

FOR LEASE

ARMOUR



1806 Swift, Suite 102 | North Kansas City, MO

Position your business in a highly visible, walkable location along Swift Street in the heart of NKC. This efficient, well-designed office suite offers a bright and professional environment with excellent access and standout street presence.

Perfect for professional services, small teams, startups, or businesses needing an affordable, secure, and well-located NKC office.

- 768+/- RSF
- \$16.50 Full Service + Cleaning
- Gated Parking: Secure and convenient for both tenants and visitors.
- Window Frontage on Swift: Great natural light and strong street visibility.
- Bright, Large Lobby/Reception Area: Ideal for greeting clients or creating a comfortable waiting space.
- 3 Private Offices: Functional layout suitable for teams, individual workspaces, or operations requiring privacy.
- Storage/Supply Closet: Dedicated space to keep your suite organized and efficient.
- Prime Walkability: Steps from restaurants, coffee shops, and entertainment options in downtown NKC.
- Excellent Connectivity: Quick access to Burlington, Armour Rd, I-35, and major KC highways.
- Thriving Business Corridor: Positioned in a high-visibility and active commercial stretch of North Kansas City.

KELLY PETERS
Sales Agent

816-799-2612 (cell)
kelly@armour-realty.com

TOM DEMESKO
Senior Vice President

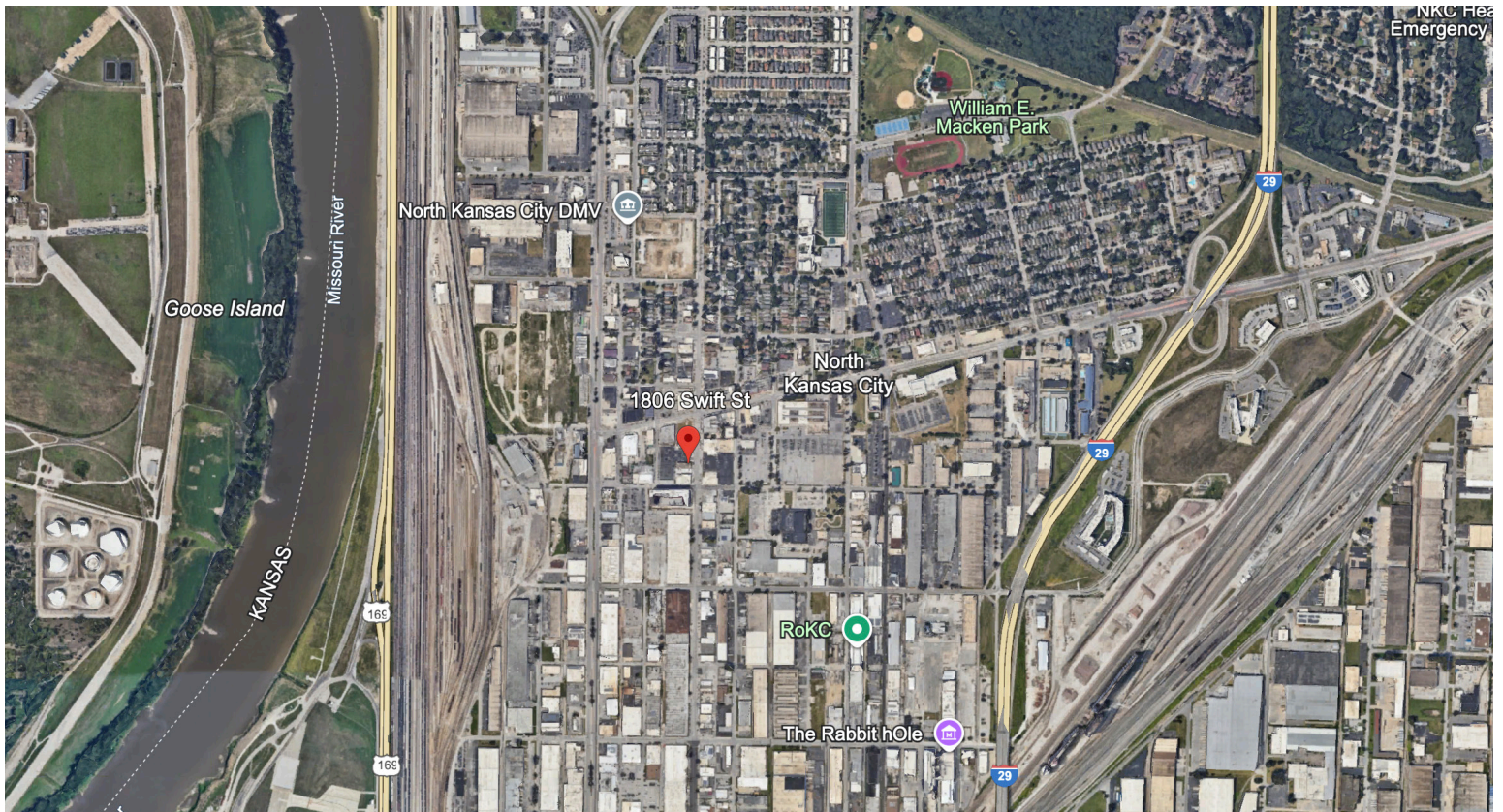
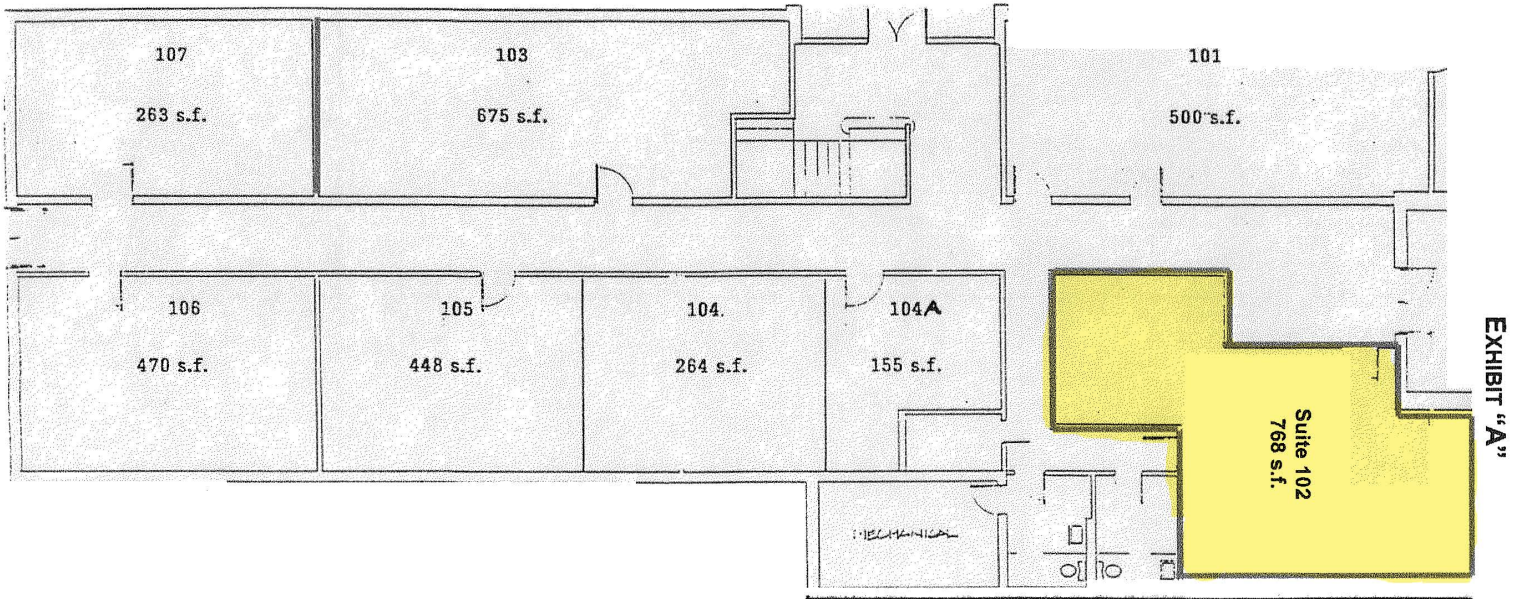
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