

4731 COCHISE DRIVE  
INDEPENDENCE, MISSOURI 64055



OFFICE FOR LEASE | 6,870± RSF

## CLIFFSIDE PROFESSIONAL



### PROPERTY FEATURES

- Rentable Factor – 12%
- Base Year operating expenses
- Negotiable tenant finish allowance
- Parking – 4/1,000 SF leased at no cost to tenant
- Full services included janitorial, utilities, maintenance, taxes, and insurance
- Centrally located to Lee's Summit, Independence, and Blue Springs
- Property has good visibility to I-70/I-470 interchange



### SPACES AVAILABLE

- Suite 110 1,436± RSF (Available 9/30/17)
- Suite 114 2,558± RSF Can be combined for 6,870± RSF
- Suite 120 2,876± RSF

### BUILDING FEATURES

TOTAL SQUARE FEET	32,939 SF
TOTAL AVAILABLE	6,870± RSF
LEASE RATE	\$18.00 PSF Full Service Gross

For more information, please contact:

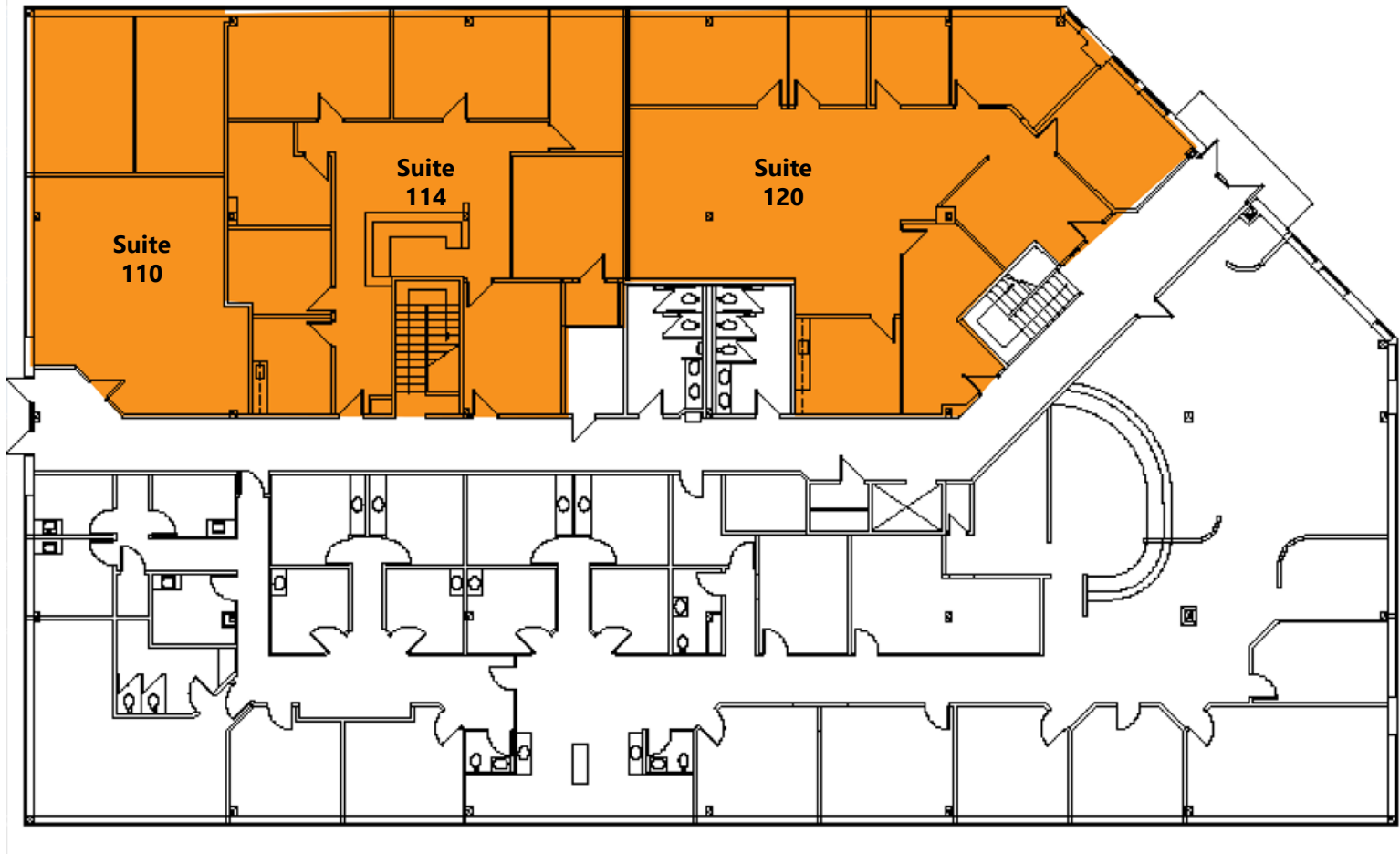
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