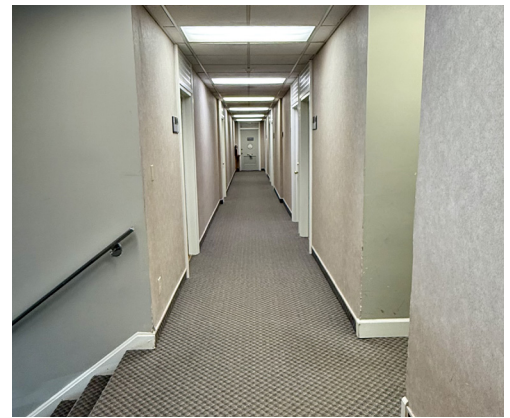


FOR LEASE

ARMOUR



310 Armour Rd | North Kansas City, MO

Three distinctive office suites are now available in North Kansas City, each offering a flexible layout to meet a variety of business needs. Situated above the Armour Road retail district, these suites provide convenient walkability, access to nearby amenities, and easy connections to major KC highways. Flexible, turnkey office space to suit your team's unique needs in a prime NKC location.

Suite Options & Features

- Suite 206 - 524 RSF (Available)
- Suite 204 - 356 RSF (Avail May 1)
- Suite 203 - 686 RSF (Available)
- Suite 202 - 704 RSF (Available)

Each suite is unique:

- Flexible configurations ranging from fully open workspaces to traditional office layouts with private offices
- Bright, practical layouts designed for small teams or individual professionals

Flexible, turnkey office space to suit your team's unique needs in a prime NKC location.

Property Highlights

- Full Service Lease: \$17.50/SF + Cleaning
- Move-in Ready: Available immediately
- Excellent walkable location near restaurants, coffee shops, and retail
- Convenient access to Burlington, Armour Rd, I-35, and major highways

KELLY PETERS
Sales Agent

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TOM DEMESKO
Senior Vice President

