



# OFFICE FOR LEASE

**Up to 42,832SF**  
Offered from \$14.95/SF/YR FSG

3315 N. Oak Trafficway  
Kansas City, MO 64116

# Turn-key, Efficient Office Space

Second floor area = ±19,350 SF  
Fourth floor area = ±23,482 SF

UP TO 42,832 SF

## Current Configuration Supports

### SECOND FLOOR

- Total Seats: 153
- Private Offices: 4
- Conference Rooms: 2
- Lounge: 1

### FOURTH FLOOR

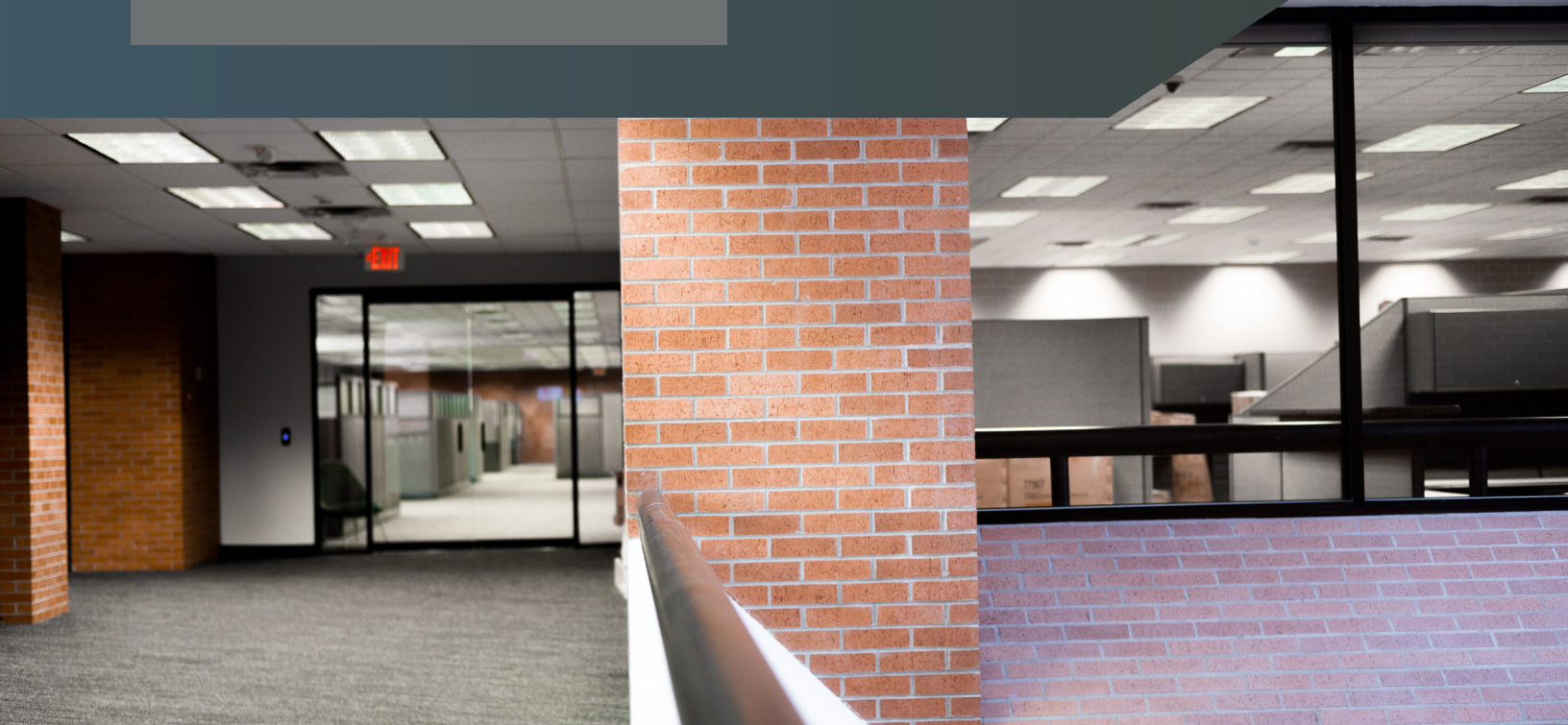
- Total Seats: 175
- Private Offices: 7
- Conference Rooms: 8
- Lounge/Breakroom: 1

### Building details:

- Well located, park-like setting on 13 natural acres with walking trails hardscaped gathering spaces
- Co-locate in the signature, NorthPoint Development Headquarters
- Building core 2022 complete renovation
- 5:1000+ parking available
- Modern key card access controls and exterior surveillance
- Professional, on-site property management

