FOR LEASE

1101 BROWN STREET

LIBERTY, MO



CLASS A NEW OFFICE/WAREHOUSE
±4,320 - 13,096 SF AVAILABLE

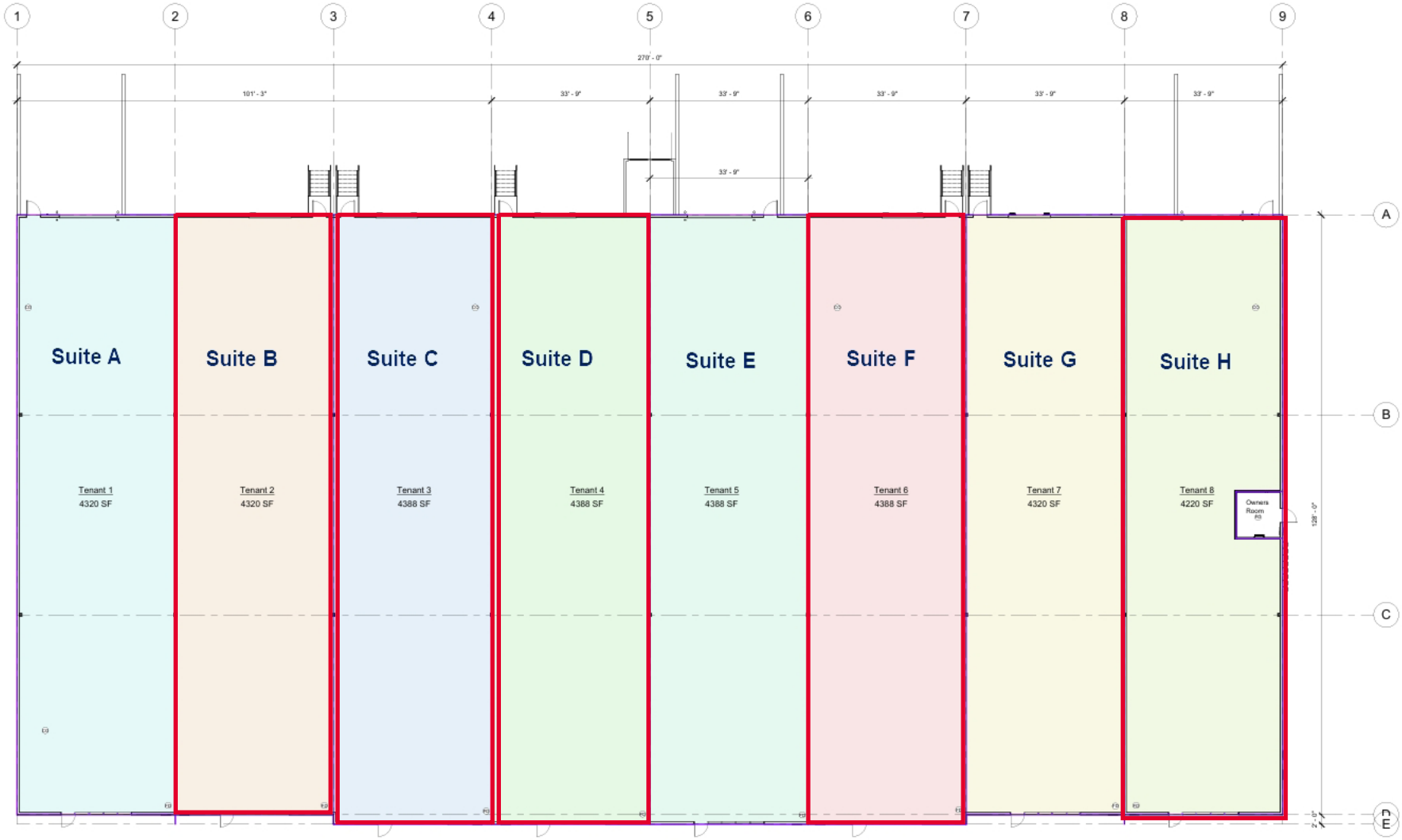
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PROPERTY HIGHLIGHTS

