

4731 COCHISE DRIVE
INDEPENDENCE, MISSOURI 64055

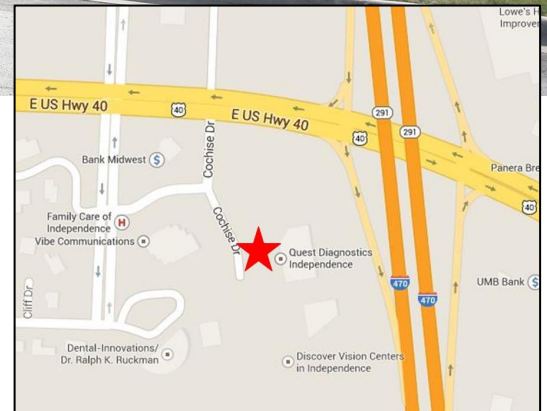


OFFICE FOR LEASE

CLIFFSIDE PROFESSIONAL - TWO VACANCIES REMAIN



- Rentable Factor – 12%
- Base Year operating expenses
- Negotiable tenant finish allowance
- Parking – 4/1,000 SF leased at no cost to tenant
- Full services include 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



SPACE AVAILABLE

Suite 110 1,436± RSF

Suite 204 1,845± RSF

BUILDING FEATURES

TOTAL SQUARE FEET	32,939 SF
TOTAL AVAILABLE	3,281 RSF
LEASE RATE	\$18.50 PSF Full Service Gross

For more information, please contact:

SHARON GARTIN, SIOR

Office Brokerage

816.936.8521

sgartin@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

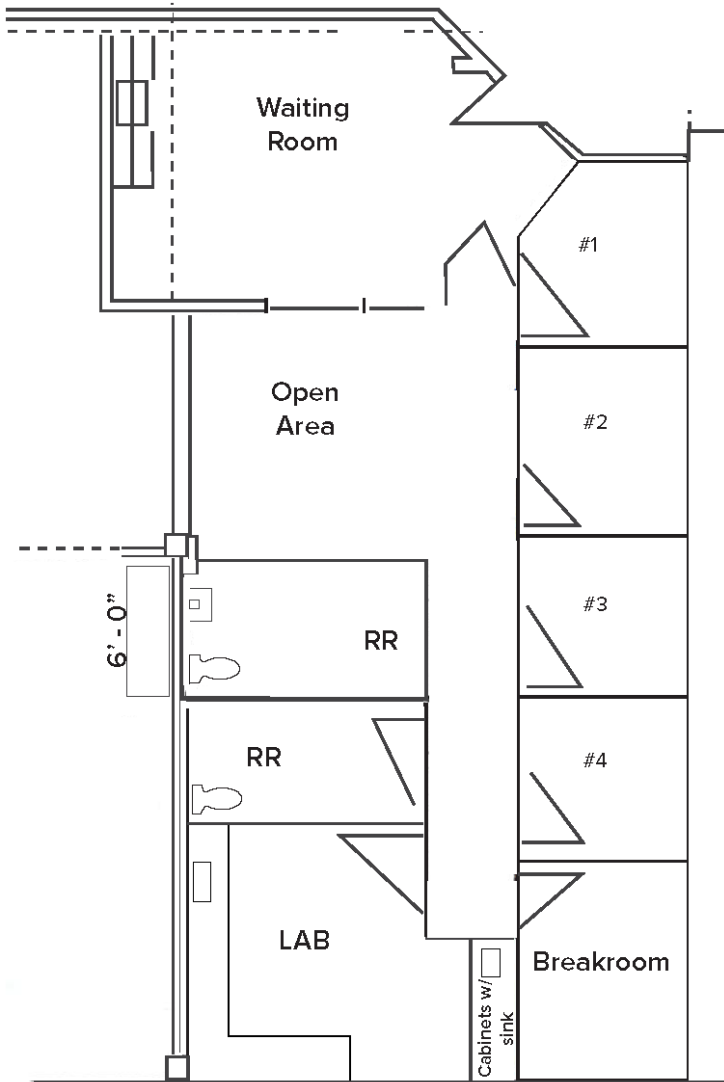
816.842.2690

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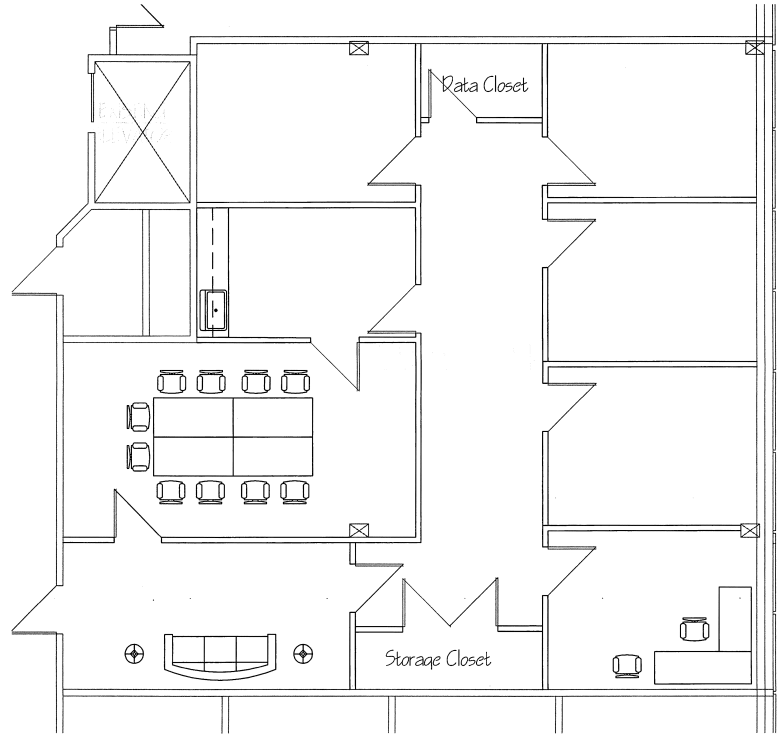
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First Floor | Space Available
Suite 110 1,436± RSF



Second Floor | Space Available
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