

4240 S LEE'S SUMMIT ROAD

INDEPENDENCE, MO 64055

est. 1879

KH

KESSINGER HUNTER
commercial real estate



Up to 13,500± SF on 1.25 Acres



Highlight Video

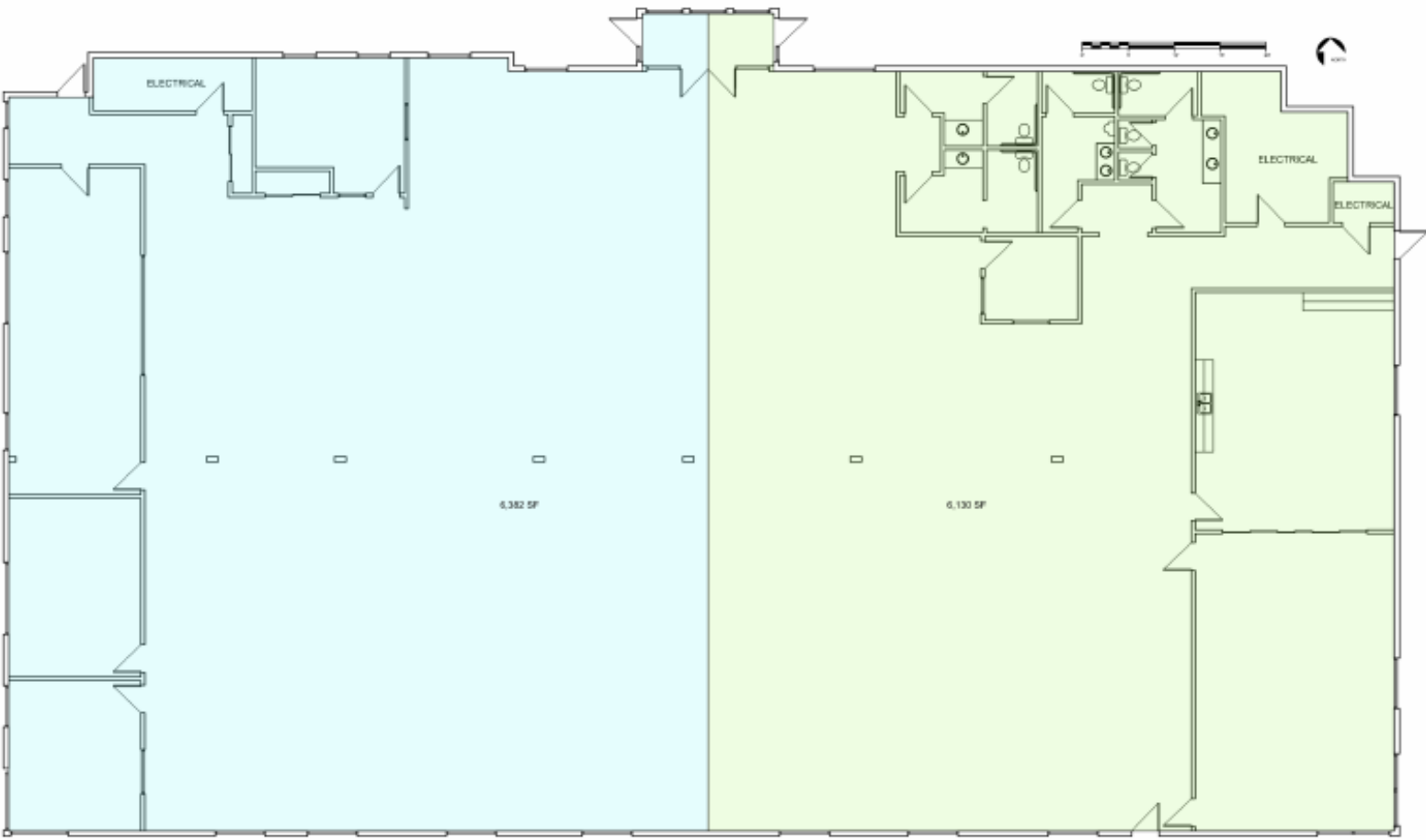


PROPERTY FEATURES

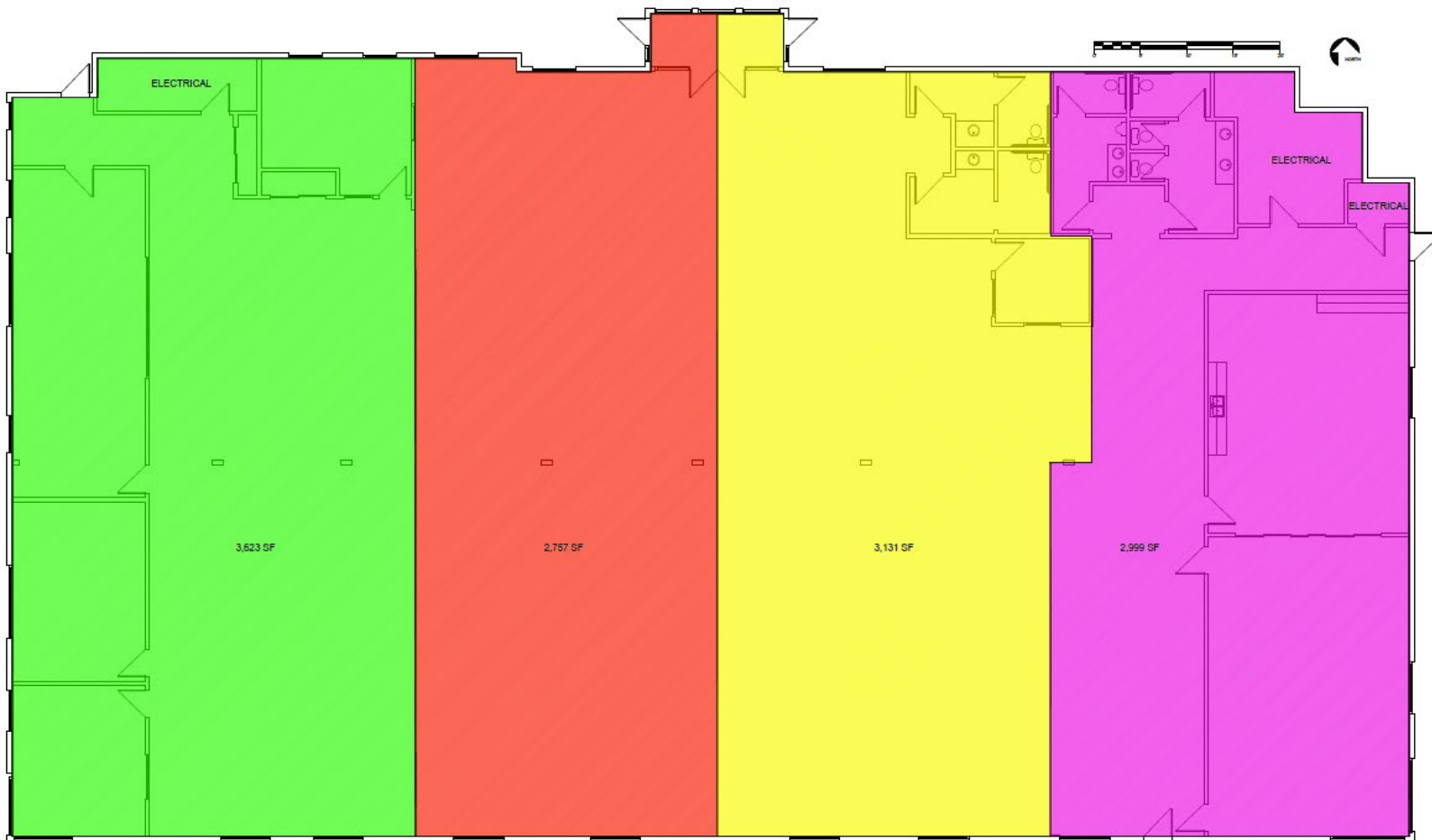
- ✓ Freestanding, single-story building
- ✓ Suite sizes between $\pm 3,000$ -13,500 SF
- ✓ Immediately off Highway I-70
- ✓ Hard corner with premiere visibility
- ✓ Primarily open space with lots of natural light
- ✓ High parking ratio for denser users
- ✓ For Lease: \$18.00/SF, Full-service net of janitorial



