

4721 S. CLIFF AVENUE
INDEPENDENCE, MISSOURI 64055



KESSINGER HUNTER
commercial real estate

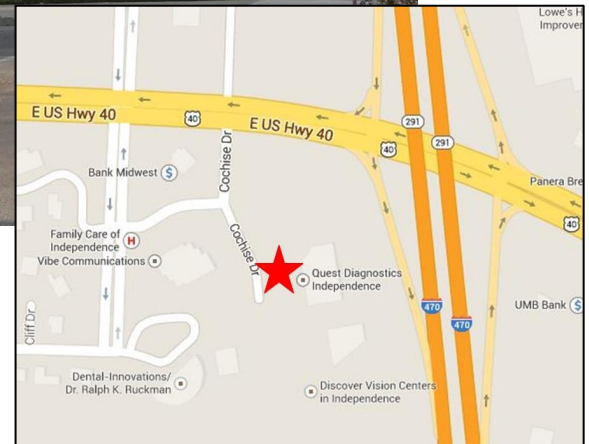
OFFICE FOR LEASE OR SALE | 1,229± RSF – 3,728± RSF

CLIFFVIEW PROFESSIONAL BUILDING



PROPERTY FEATURES

- 1,229± RSF – 3,728± RSF Medical/Office Space Available
- Both suites located off the second-floor elevator lobby
- Sales Price – Call for Pricing
- Located at the I-470/M-291 and Highway 40 Interchange
- Owner updates include newer Common Area, new ADA ramp and concrete sidewalks, new asphalt repair, seal and striping for the parking lot, and new elevator equipment
- Monument Signage Available
- Comcast cable (business internet & TV); ATT fiber (internet & phone)



BUILDING FEATURES

TOTAL SQUARE FEET	27,750 SF
SUITES AVAILABLE:	Suite 205 1,229± RSF Suite 215 3,728± RSF
TOTAL AVAILABLE	1,229± - 3,728± RSF
LEASE RATE	\$18.50 PRSF

For more information, please contact:

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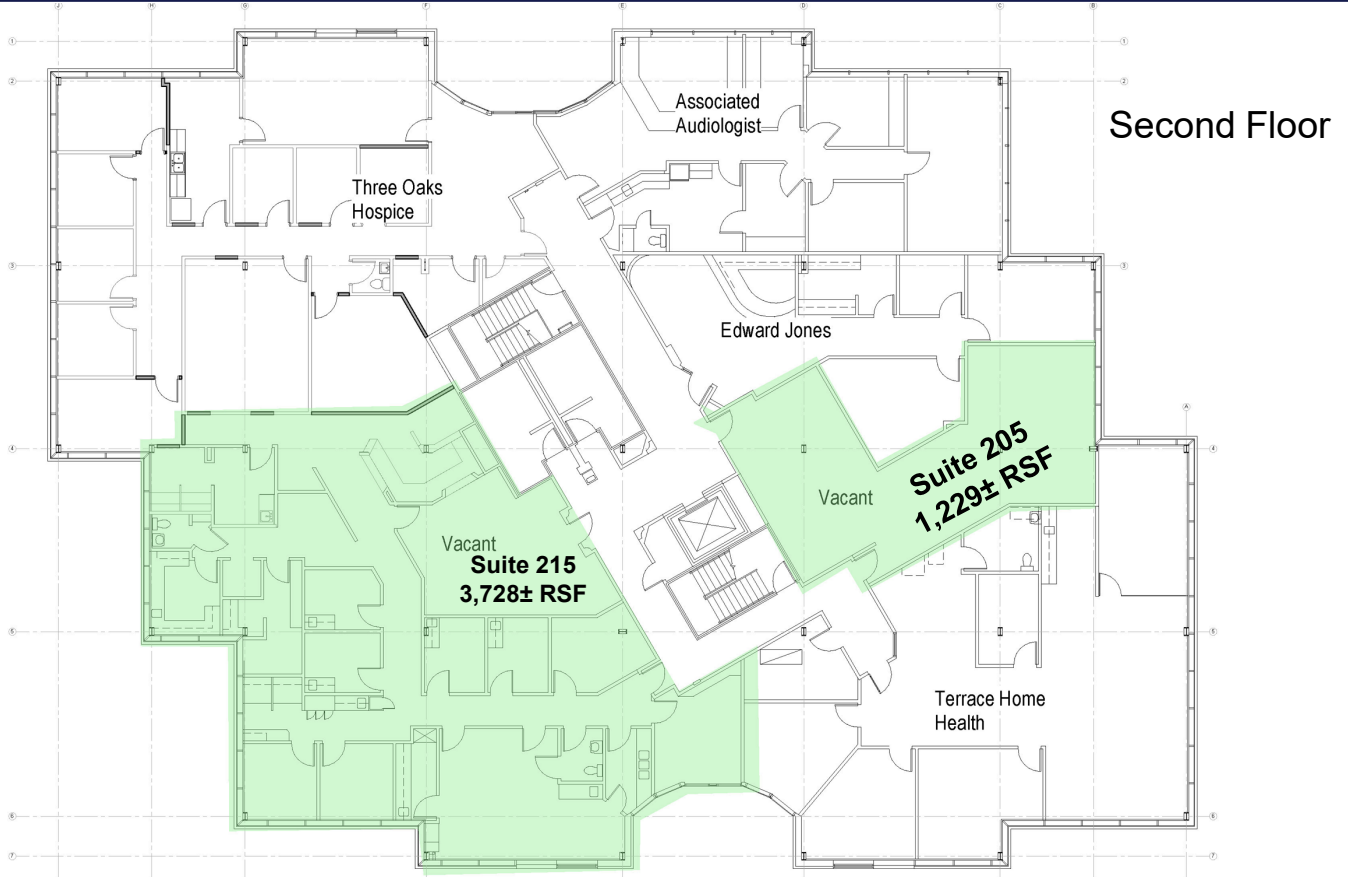
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est. 1879

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16 Corner Offices Per Floor

All new Common Areas



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