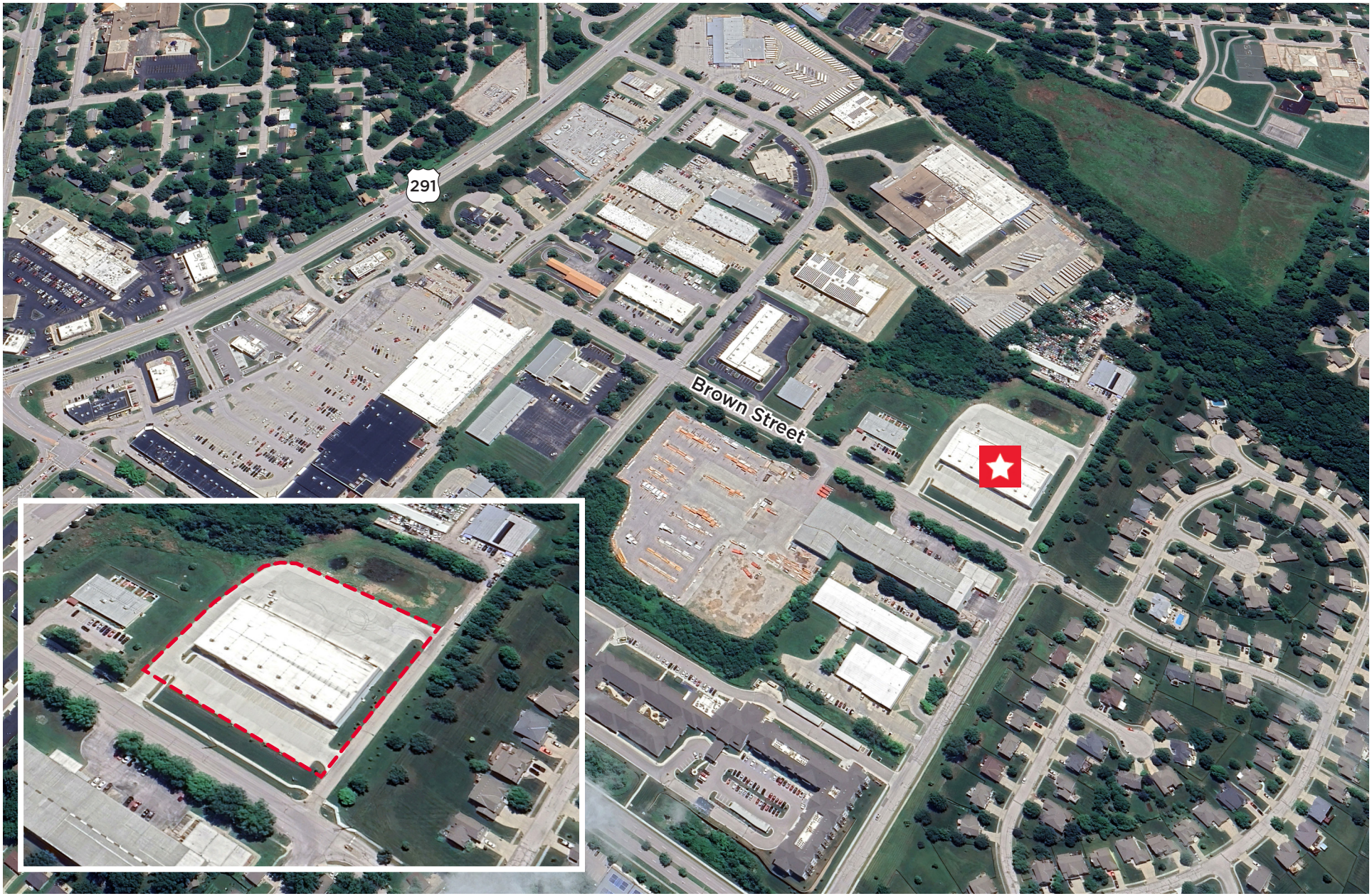
- Class A new office/warehouse
- Tilt-up concrete construction
- Drive-in loading
- All concrete large parking and loading areas conducive for contractor/service-oriented businesses with fleet parking requirements
- Ceiling clear height 24’6” - 27’6”
- Suites offered for lease from 4,320-13,096 SF (Suites B, C, D, F & H)
- $12.00 PSF NNN
- Estimated $2.25 PSF in OPEX (includes taxes, insurance, and CAM)
- Shell Suites to include the following delivery condition within the rate:
  - » Demising wall between suites to code - tenant to provide paint from Sherwin Williams
  - » Existing office of 528 SF with the lease of 4,388 SF and 1,056 SF on the lease of 8,708 SF with one (1) ADA compliant restroom within the rate
  - » Warehouse (high bay LED fixtures to 26,000 lumens, emergency exit lighting per code)

THE BUILDING LAYOUT



(SUITES B, C & D CAN BE COMBINED FOR 8,708 SF & 13,096 SF)

THE LOCATION AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:

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