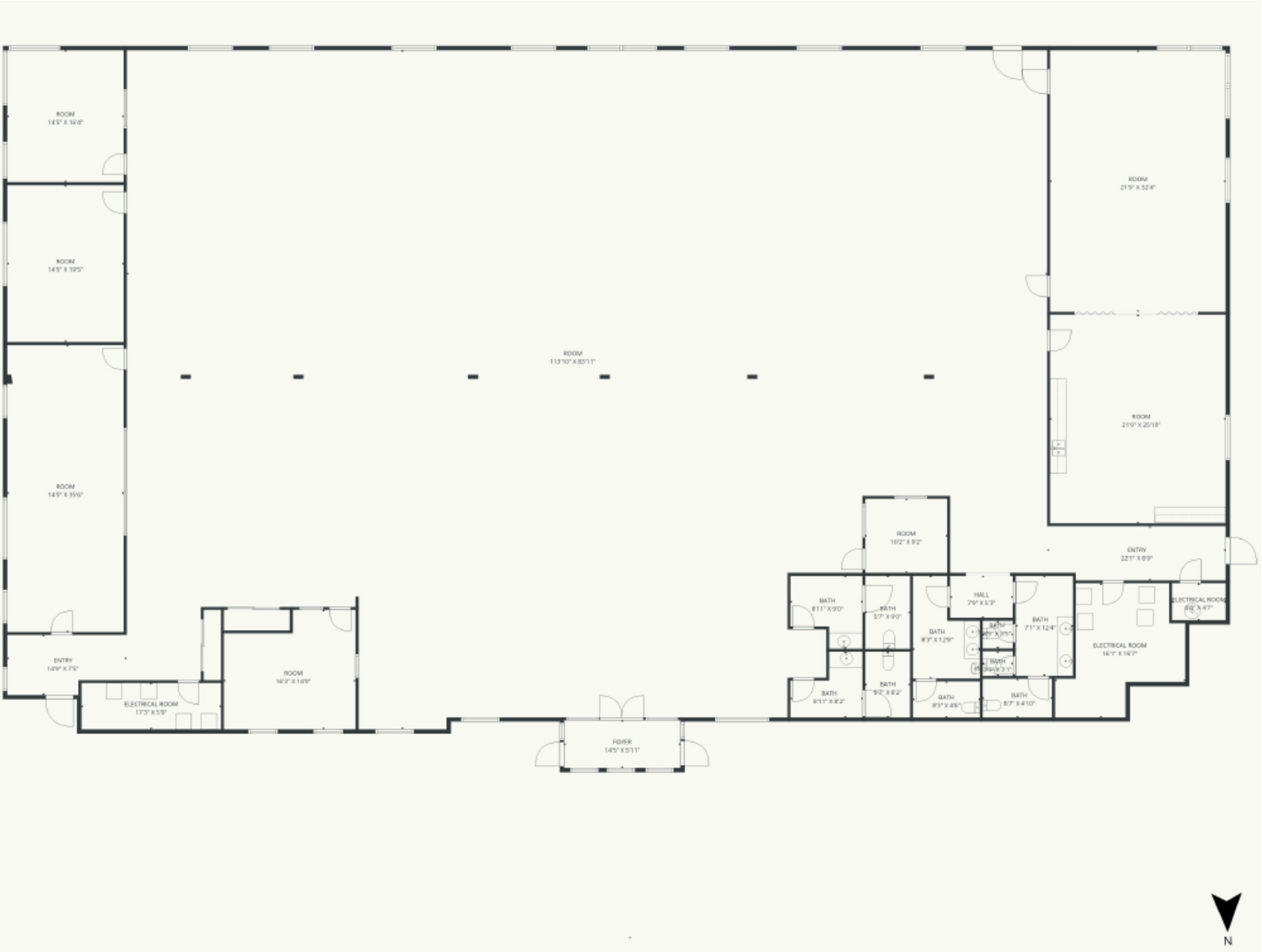
CONCEPTUAL DEMISE PLAN #1



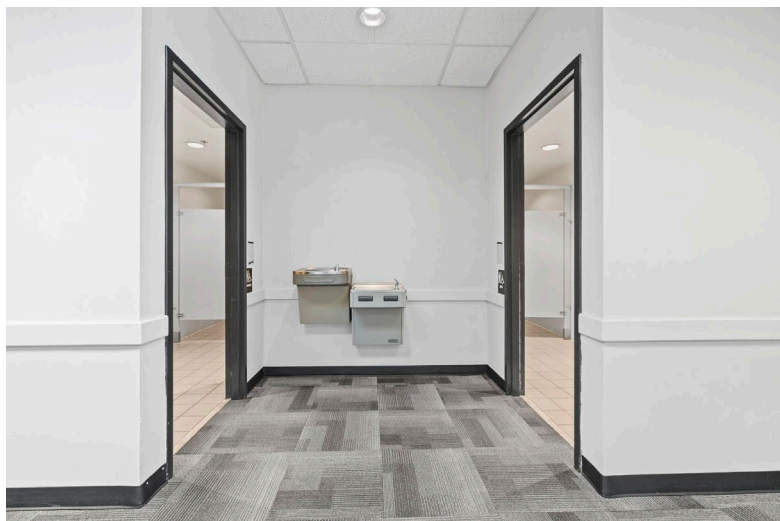
CONCEPTUAL DEMISE PLAN #2



