NOW AVAILABLE FOR LEASE






# OFFICE
## FOR LEASE

**10,000 - 38,006 SF**

4825 NW 41st Street
Suite 500
Riverside, MO 64150

# 2 Story Modern Office

First floor area = 19,268 sf.
Second floor area = 18,738 sf

The Riverside Horizon's park sits conveniently at I-635 and Horizon's parkway offering a convenient access to Johnson County (10 min), KCI Airport (15 min), Downtown Kansas City (9 min), The Country Club Plaza (18 min).

The Riverside address means no earnings tax, and is 5 minutes from the amenities at Briarcliff, historic Downtown Parkville, or up-and-coming North Kansas City. The reverse commute from Johnson County provides a great location to hire and recruit from. The prior owner/occupant can offer furniture and equipment to provide a virtually "turn-key" office space. Details include:

- Turn Key Move-in Ready
- Dedicated Training Room
- Floor to Ceiling Windows
- ±226 Seats
- 50 Dedicated Offices
- Full Keycard Access and Security
- No E-Tax
- LED Lighting Throughout
- Frameless Glass Conference Rooms
- ±5:1,000 Parking Available

## Seats & Rooms

- Cubes: 116
- Benches: 60
- Private Offices: 42
- Exec Offices: 8
- Conference Rooms: 8
- Training: 1
- Kitchen: 2
- Workroom: 2
- Storage: 2 + IT




4825



# Spacious Amenities

## Including multiple kitchens

Thoughtfully designed, owner-occupant office space showing like new. Dramatic, 2-story entrance and abundant natural light throughout. Multiple conference rooms and dual kitchens permit contiguous or bifurcated occupancy by floor. Break-out/huddle rooms promote efficient, cubicle/open office layouts with areas for group collaboration or privacy. 14'+ ceiling heights inspire a spacious, comfortable feel with varying ceiling heights and design features. A 1GB fiber internet connection (with redundant providers) and supplemental cooling unit supply the IT/data room.

**2** **KITCHENS**

High-end cabinets, white marble countertops and stainless steel appliances.

**8** **CONFERENCE ROOMS**

With integrated smart TVs and glass whiteboards.

## Finishes

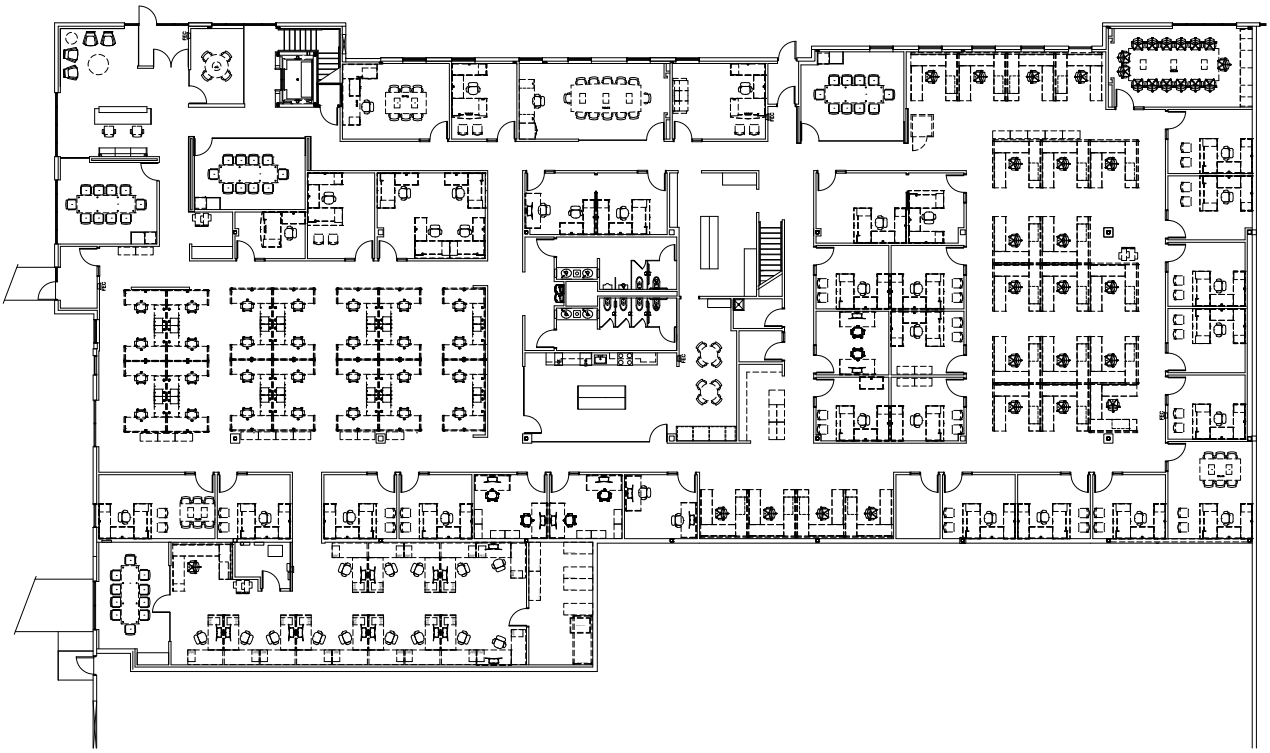
High-end finishes include frameless glass doors, 20"+ side lights, 8' solid core doors, marble and quartz countertops, repurposed/upgraded historic lighting features, and many other quality pieces.

