

OFFICE OR RETAIL FOR LEASE

Reed's Cove Plaza



For more

information

or to

schedule

a showing

please contact

Tony or Tim.

ADDRESS

13011 E. 21st St. N.
(Near 21st & 127th E.)

AVAILABLE SPACE

<u>Suite</u>	<u>Sq. Ft.</u>
103	1,040

LEASE RATE

Base Rent: \$17.00 psf	\$1,473.33 mo.
Taxes, Ins., CAM: \$7.25 psf est.	\$628.33 mo.
	\$2,101.66 mo.

COMMENTS

- Remodel is negotiable for a 3-5 year lease.
- Office floor plan: Reception, two offices, open area and restroom.
- Located near K-96 Expressway, three large churches, two schools, an assisted living facility, in an upscale area.
- Tenants include:
 - Beliza Nail Salon & Spa, Edward Jones, Connie's Cookies, SERC Physical Therapy, In The Bag Cleaners.
- High street visibility.

Updated 4/3/23

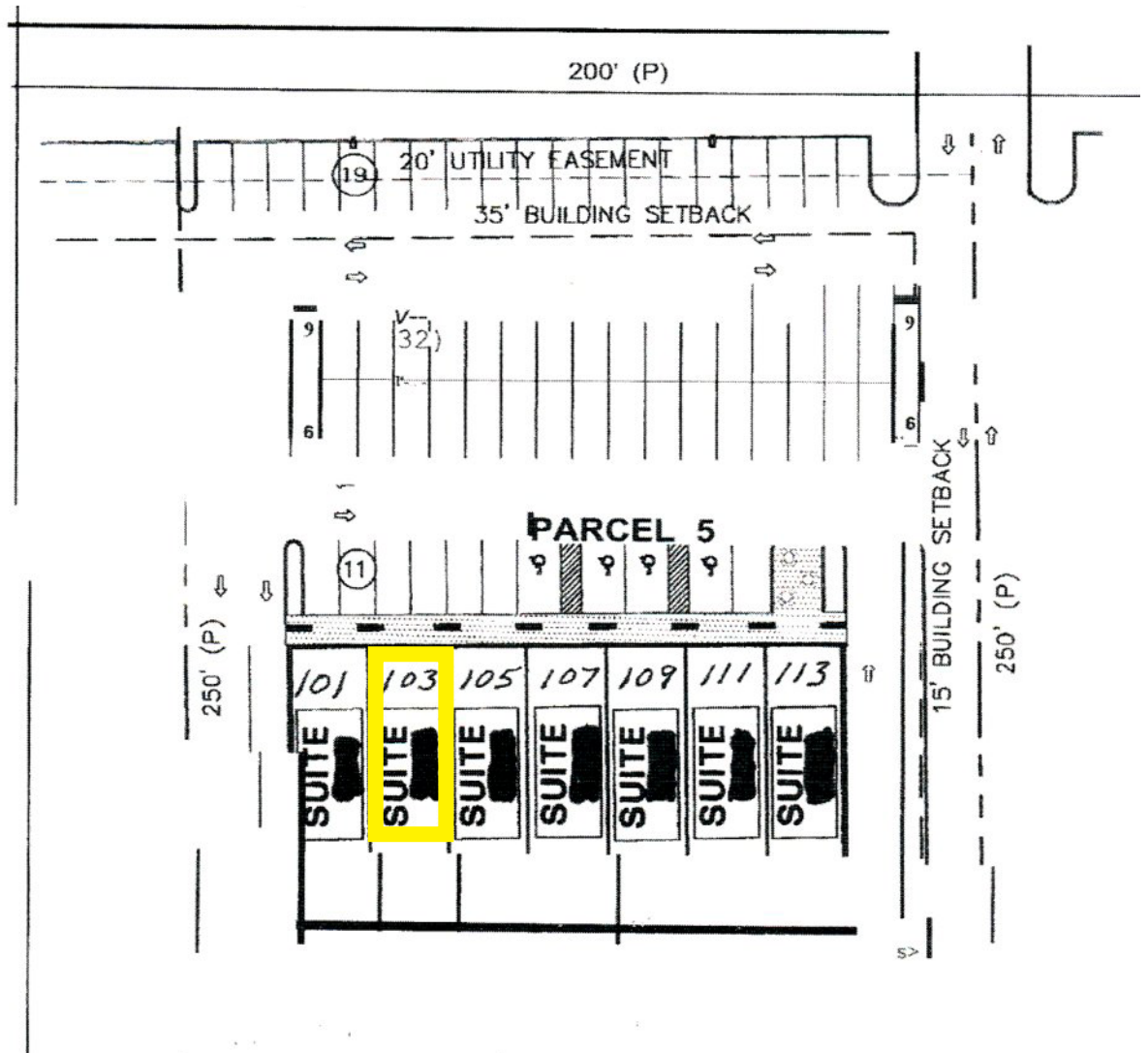


Tony Utter: 316-990-8710 (mobile) / 316-263-2448 (office)
CCIM, JD tony@utterproperties.com

