

Blue Ridge Financial Center

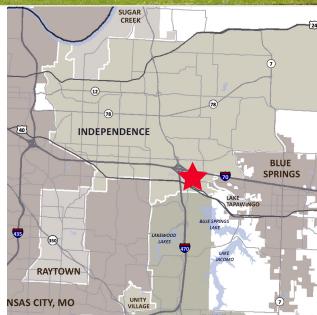
4200 Little Blue Parkway / Independence, MO



1,486 to 10,164 RSF Office Suites Available (Divisible)

Property Highlights

- Eastern/Southeastern Jackson County's most prominent office building
- Commanding exposure and interstate access off of Interstate
 70 and the Little Blue Parkway interchange
- Secure environment with Blue Ridge Bank as anchor tenant/ owner
- Abundant retail services at Independence Center, Eastland Business Center and Hartman Heritage Center
- Close to Cable Dahmer Arena and Centerpoint Medical Center
- Upscale finishes and exceptional architectural details in elevator and building lobbies



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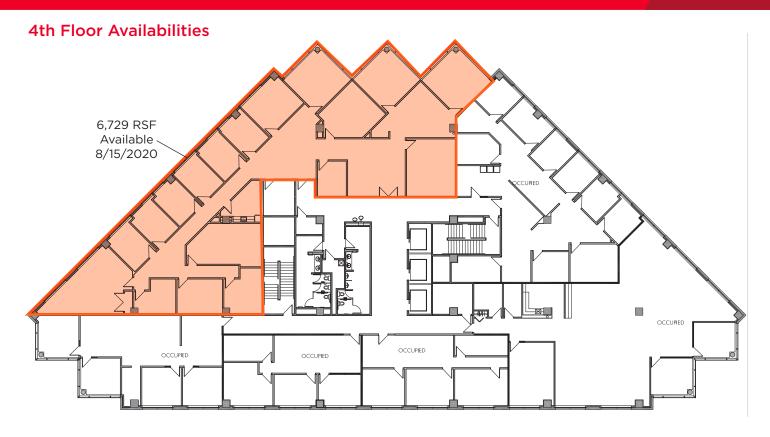
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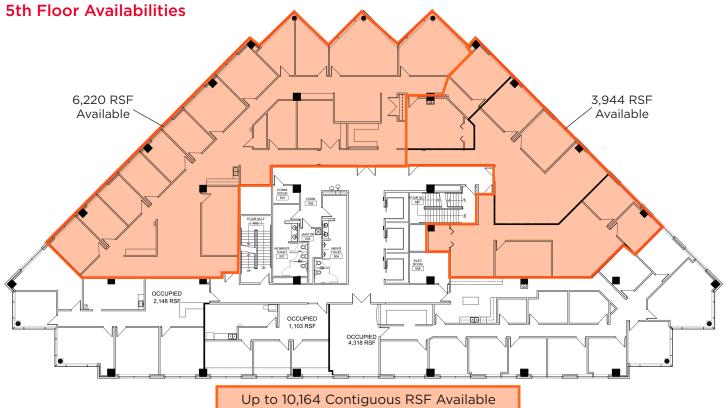
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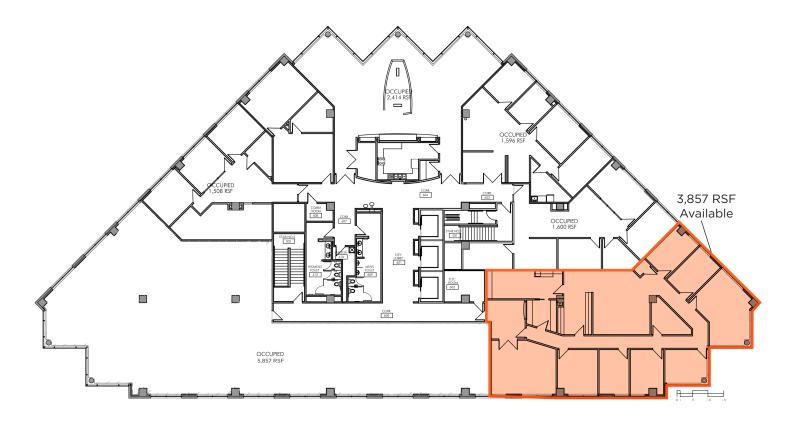




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6th Floor Availabilities

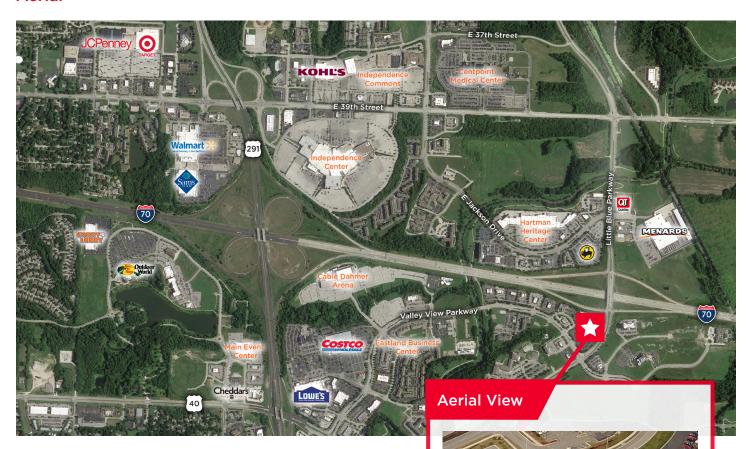




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Aerial



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population | 2,634 | 47,090 | 127,032 |
| Households | 1,263 | 18,870 | 50,720 |
| Average HH Income | \$83,490 | \$92,862 | \$85,640 |
| Daytime Population | 3,343 | 39,884 | 111,415 |
| # Businesses | 267 | 1,447 | 4,137 |

Drive Time Info

| | Drive Time |
|-------------------------------|---------------|
| E 39th Street Shopping Center | 5 Minutes |
| Access to Interstate 70 | > 1 Minute |
| Access to Interstate 435 | 5-10 Minutes |
| Downtown Kansas City | 20-25 Minutes |

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