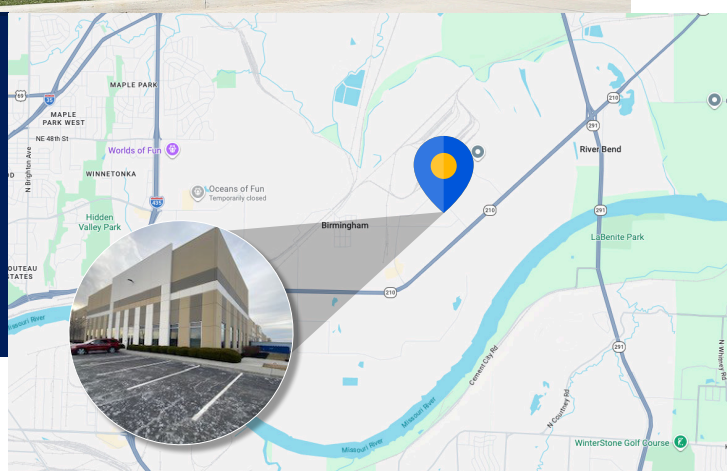




SUBLEASE AVAILABLE

NORTHLAND PARK BLDG III
12600 NE 40th ST
 Kansas City, MO 64161



SUBLEASE OVERVIEW

PREMISES:	Unit 200
SQUARE FOOTAGE:	55,974 2,089 SF Office
RATE:	\$7.80/SF NNN
TOTAL OPEX:	\$0.90/SF
CAM:	\$0.56/SF
INSURANCE:	\$0.15/SF
TAXES:	\$0.19/SF
SUBLEASE THROUGH:	August 2029
OCCUPANCY:	April 2026
CLEAR HEIGHT:	36'
LOADING:	6 Docks 2 Drive-Ins
POWER:	3,000a / 480v 3p
SPRINKLERS:	ESFR
PARKING:	22 Spaces

NOTES

3+ Years of sublease term

Exceptional highway access to:

Hwy 210

I-435, I-35, Hwy 219

Access to large population centers and workforce

Real Estate Tax Abatement

Solid ownership - North Point Development

CONTACT

MATTHEW SPACHMAN

816.835.7800

mspachman@cresa.com

MIKE DEATLY

720.470.0599

mdeatly@cresa.com

RICK DOOR

303.548.1671

rdoor@cresa.com

NORTHLAND PARK BLDG III

12600 NE 40th Street | Kansas City, MO 64161



cresa

CONTACT

MATTHEW SPACHMAN

816.835.7800

mspachman@cresa.com

MIKE DEATLY

720.470.0599

mdeatly@cresa.com

RICK DOOR

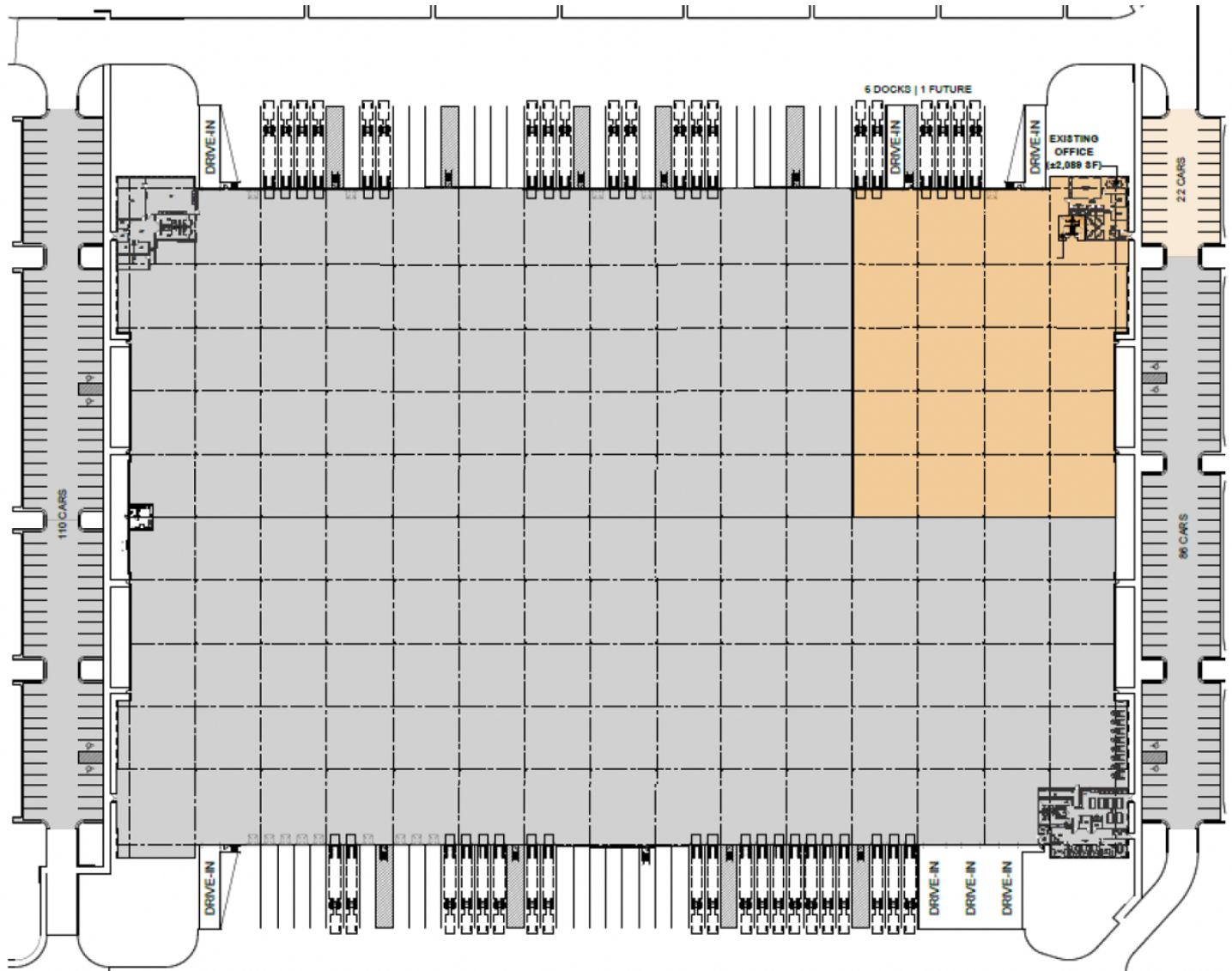
303.548.1671

rdoor@cresa.com

NORTHLAND PARK BLDG III

12600 NE 40th Street | Kansas City, MO 64161

55,974 Total SF | 2,089 SF Office



CONTACT

MATTHEW SPACHMAN

816.835.7800

mspachman@cresa.com

MIKE DEATLY

720.470.0599

mdeatly@cresa.com

RICK DOOR

303.548.1671

rdoor@cresa.com