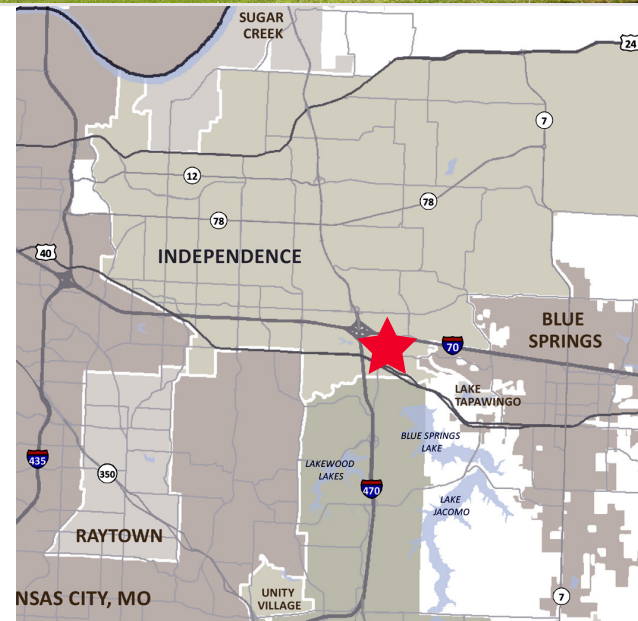




1,486 to 10,164 RSF Office Suites Available (Divisible)

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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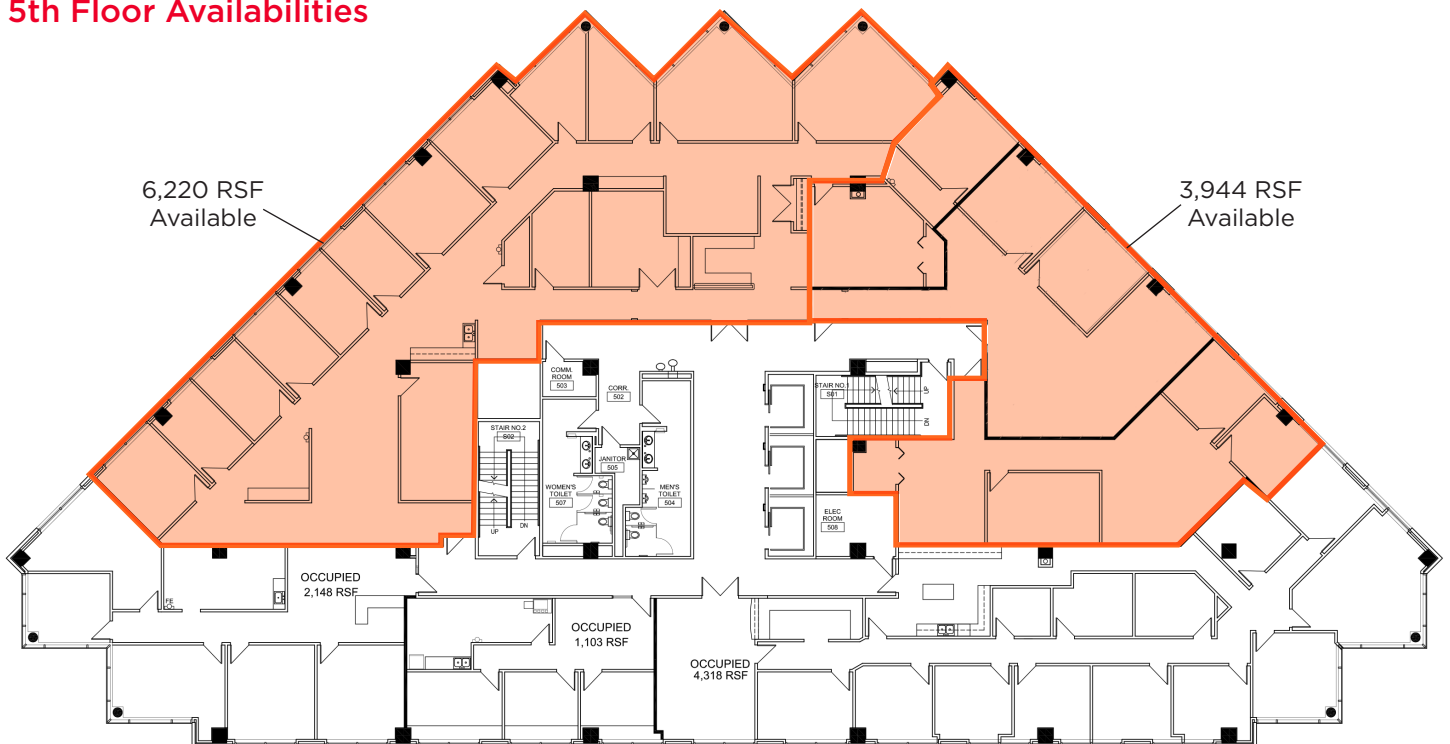
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4th Floor Availabilities