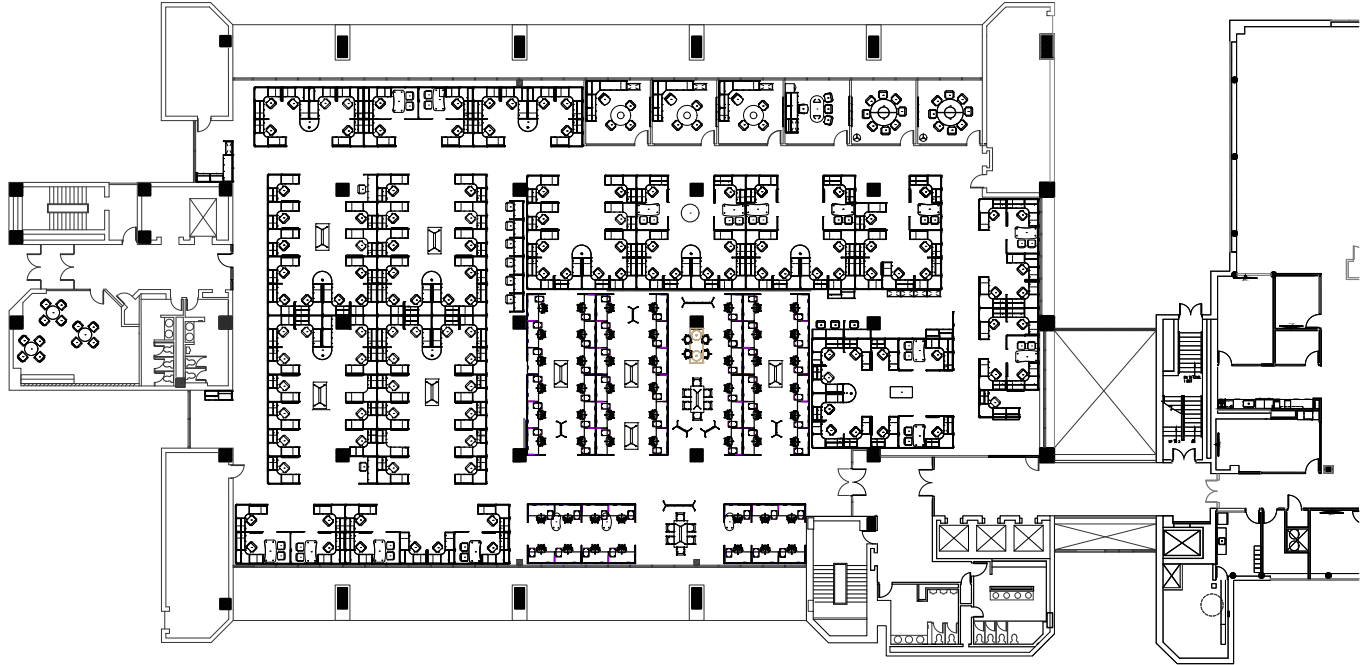
### Space details:

- Privately accessed, full-floors available
- Signature, at-grade entrance
- Fully furnished suite available
- 360 degree windows / natural light



