

UP TO 65,000 SF
OF CONTIGUOUS
SPACE AVAILABLE



Northgate Center is located at 2001 NE 46th Street exactly where Interstates 29 and 35 merge on the North side of Kansas City, Missouri. With over 315,000 square feet, 7/1,000 parking and 12' ceilings, this property is one of Kansas City's premier technology center campuses. The building's central location and excellent highway access provide maximum convenience to Kansas City's strong labor pool.

NORTHGATE CENTER KANSAS CITY

\$16.00-\$17.00/SF
FULL SERVICE

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker

FOR MORE
INFORMATION,
CONTACT: **RJ Trowbridge**
Vice President
rj.trowbridge@jll.com
+1 913 469 4637

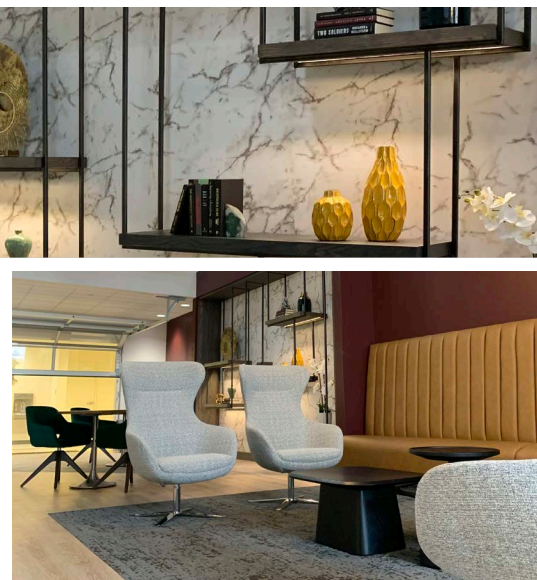
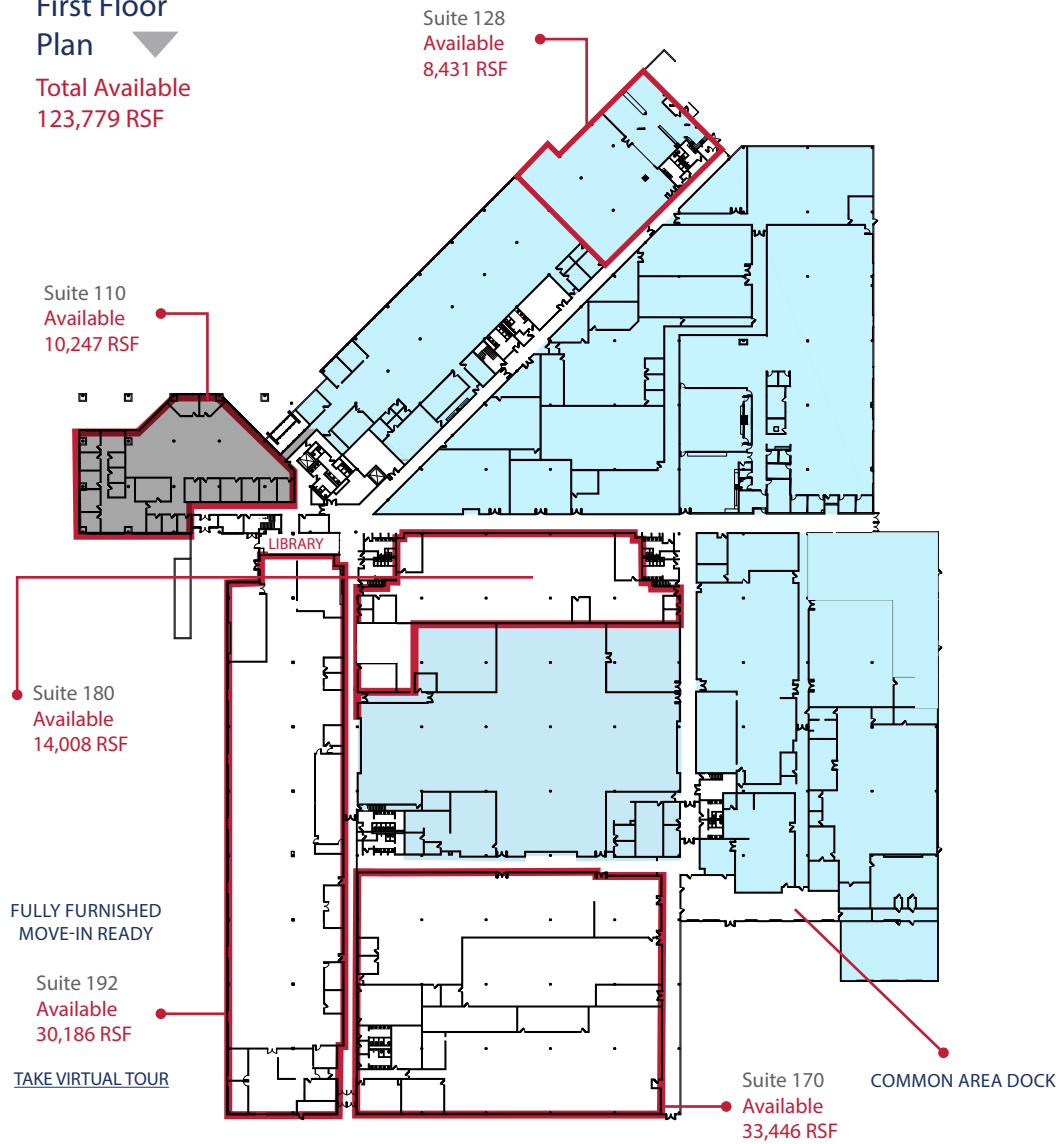
Avery Comeau
Associate
avery.comeau@jll.com
+1 913 927 9252

