

17306 E. US 24 HIGHWAY
INDEPENDENCE, MISSOURI 64056

FOR SALE OR LEASE



Property Features

- This property has considerable upside potential. With relatively large floor plates, the building offers a variety of open office space configurations.
- Given the building's extremely-high parking capacity, a user has an unsurmountable opportunity to expand and accommodate a significant workforce in the building.
- Anticipated pricing of the building represents an attractive discount-to-replacement cost level. The dramatic increase in construction costs, and weakness in the overall demand for this type of space in the eastern Kansas City marketplace, ensures that the submarket will see limited additions to inventory.
- This opportunity provides an employer access to a very strong, unique, and diverse employment pool within the surrounding area that has far less competition than other parts of the metro area.

| | |
|-----------------|--------------------|
| PREMISES | 116,804± SF |
| LOT SIZE | 23.77± Acres |
| SALE PRICE | \$4,000,000 |
| LEASE RATE | \$8.00 PSF, NNN |

For more information, please contact:

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Property Description

Situated at 17306 E. US Highway 24 in Eastern Jackson County, Missouri, the former retail strip center, converted to a call center, consists of single and multi-story levels of drop ceiling office space on 23.77± acres. Constructed originally in the 70s, and expanded over the years in three separate additions, the project now consists of approximately 116,804 square feet. The space is finished as call center type space, training rooms, and general offices with a freestanding, 4,000± square foot metal storage building. The building's square footage is broken down as follows:

| | |
|--|-------------------------|
| Former Grocery Store | 21,313± SF |
| Attached Strip Center | 20,607± SF |
| Upper Level / Upper & Lower Level Addition | |
| 1-Story Addition | 10,728± SF / 40,670± SF |
| 3-Story Building Addition | 23,487± SF |
| TOTAL SQUARE FOOTAGE | 116,804± |

The property is generally vacant, and was previously home to the Government Employees Health Association's (GEHA) call center and fulfillment operations.

The building is one of the few concentrations of office space or call center opportunities in the Northern/Eastern Jackson County submarket. It maintains one, two, and three stories, primarily open floor plans, with ample training rooms and significant parking for up to 878 employees, which is impressive. The building is believed to be constructed of brick, concrete block frame, and steel beam with built-up roof.

Building systems include multiple rooftop package units. The fire protection system is controlled by automatic fire detection devices, audible and visual alarm signals, fire control panel, 24-hour centrally-monitored flow detection alarm, and upright sprinkler heads at the ceiling grid throughout the building. The building has a computer-integrated security system with card access throughout.



Loading Area



Open Floor Plate

Jackson County, Missouri

Jackson County is the second most populous of Missouri's 114 counties, after St. Louis County. It includes most of Kansas City, Missouri, and 17 other cities and towns. The County population is about 700,000 people living within 604 square miles of the 17306 E. US Highway 24 property.

The County's history has been intertwined with Kansas City's since its earliest days. Jackson County was organized on December 15, 1826 and named for Andrew Jackson, the seventh president of the United States. Its County Seat was designated as Independence, where the 17306 E. US Highway property is situated. The rapid increase in Westward exploration and expansion ultimately made Independence the starting point for three of the great Westward Trails: Santa Fe Trail, Oregon Trail, and California Trail. With the American Civil War and the coming of the railroads, nearby Kansas City ultimately eclipsed Independence, though both towns remain County Seats.

East Jackson County, Missouri

Two County Seats in Jackson County illustrate that there are two different areas within its borders. East Jackson County, where the 17306 E. US Highway property is located, has an identity that is distinct from the western portion of the County that includes Kansas City and its Central Business District.

East Jackson County has a well-educated resident base with over 88% of adults having completed a high school education, which is similar to the metropolitan average of 87.2%. The median household income of \$47,023 is 1% lower than the metropolitan area median.

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East Jackson County has a potential labor force of more than 170,000 people. In addition, the area has an employment base of nearly 121,700 jobs at roughly 8,900 area businesses. This gives the East Jackson County area a jobs-housing balance of 0.88, making it a well-balanced region with a healthy economic base. The median value for existing homes in East Jackson County is 128,400, which is about 7% lower than the metropolitan area median value of \$138,400.