Tim Utter: 316-871-1628 (mobile) / 316-263-2448 (office)
tim@utterproperties.com

Reed's Cove Site Plan

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N.T.S.

PLAN 

GROSS BUILDING AREA = 9,800 SQ. FT.
PARKING REQUIRED = 40 SPACES
PARKING PROVIDED = 79 SPACES



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Reed's Cove Aerial

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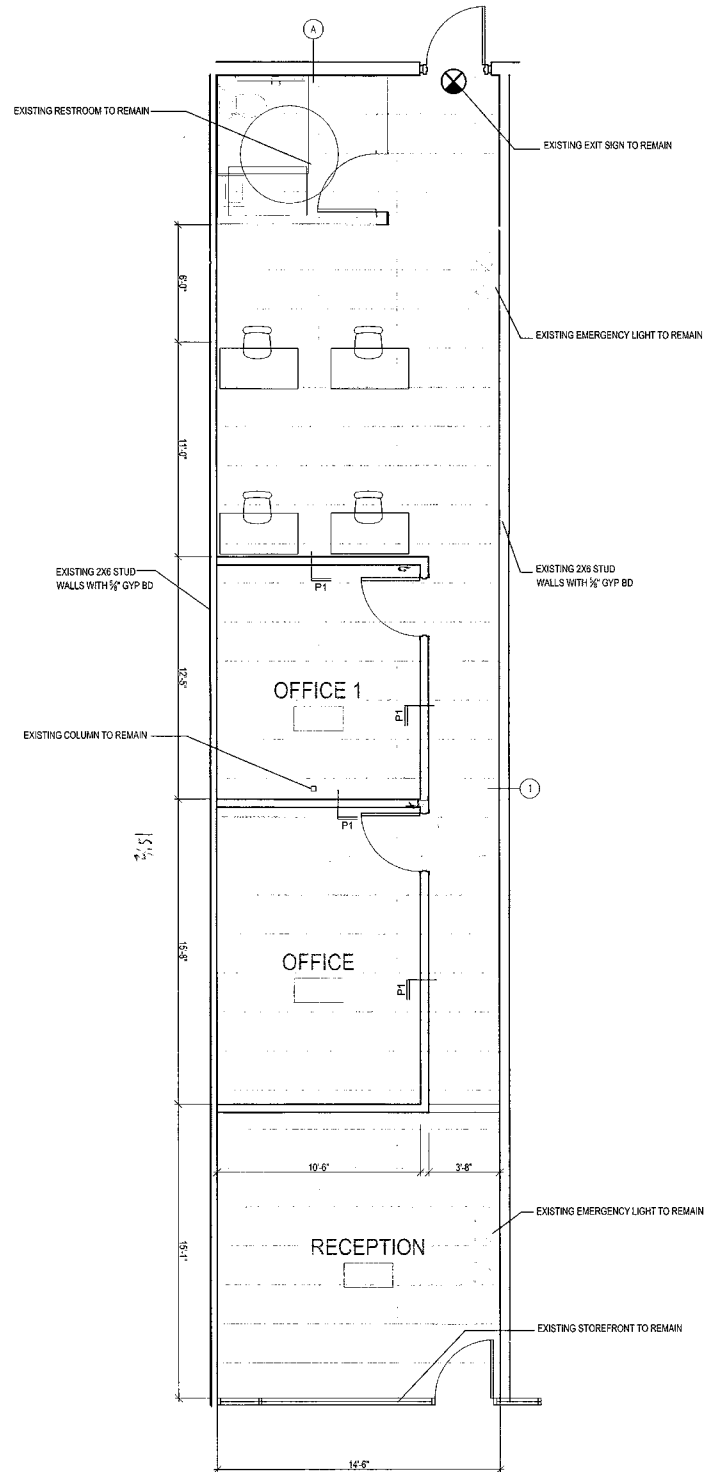


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Reed's Cove / Ste. 103 Floor Plan

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