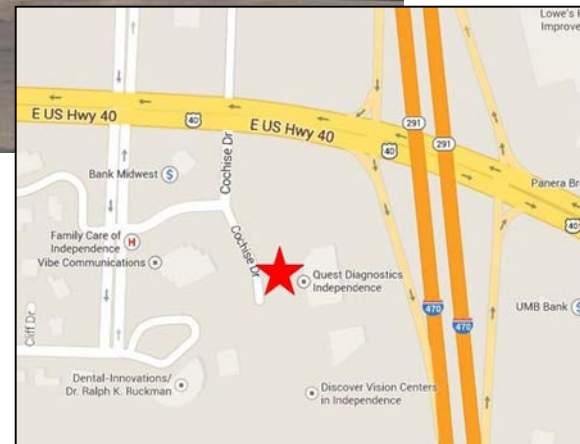


4721 S. CLIFF AVENUE  
INDEPENDENCE, MISSOURI 64055



OFFICE FOR LEASE OR SALE | 1,200± RSF - 6,458± RSF

## CLIFFVIEW PROFESSIONAL BUILDING



### PROPERTY FEATURES

- 1,200± RSF - 6,458± RSF Medical/Office Space Available
- \$17.00 PRSF/Full Service
- Sale Price - \$2.7 million
- Located at the I-470/M-291 and Highway 40 Interchange
- Centrally located in Independence and fast access to the cities of Lee's Summit and Blue Springs
- Monument Signage Available
- All new common area upgrades completed in 2017

### BUILDING FEATURES

|                   |                                |
|-------------------|--------------------------------|
| TOTAL SQUARE FEET | 27,750 SF                      |
| TOTAL AVAILABLE   | 1,200-6,458± RSF               |
| LEASE RATE        | \$17.00 PSF/Full Service Gross |

For more information, please contact:

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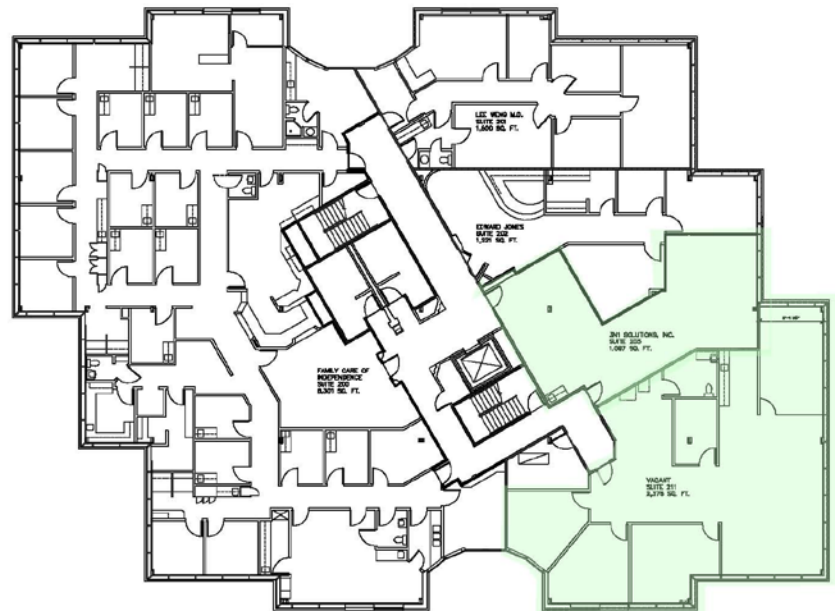
# CLIFFVIEW PROFESSIONAL BUILDING

4721 S. CLIFF AVENUE  
INDEPENDENCE, MISSOURI 64055



*All new common areas*

*16 corner offices per floor*



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