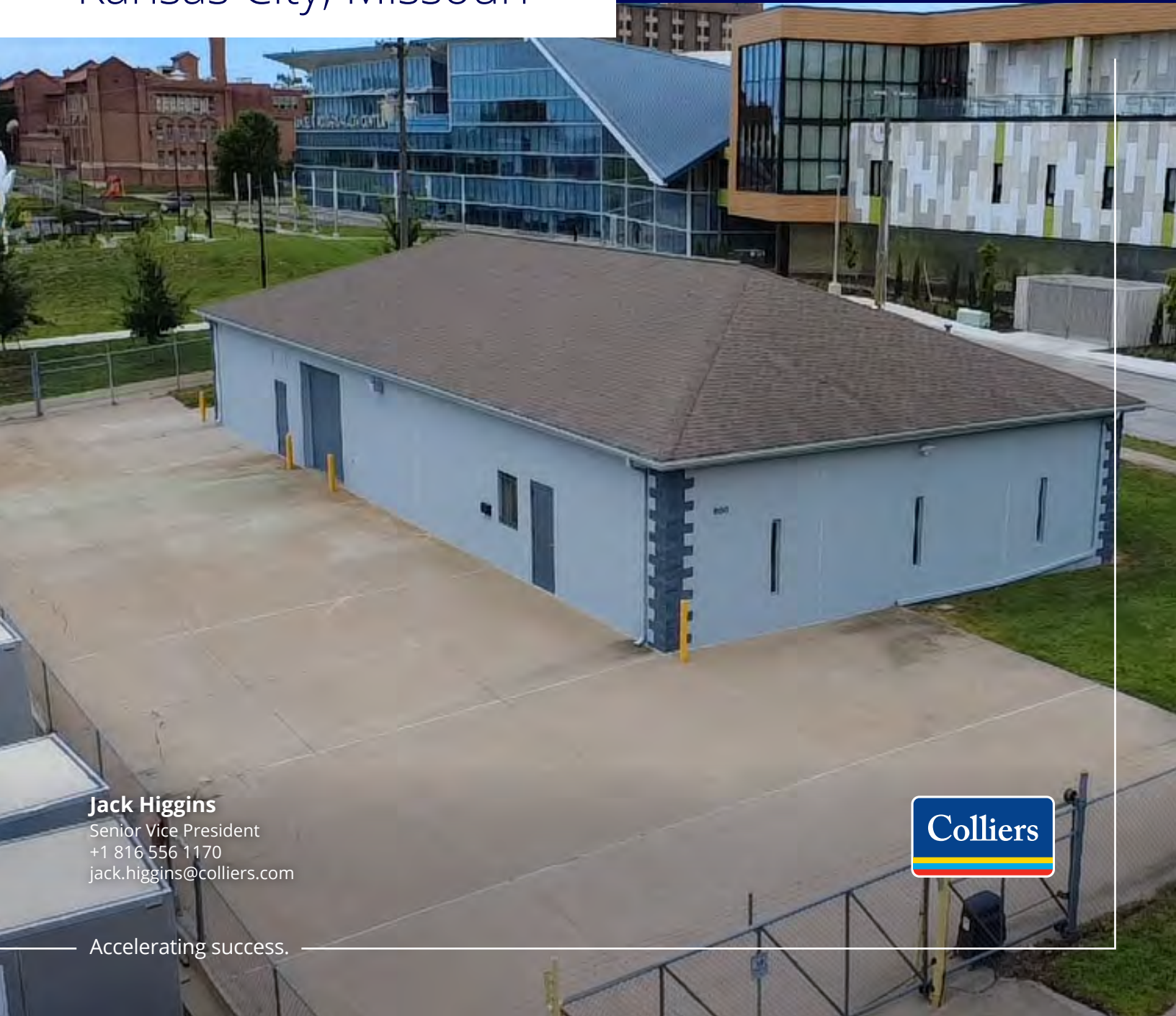


For Lease

800 Brooklyn Avenue
Kansas City, Missouri



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