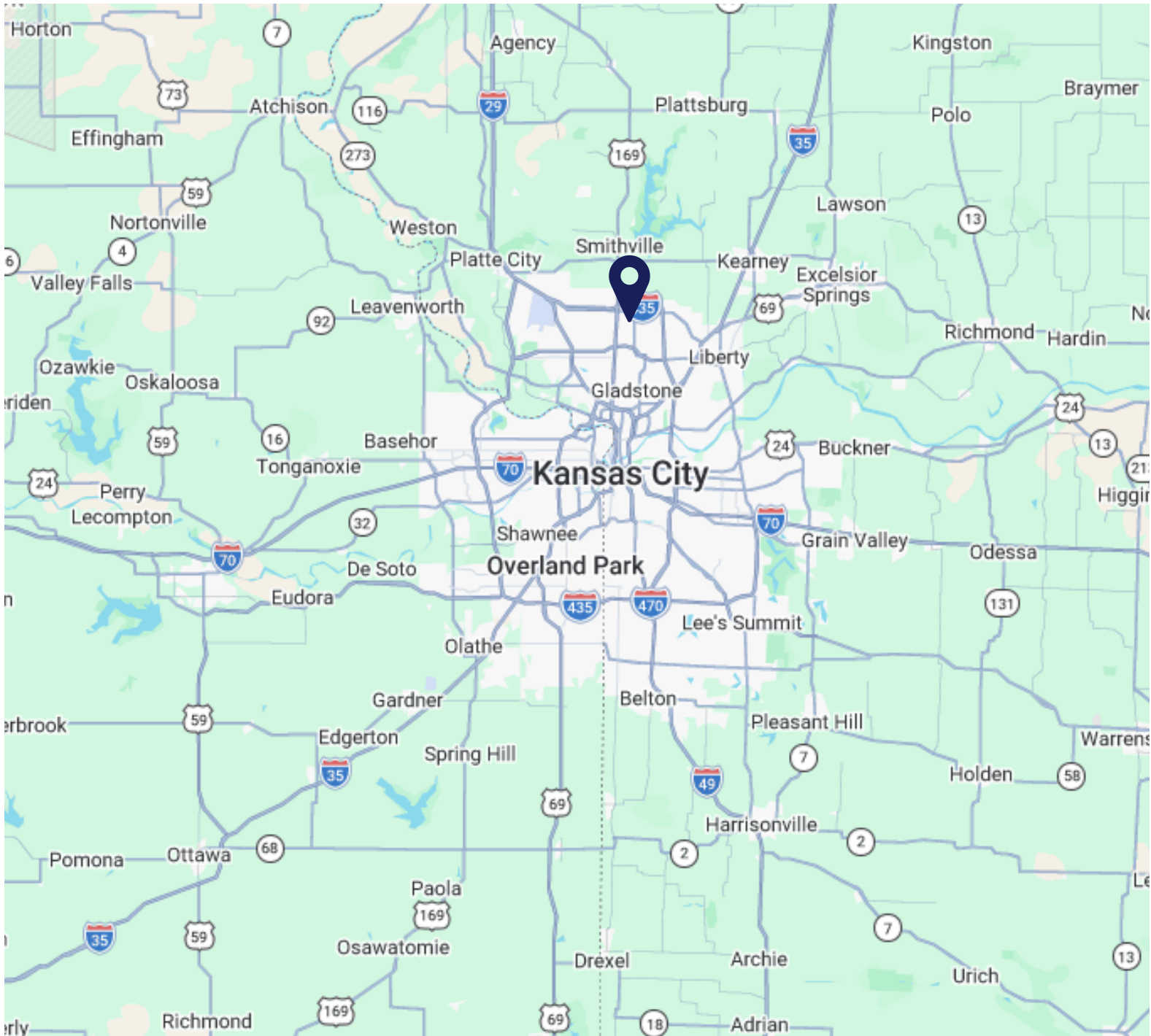
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