

3620 ARROWHEAD AVENUE
INDEPENDENCE, MISSOURI 64057

est. 1879

KH

KESSINGER HUNTER
commercial real estate

OFFICE FOR SALE OR LEASE

Reduced Price - \$1,550,000



PROPERTY FEATURES

- 18,290 SF, 2-story building
- Excellent owner/user opportunity
- Building signage available
- Abundant parking
- Easy access to I-70 and Highway 291
- Partial classroom build-out; ideal for Charter School or other educational use
- Available immediately

BUILDING FEATURES

TOTAL SQUARE FEET	18,290 SF
LEASE RATE	\$18.00 PSF Full Service
SALE PRICE	\$1,750,000 (\$95.68 PSF) \$1,550,000 (\$84.75 PSF)

For more information, please contact:

TOM WARD
Office Brokerage
816.936.8527 direct
tward@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

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