LAWMARK
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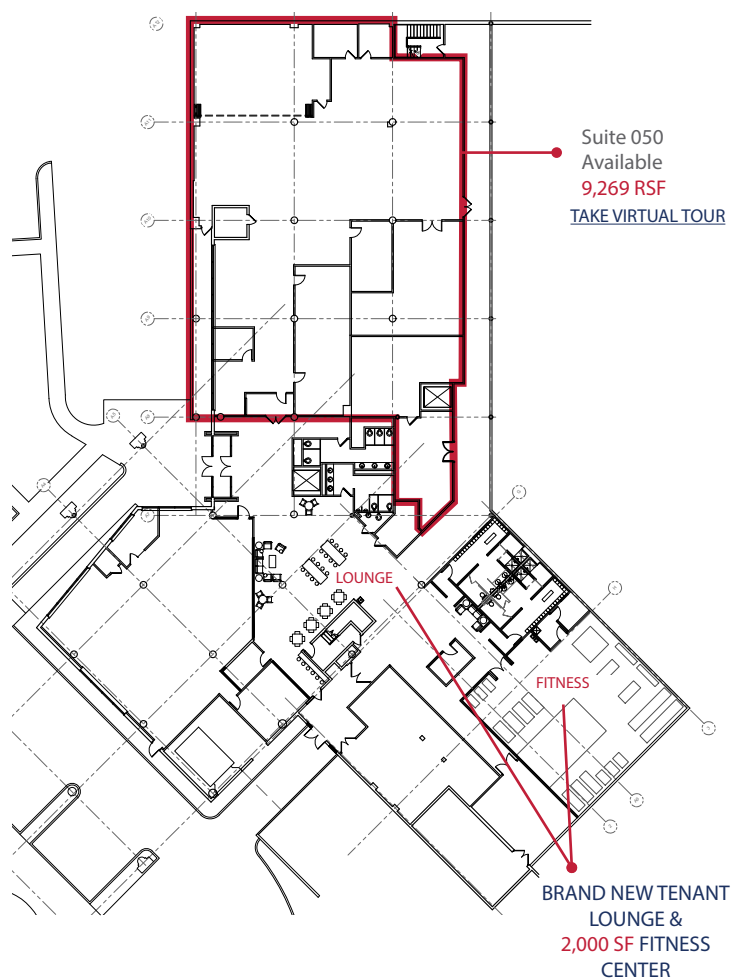