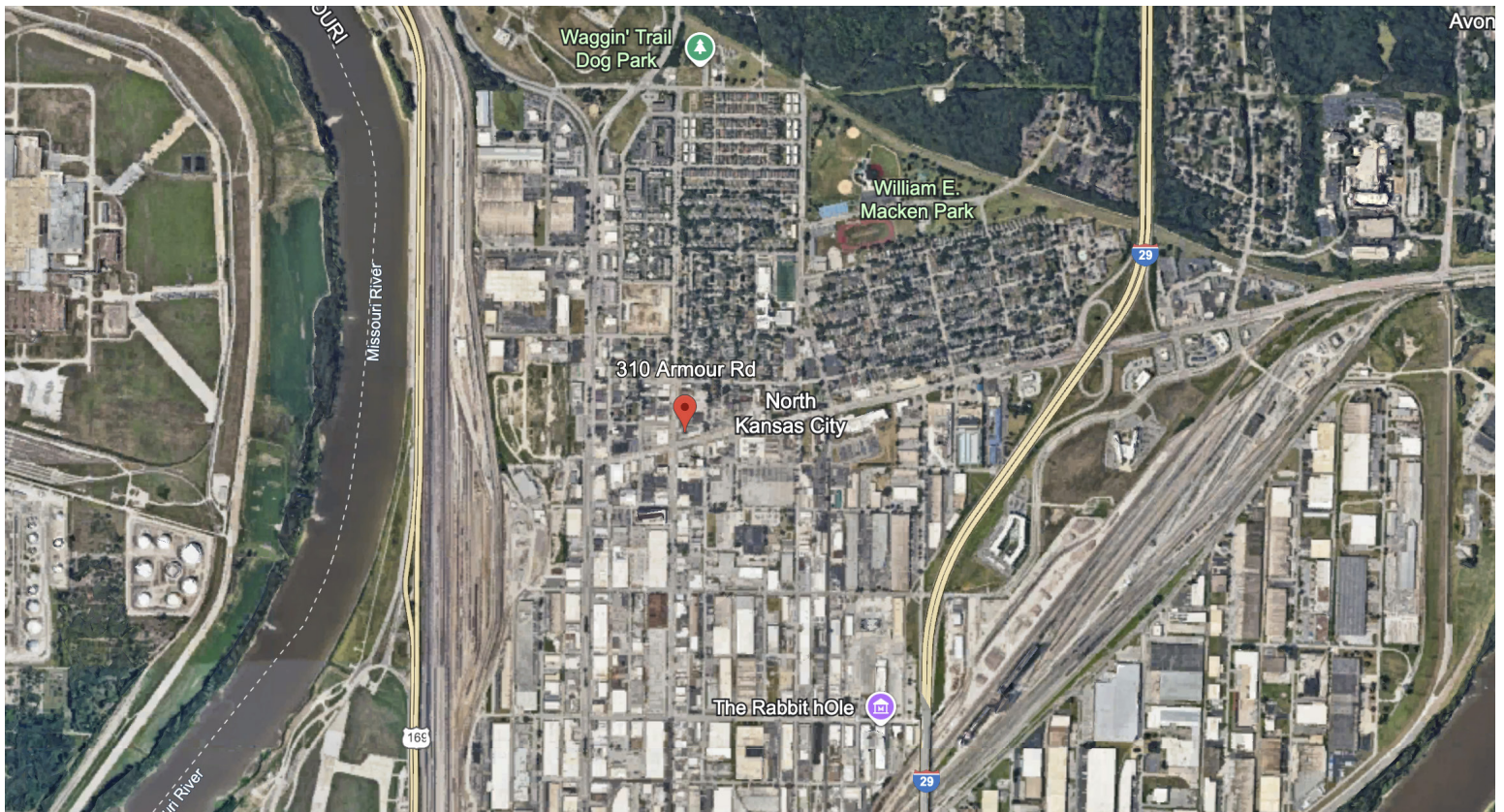
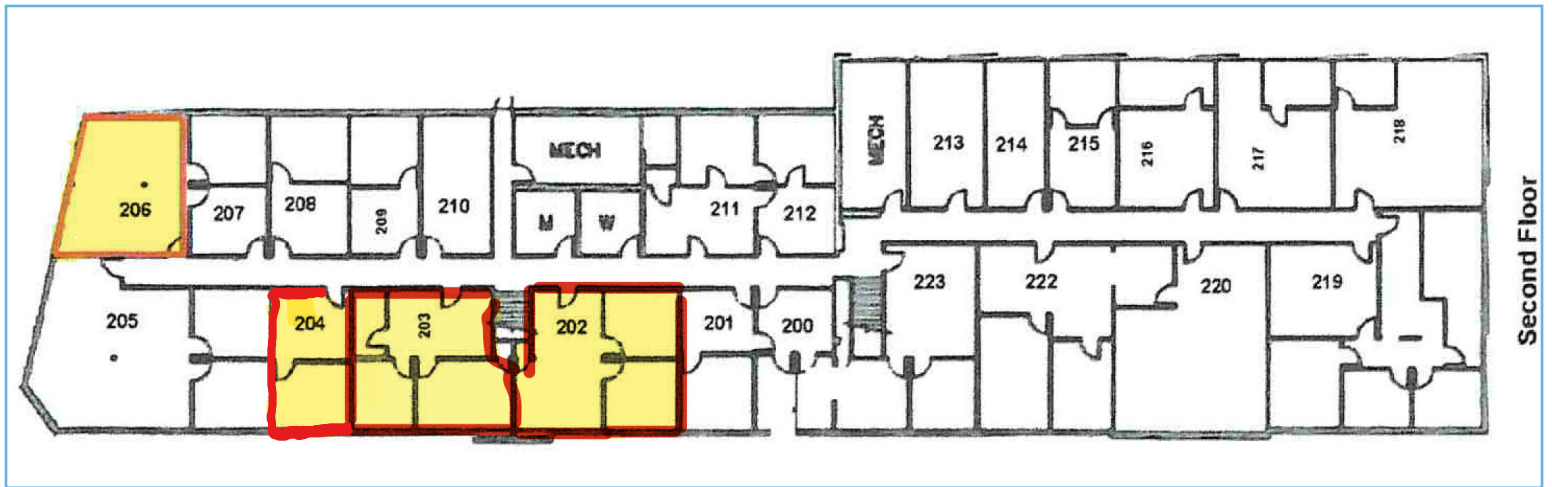
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FOR LEASE

ARMOUR

310 Armour Rd | North Kansas City, MO | 356 - 704 RSF Available



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