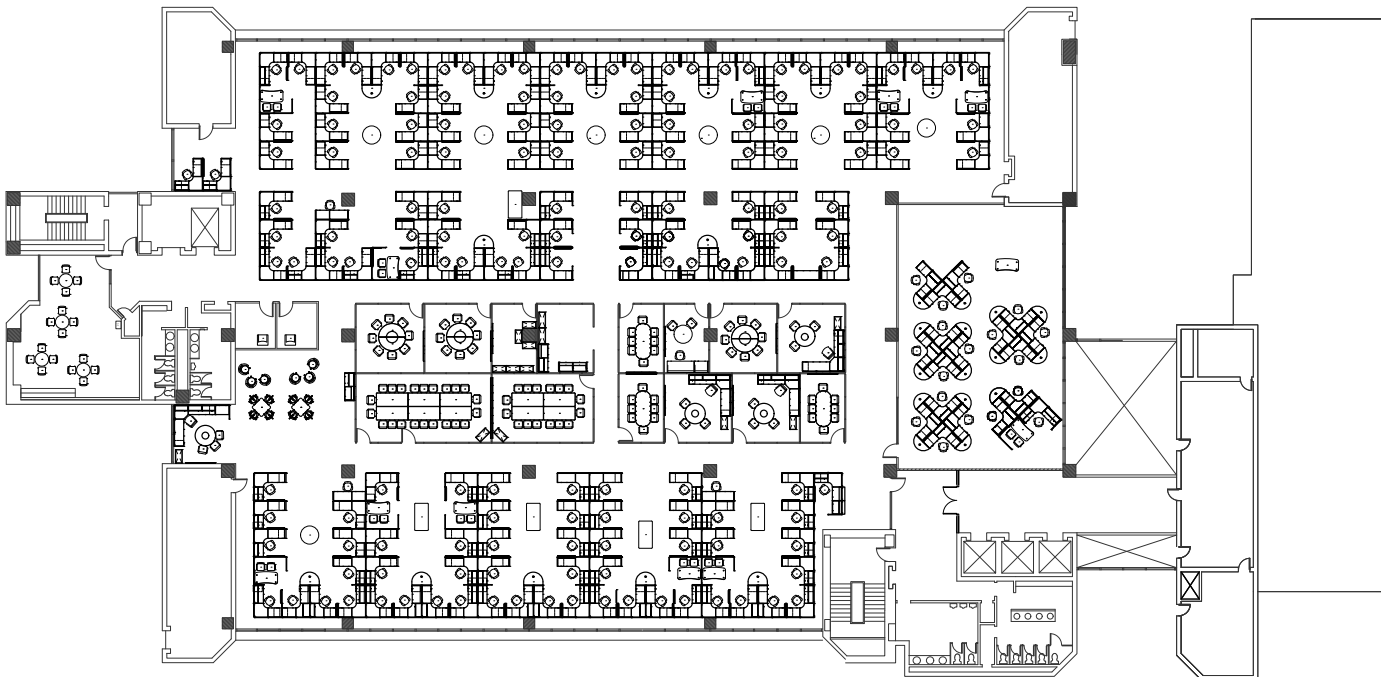
# 2ND FLOOR NORTH TOWER

EXISTING FURNITURE LAYOUT



# 4TH FLOOR NORTH TOWER

EXISTING FURNITURE LAYOUT



# Nearby Amenities

## Oaks Campus

The office is nestled in a park-like setting with trees, walking trails, green space, and nearby parks. Other nearby amenities include Chicken-N-Pickle, Briarcliff shops & restaurants, dog parks, local gyms, RoKC, and North Kansas City restaurants. The office is also strategically located to Kansas City's major highways and is only 15 minutes from MCI.



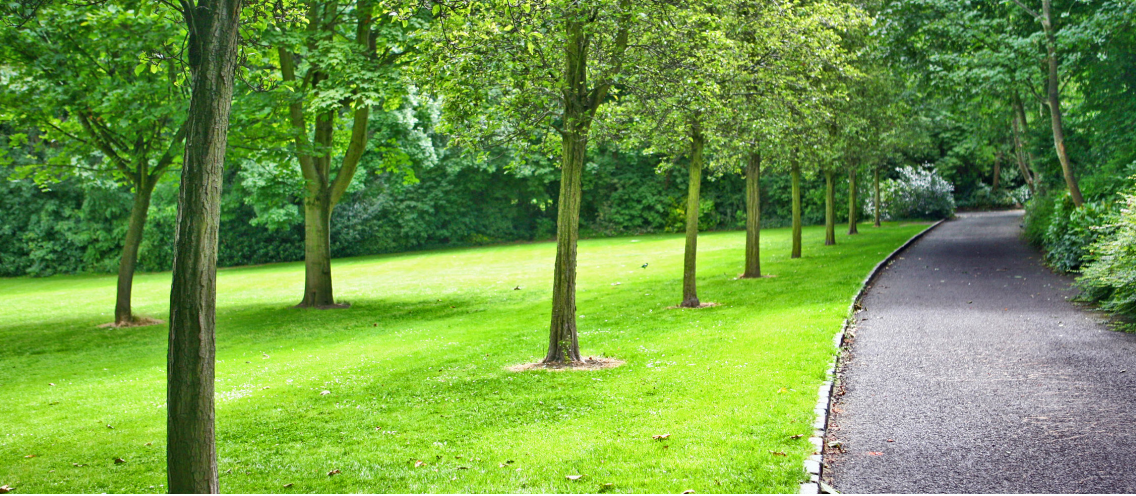
NELL HILLS  
HEADRUSH ROASTERS  
PIROPOS  
BRIARCLIFF BARIO  
TREZO MARE  
MADE IN KC  
PHILLY TIME  
GREENA CRES MARKET  
THE SPA AT BRIARCLIFF

**NORTH**  
: KANSAS CITY

CHICKEN N' PICKLE  
HAWAIIAN BROS  
ROKC CLIMBING GYM  
IRON DISTRICT  
FIRST WATCH  
POST COFFEE CO.  
CITY BARREL BREWING  
CINDER BLOCK BREWERY  
OUTLAW CIGAR & BREWERY  
TAY'S BURGER SHACK