First Floor Plan

Total Available
123,779 RSF

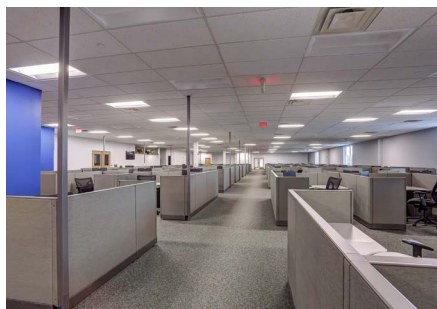
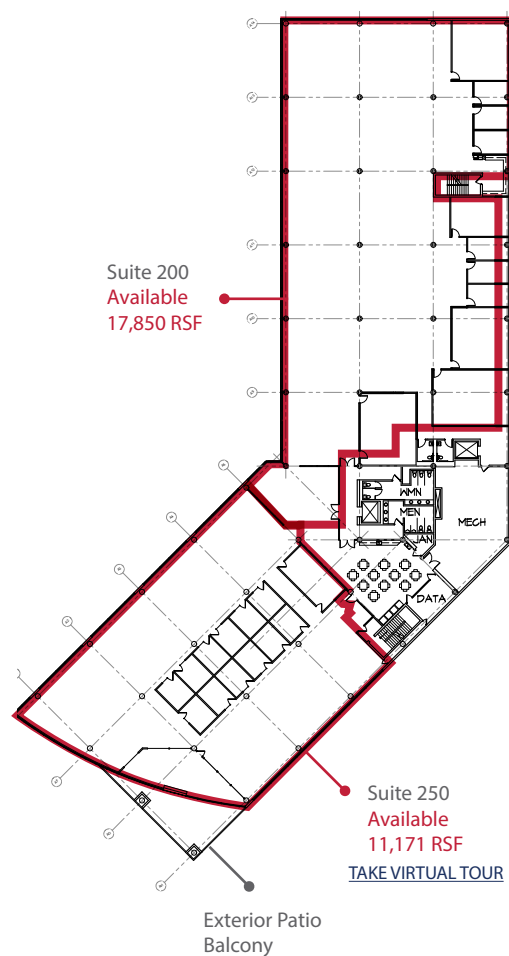


Lower Level Plan



Second Floor Plan

Total Available
34,310 RSF



In 2022 the landlord installed new common areas within the building. The updates include two new tenant lounge spaces, a new fitness center, and a grab and go food delivery locker system.