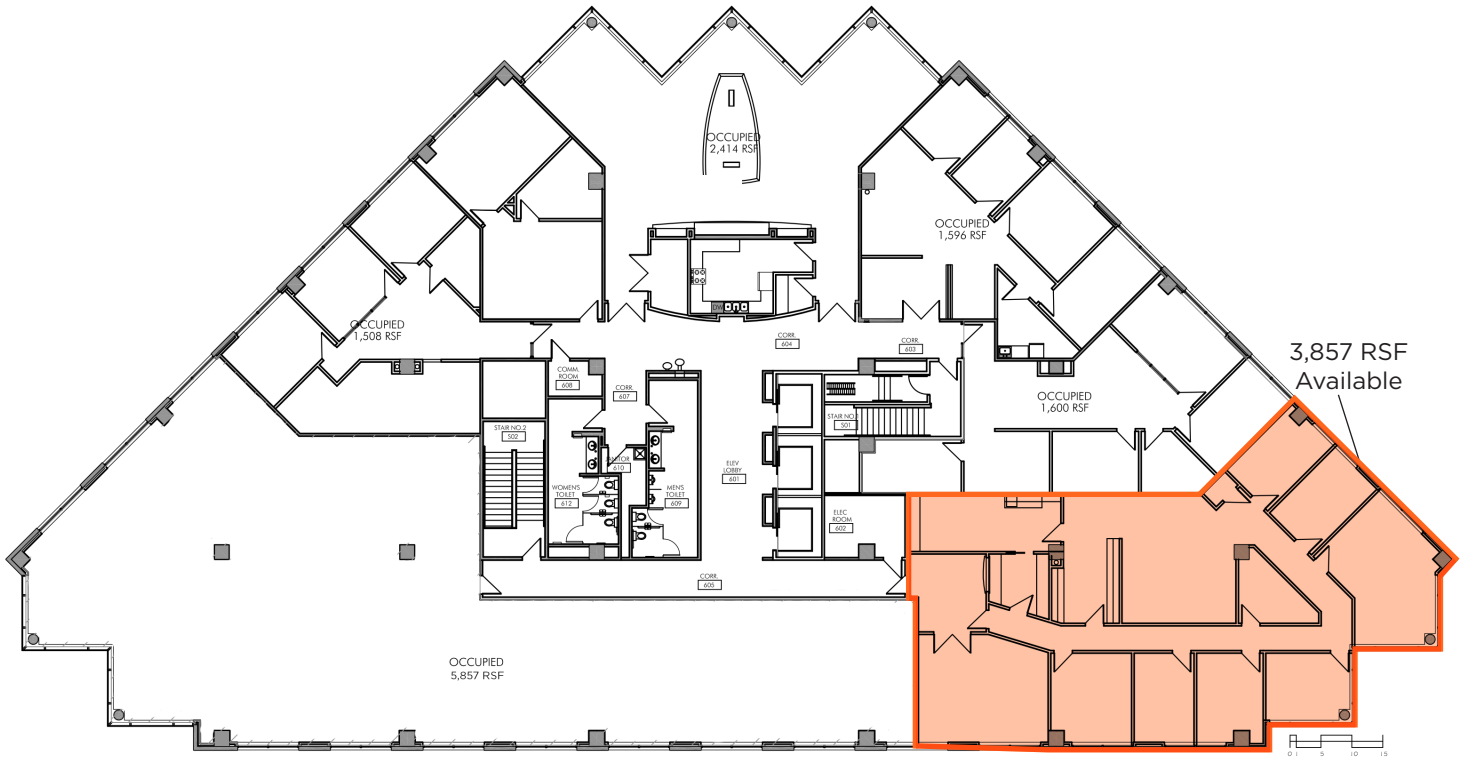


5th Floor Availabilities



Up to 10,164 Contiguous RSF Available

6th Floor Availabilities



Aerial



Aerial View



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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