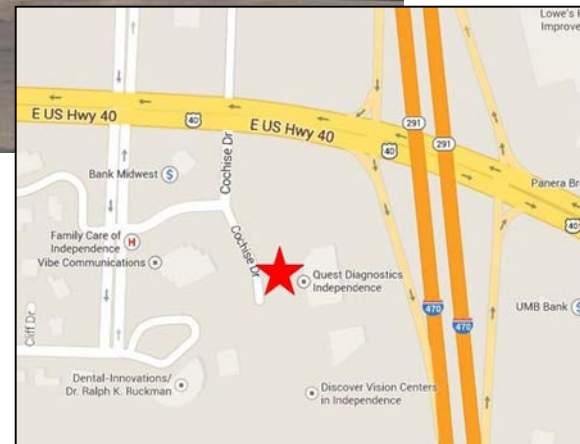


4721 S. CLIFF AVENUE
INDEPENDENCE, MISSOURI 64055



OFFICE FOR LEASE OR SALE | 1,097± RSF - 6,458± RSF

CLIFFVIEW PROFESSIONAL BUILDING



PROPERTY FEATURES

- 1,097± 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 January, 2017

BUILDING FEATURES

| | |
|-------------------|--------------------------------|
| TOTAL SQUARE FEET | 27,750 SF |
| TOTAL AVAILABLE | 1,097-6,458± RSF |
| LEASE RATE | \$17.00 PSF/Full Service Gross |

For more information, please contact:

DEBBIE SCHULTE, SIOR
Principal, Office Brokerage
816.936.8549
dschulte@kessingerhunter.com

SHER BLANDFORD
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816.936.8525
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KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
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CLIFFVIEW PROFESSIONAL BUILDING

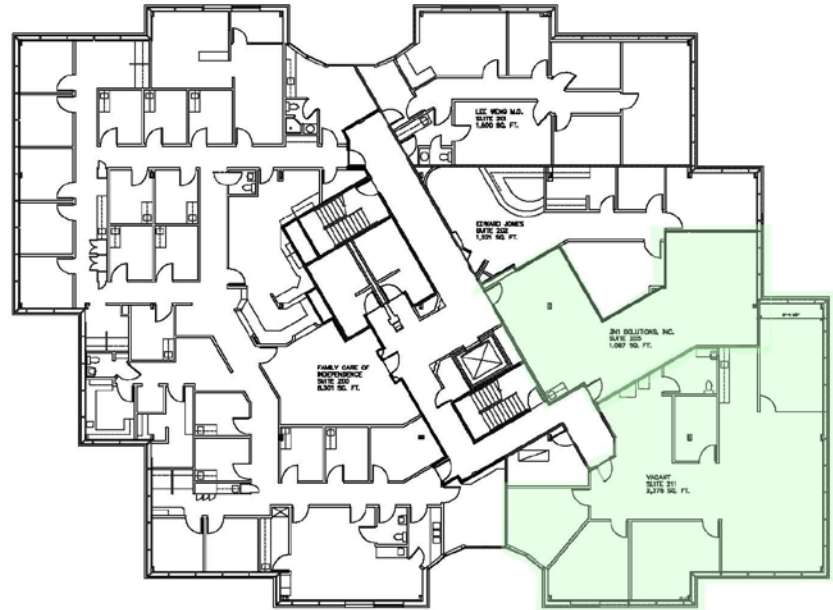
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All new common areas

16 corner offices per floor



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