New Amenities



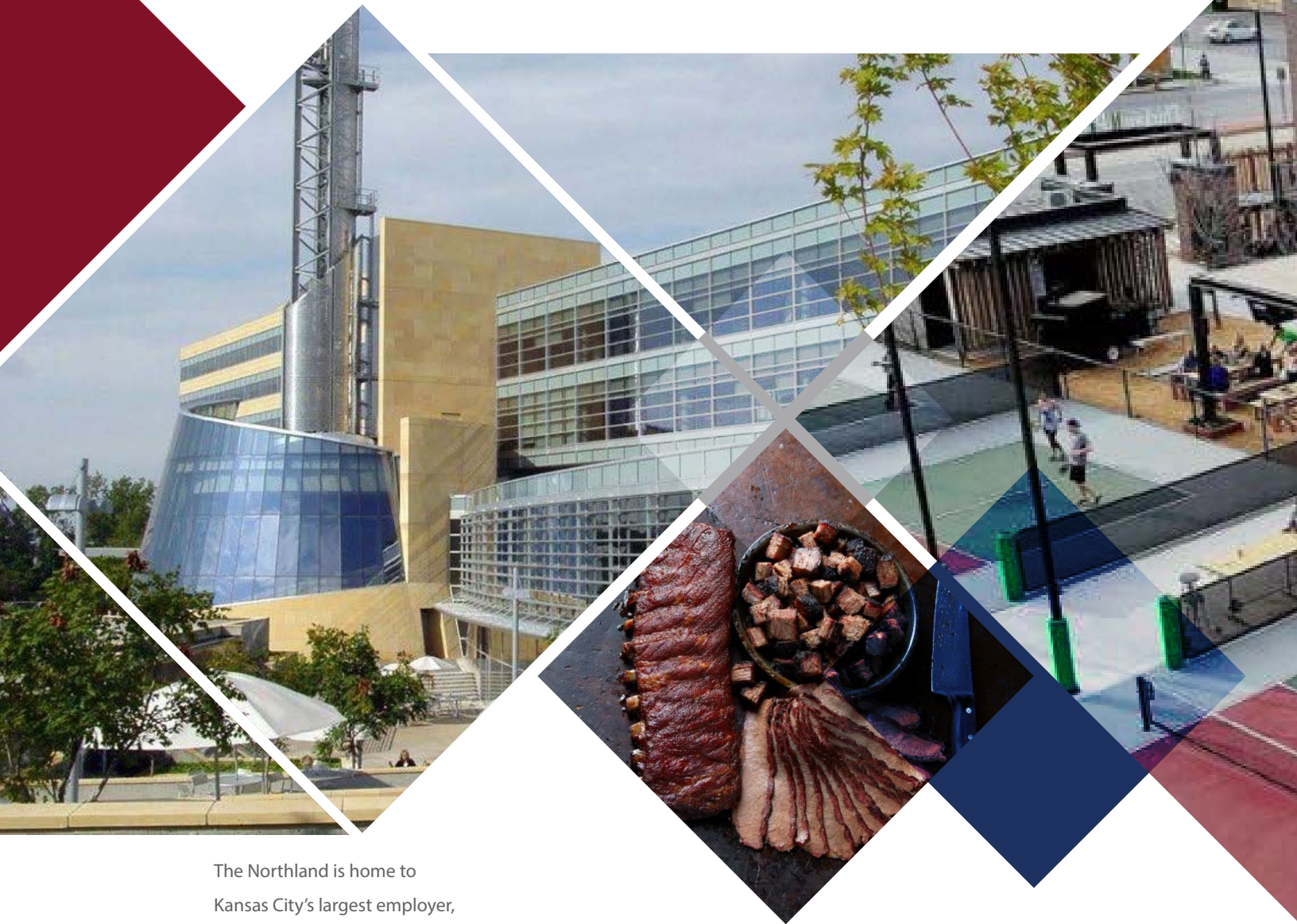


Other Building Highlights

- Up to 65,000 CONTIGUOUS SF available
- \$16.00-\$17.00 per SF Full Service
- Over 7 stalls per 1,000 SF parking available with the capacity to provide more parking
- Located on public transportation route
- Landlord can provide furniture and turnkey solutions for tenants
- Creative, entrepreneurial landlord focused on tenant service



Kansas City Northland Highlights



The Northland is home to Kansas City's largest employer, Cerner. Cerner has over 13,000 employees in the Kansas City area and is headquartered 3 miles from Northgate Center.



North Kansas City is home to a resurgence of local restaurant and retail amenities. Located 4 miles from Northgate Center, NKC features local treasures like Chicken + Pickle, Cinder Block Brewery and Smoking Guns BBQ.



Kansas City's International Airport (MCI) is located in the Northland less than 15 miles from Northgate Center. Kansas City recently completed a \$1.5 billion new terminal.



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