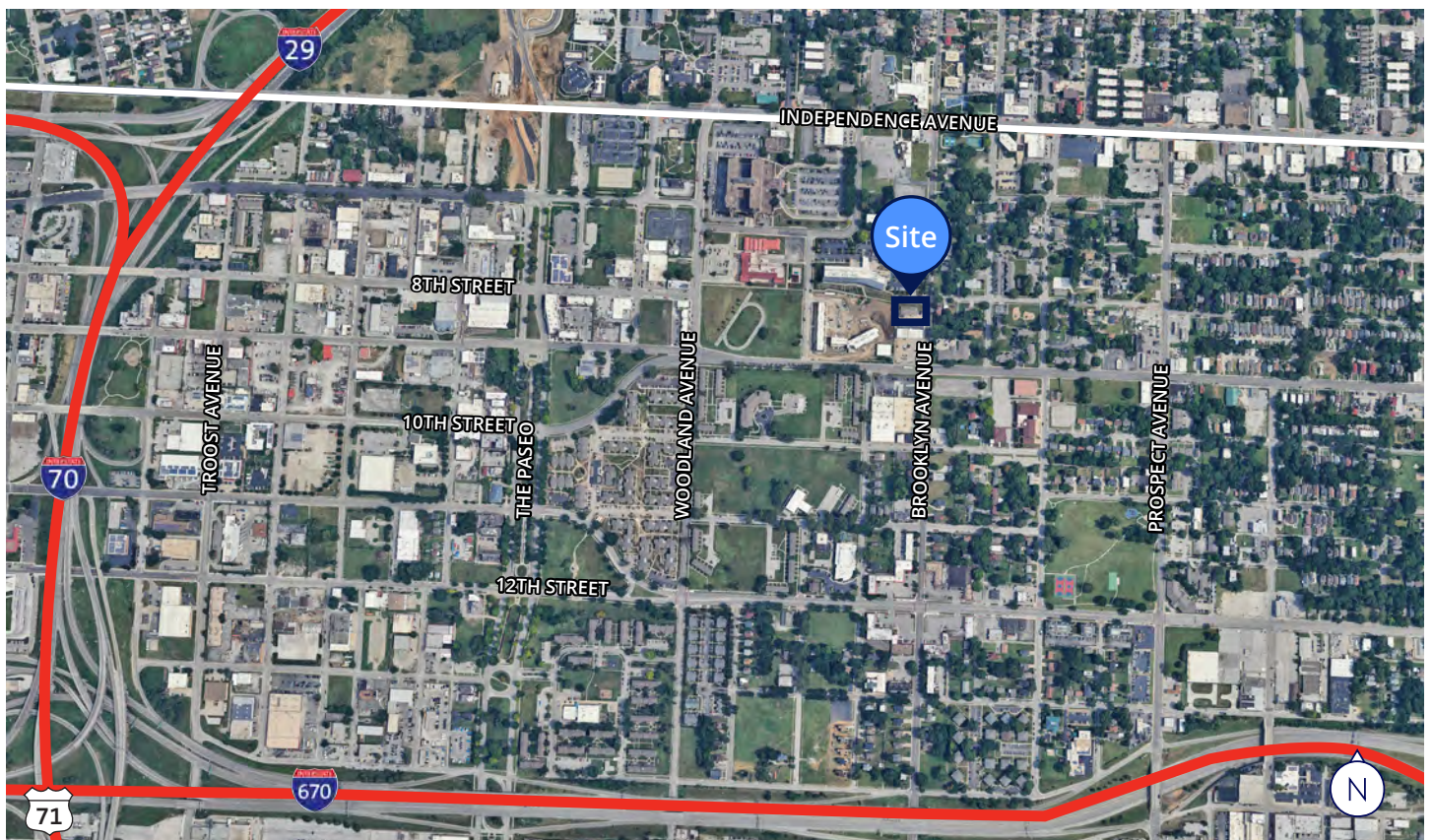
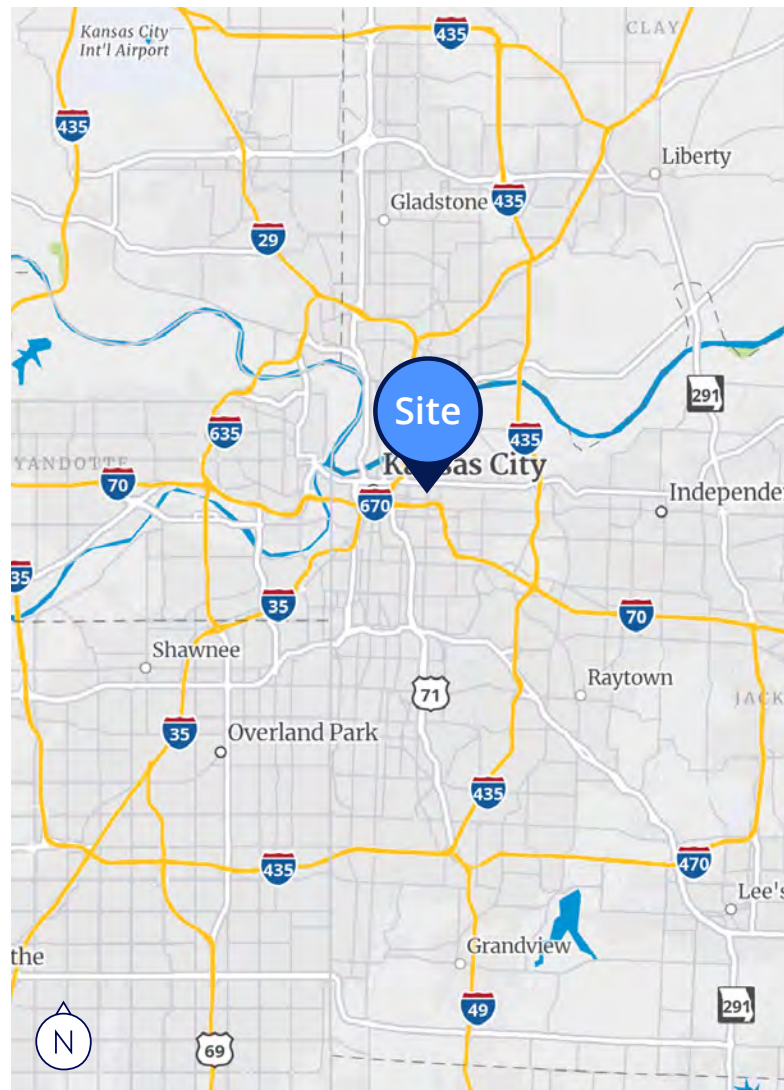
Accelerating success.