TMOBILE CENTER  
POWER & LIGHT DISTRICT  
COUNTY ROAD ICE HOUSE  
FLYING SAUCER  
MCFADDEN'S PUB  
HOTEL PHILLIPS  
THE PHOENIX  
YARD HOUSE  
WEWORK OFFICE SPACE  
AMBASSADOR HOTEL



# Existing Space

## AS-IS



# Renovated Space AVAILABLE - 90 DAYS

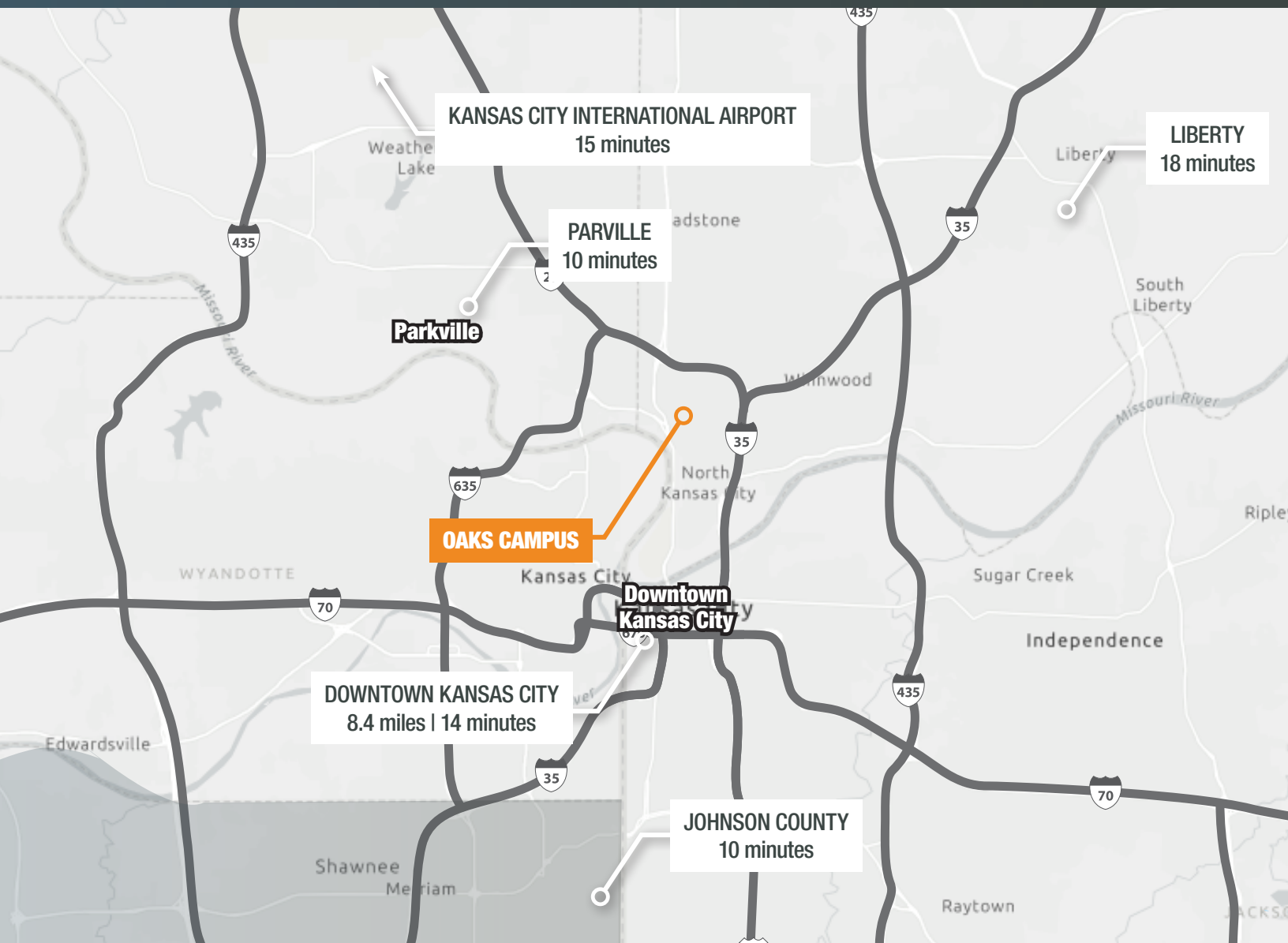


# Strategically Located

Kansas City, MO

Situated in Kansas City, MO, the Oaks Campus is minutes away from Zona Rosa, Briarcliff, downtown, and Johnson County.

