

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	} Can be combined for 6,870± SF
Suite 114	2,558± 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:

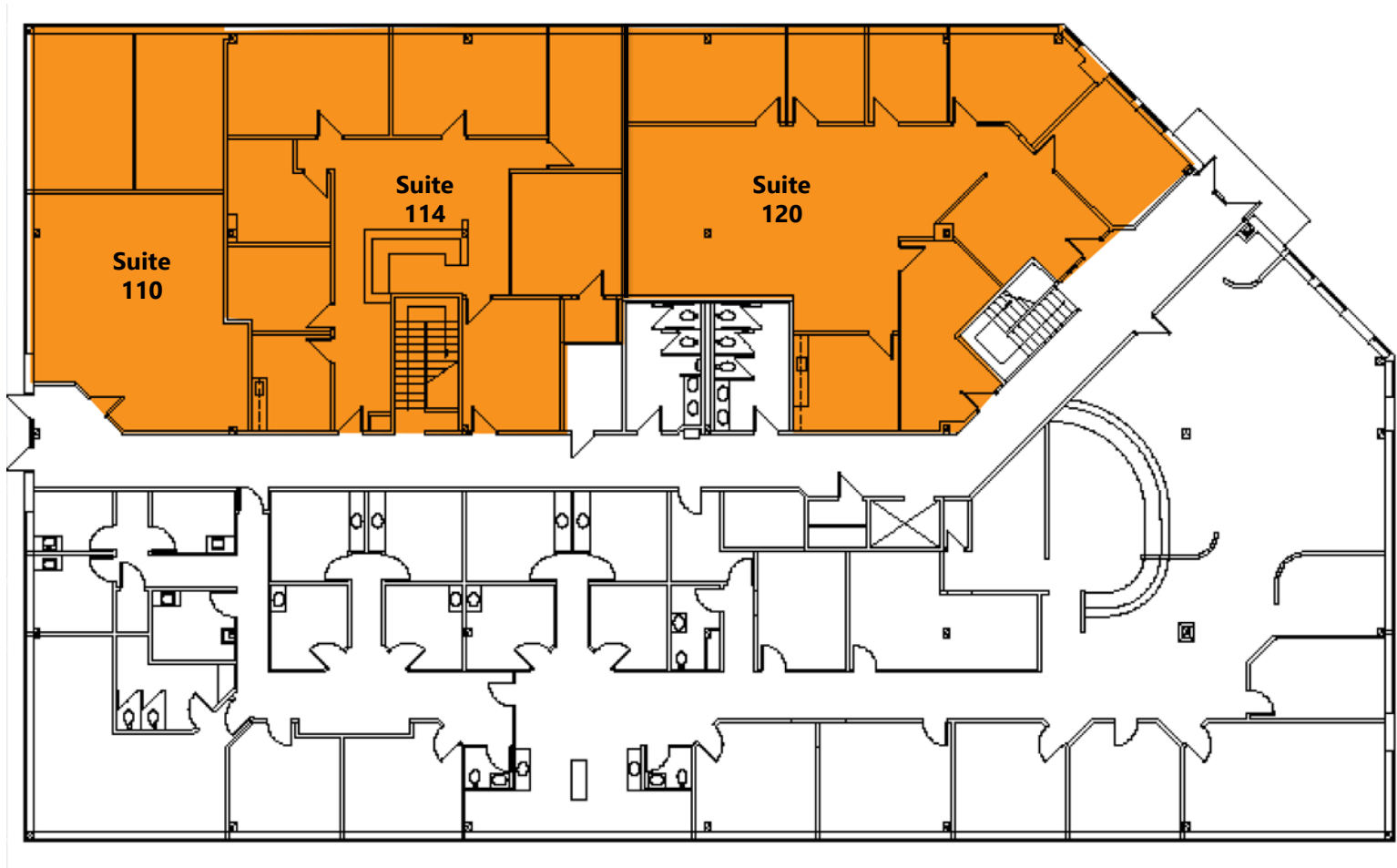
**SHARON GARTIN, SIOR**  
Office Brokerage  
816.936.8521  
[sgartin@kessingerhunter.com](mailto:sgartin@kessingerhunter.com)

**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
816.842.2690  
[www.kessingerhunter.com](http://www.kessingerhunter.com)

4731 COCHISE DRIVE, INDEPENDENCE, MISSOURI 64055



Office for Lease | 6,870± RSF



### SPACES AVAILABLE

Suite 110	1,436± RSF	} Can be combined for 6,870± SF
Suite 114	2,558± RSF	
Suite 120	2,876± RSF	

For more information, please contact:

**SHARON GARTIN, SIOR**  
Office Brokerage  
816.936.8521  
[sgartin@kessingerhunter.com](mailto:sgartin@kessingerhunter.com)

**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
816.842.2690  
[www.kessingerhunter.com](http://www.kessingerhunter.com)