For Lease

800 Brooklyn Avenue

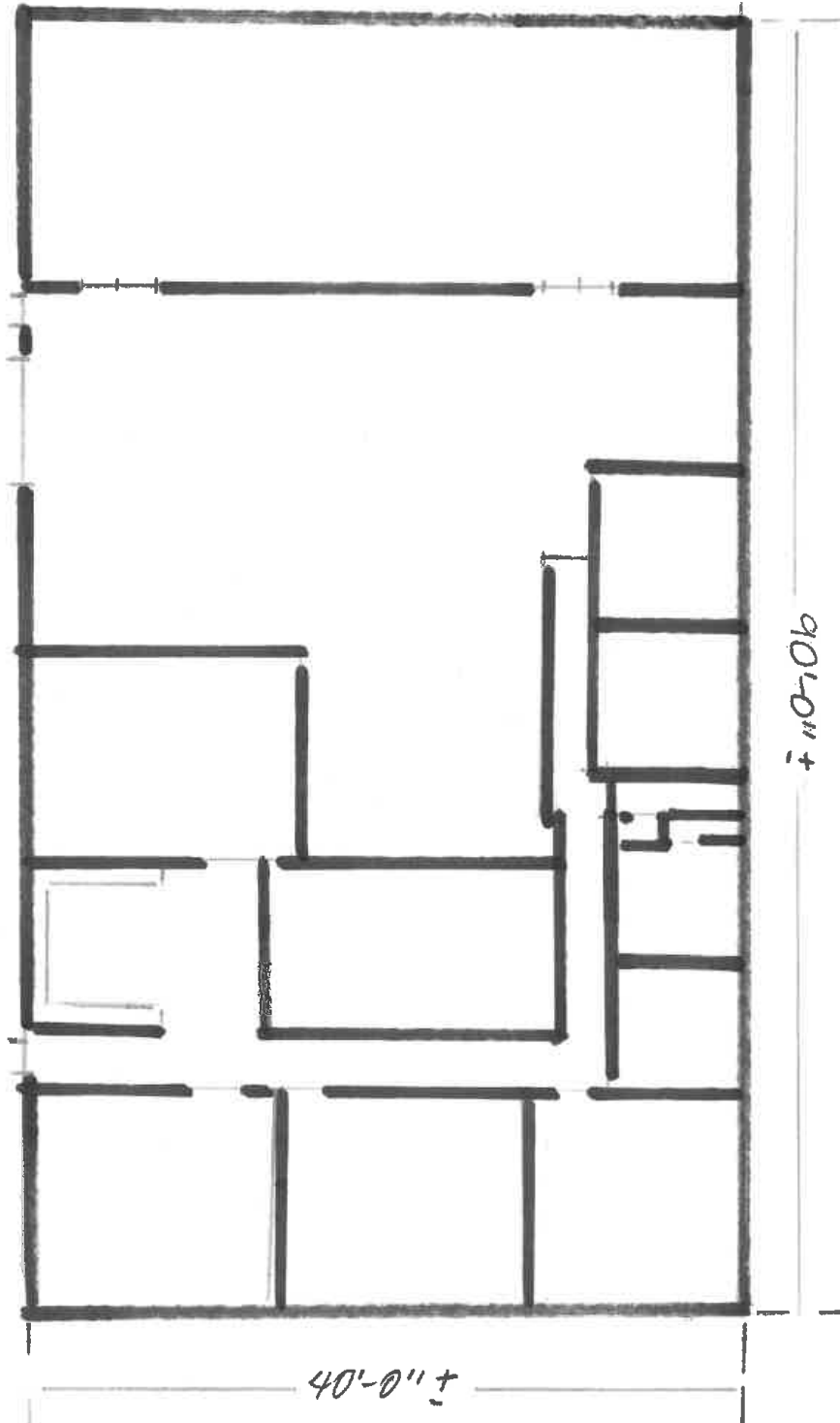
Property Features

Building Size:	3,600± SF
Office Area:	1,560± SF
Land Area:	0.30 acres
Year Built:	1996
Clear Height:	12'
Loading:	1 (10'x10') drive-in door
Electrical Service:	250a, 208/120v, 3ph
Lease Rate:	\$10.00/SF, NNN
OPEX (2026 estimate):	<ul style="list-style-type: none">• Taxes: \$1.67/SF• Insurance: \$0.37/SF• CAM: Tenant to self-perform
Additional:	Property is fully fenced and secured with an automatic gate



Floor Plan

800 Brooklyn Avenue



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