This location provides easy access to a handful of major highways including, I-635, I-435, I-35, I-70, I-69, and I-29. Food, gas, and shopping are conveniently located in North Kansas City, Briarcliff, and Kansas City.



Contact Us

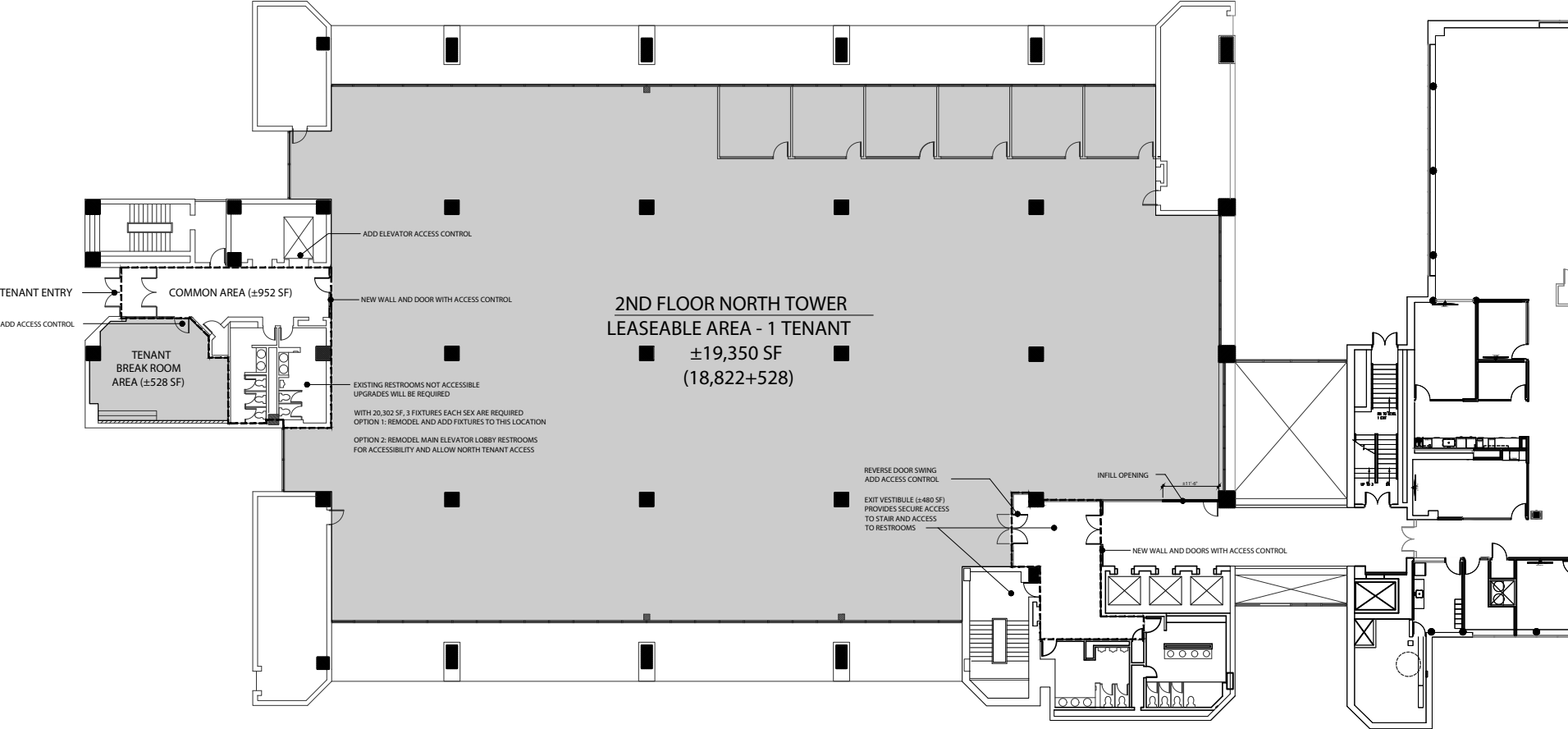
**Brian Votava**  
Director of Development &  
Supervising Broker  
816.888.7380  
bvotava@northpointkc.com

**Jayme Miller**  
Commercial Agent  
816.261.2006  
jmiller@northpointkc.com

**Brendan Loellke**  
Commercial Agent  
618.946.7228  
bloellke@northpointkc.com



# 2ND FLOOR NORTH TOWER



# 4TH FLOOR NORTH TOWER