The entire East Jackson County area is well connected to the regional freeway system, has local access to rail transportation, and regional access to air transportation. East Jackson County and the entire Jackson County area benefit from a vast and expansive freeway system. The Kansas City metropolitan area has more lane miles of freeway per capita than any other metro area in the United States. With immediate access to I-70 and Missouri Highway 291, the 17306 E. US Highway 24 building is well positioned to take advantage of the superior transportation systems throughout the region, and especially the northeastern Independence and surrounding areas' employment population.



Lunch Room



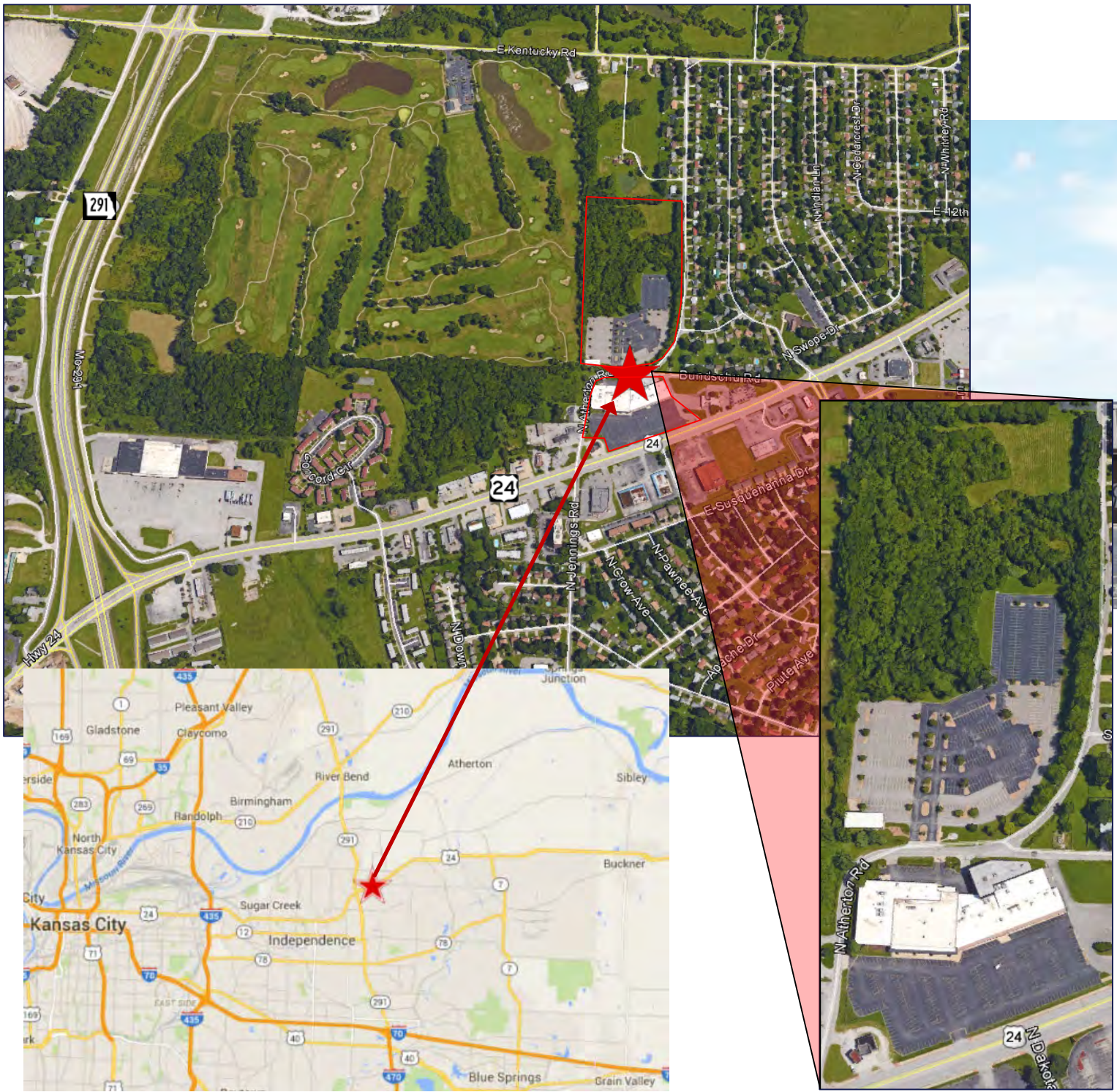
Training Room



As-Built Floor Plan

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