

FOR LEASE

1206 NE Douglas Street

Lee's Summit, Missouri 64086 · Renovated Showroom & Office Suite



1,569 SF
LEASABLE AREA

\$22.00 /SF/YR
BASE RENT

\$5.50 /SF NNN
EST. EXPENSES

\$3,596 /MO
ALL-IN ESTIMATE

Available
NOW

PROPERTY HIGHLIGHTS

Fully renovated 2026 — polished marble-look porcelain tile throughout, fresh paint, modern fixtures

920 SF glass-front showroom with dramatic high ceilings and wrap-around storefront glass on two sides

Two brand-new ADA restrooms plus private office / workroom and dedicated hallway

High-visibility frontage on NE Douglas St — 10,000+ vehicles per day, minutes from US-50 & Chipman Rd

Reinforced concrete construction (1998), 3-phase electrical, building security system, exterior lighting

40-space shared surface lot — parking at no additional cost

Zoned **PI (Planned Industrial)** — by-right uses include professional & medical office, showroom/dealer sales, studios & more

FINANCIAL OVERVIEW

Base Rent (\$22.00/SF/yr)	\$2,877 / mo
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NNN Expenses (\$5.50/SF/yr, est.)	\$719 / mo
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Estimated Monthly Total	\$3,596
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IDEAL FOR

Design & trade showrooms — flooring, cabinetry, lighting, kitchen & bath

Professional or medical office

Furniture & home-furnishings sales

Studio uses — yoga, martial arts, arts & crafts

Contractor front-office & design center

NNN billed at 1/12th annually, reconciled each year. Natural gas & electric separately metered; water pro-rated by square footage.

Schedule a **private tour** today

Keystone Solid Surfaces · sales@keystonesolidsurfaces.com



SHOWROOM



HIGH CEILINGS



STOREFRONT GLASS



OFFICE / WORKROOM

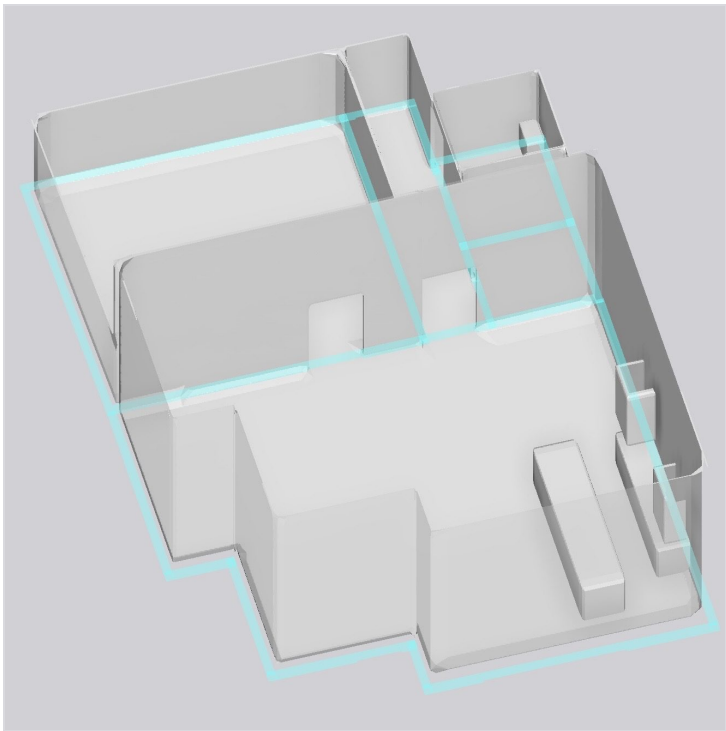


HALLWAY



NEW ADA RESTROOMS

FLOOR PLAN



3-D rendering of the leased suite. Far-left suite of the building with private front entrance.

SPACE BREAKDOWN

AREA	SIZE
Lobby / Showroom	920 SF
Office / Workroom	423 SF
Restrooms (2, ADA)	136 SF
Hallway	90 SF
Total Leasable	1,569 SF

Optional: 430 SF upstairs mezzanine storage available (brings total to ~2,000 SF) — inquire for pricing.

LEASE TERMS

- Triple-net (NNN) lease, modeled on the standard building lease
- Two 3-year renewal options · 3% annual increases · 180-day notice
- Non-exclusive use of common areas across 1206–1210 NE Douglas
- Semi-annual HVAC service & sinking fund included in NNN
- Tenant improvements welcome with Landlord & City approval

LOCATION & MARKET

10,000+ VPD

NE Douglas St frontage; US-50 interchange ½ mile

\$102,500

Lee's Summit median household income — well above U.S. median

106,000+

Residents in Lee's Summit, one of KC's strongest suburbs

2.6%

Small-shop vacancy, East Jackson County — space like this is scarce