**TURN KEY IT SUITE**

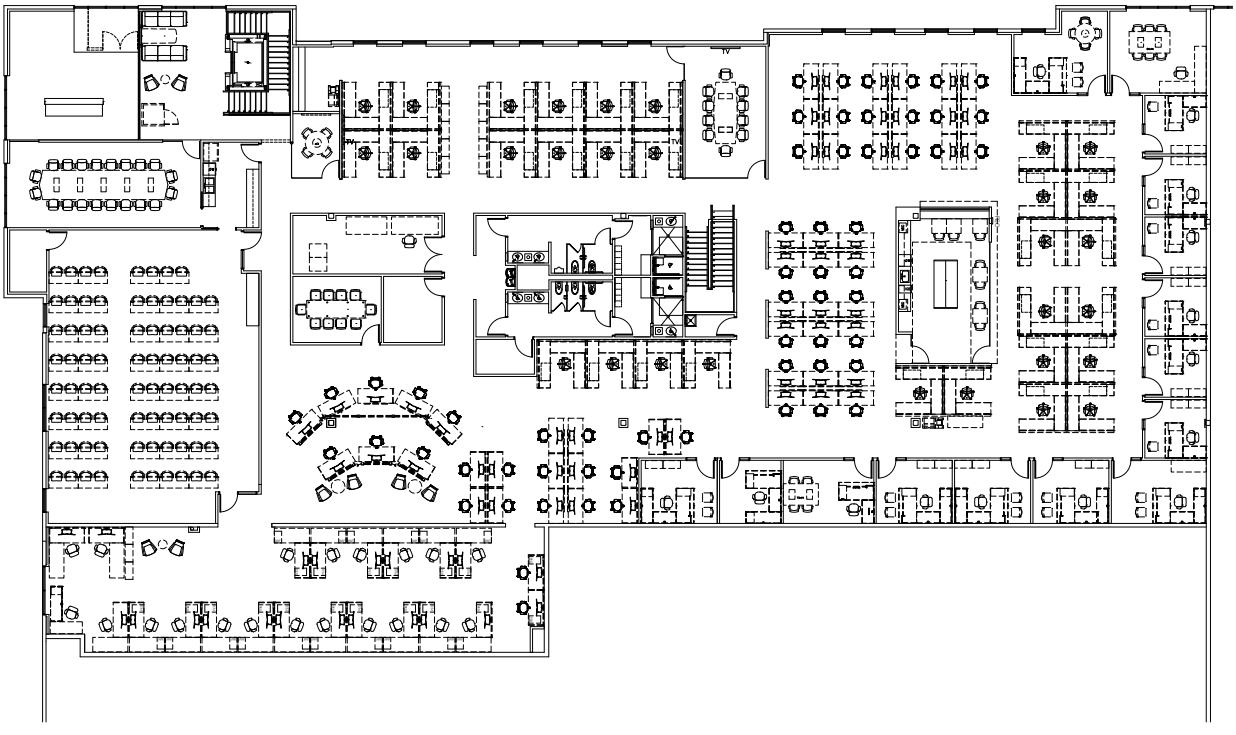
- Up to 1GB Fiber connectivity
- $200,000 in network switching, router, hardware remain in-place for managed network
- Dedicated cooling unit for condition data room



# FIRST FLOOR



# SECOND FLOOR



# Strategically Located

Riverside, MO

Situated in Riverside, MO, the Riverside Horizons Park is minutes away from Zona Rosa, downtown, and Johnson County.

This location provides easy access to a handful of major highways including, I-635, I-435, I-35, I-70, and I-29. Food, gas, and shopping is conveniently located in Parkville and Briarcliff.




NorthPoint™ DEVELOPMENT

## Contact Us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