

# 3720 ARROWHEAD

## INDEPENDENCE, MISSOURI 64057

OFFICE FOR SALE OR LEASE | 242-1,971± SF AVAILABLE FOR LEASE



### PROPERTY FEATURES

- Divisible
- Parking ratio: 3.5/1,000
- Ideal suburban location; convenient to shopping and restaurants
- Convenient location near 39<sup>th</sup> Street & M-291

Suites 101 & 105: 1,971± RSF, Divisible  
(available 4/1/2018)

Suite 201: 1,890± RSF

Suite 203: 242± RSF

Suite 215: 1,175± RSF

### BUILDING FEATURES

BUILDING AREA	13,503± SF
YEAR BUILT	1987
ZONING	C-2, General Commercial
SALE PRICE	\$1,075,000
BASE RENTAL RATE	\$15.00 PRSF FSG

For more information, please contact:

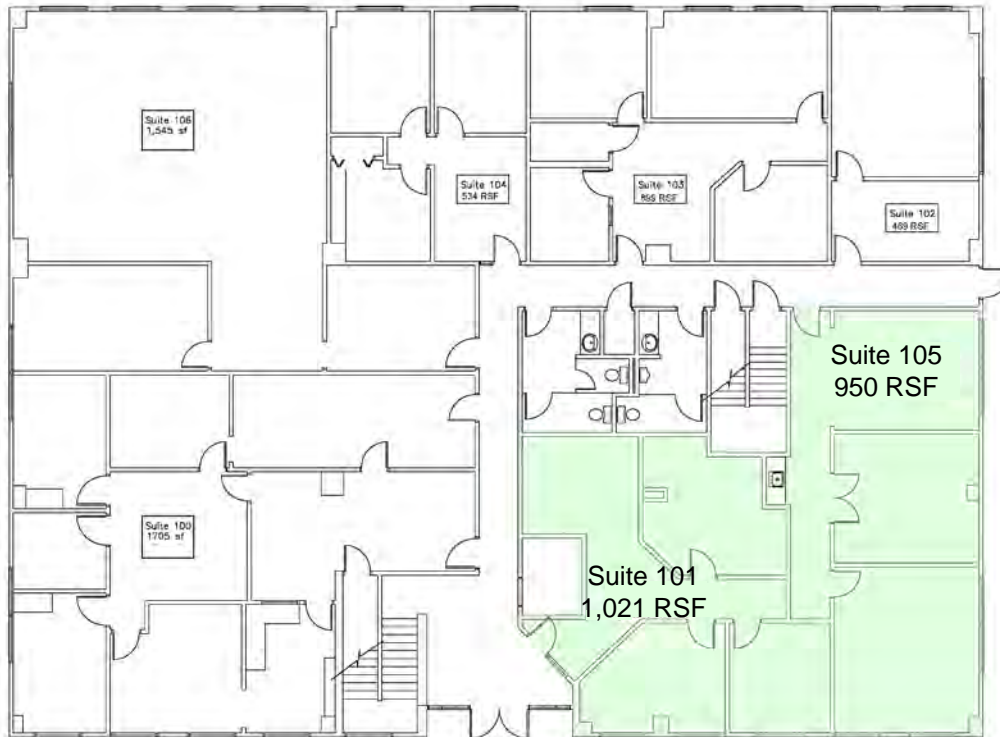
**DEBBIE SCHULTE**  
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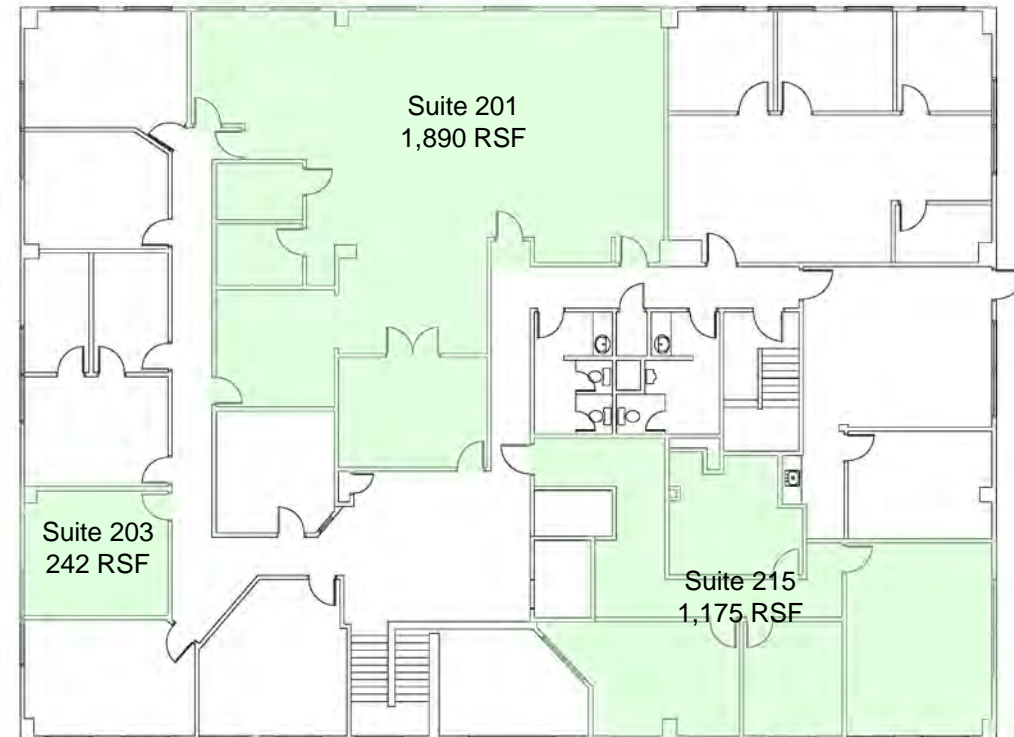
**KESSINGER/HUNTER & COMPANY, LC**  
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[www.kessingerhunter.com](http://www.kessingerhunter.com)

# 3720 ARROWHEAD, INDEPENDENCE, MISSOURI 64057

Office for Sale or Lease



1 OFFICE BUILDING  
FIRST FLOOR PLAN  
Not to Scale



2 OFFICE BUILDING  
SECOND FLOOR PLAN  
Not to Scale

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