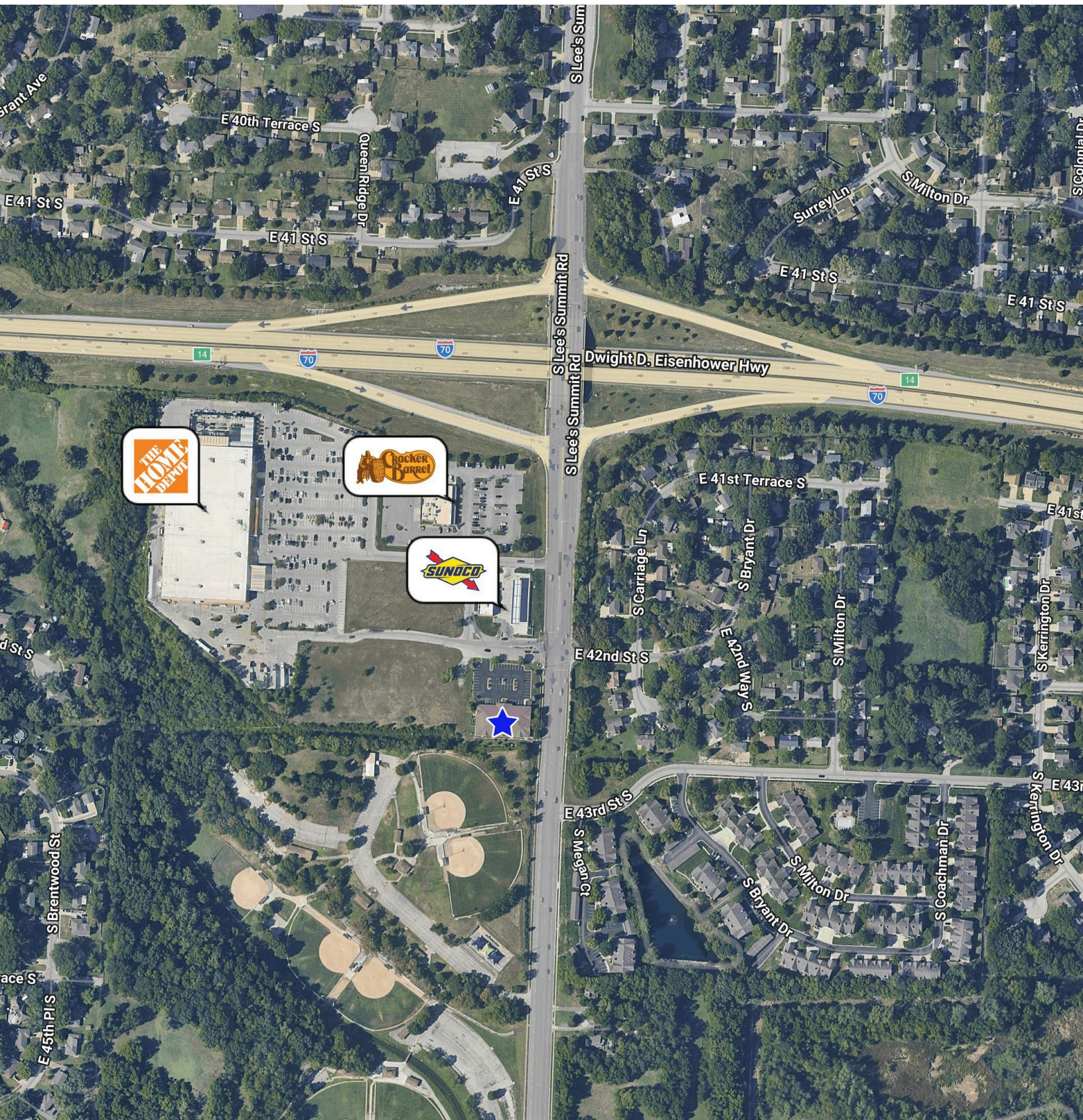
EXISTING LAYOUT



PHOTOS



AERIAL



FOR LEASE

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