

POINTE DE BLEU PROFESSIONAL BUILDING

4911 South Arrowhead Drive
Independence, Missouri 64055

OFFICE & MEDICAL OFFICE FOR LEASE | 1,726± - 4,342± RSF



COMMERCIAL REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED



FEATURES

- Excellent location at M-291 / I-470 & 40 Highways - superb visibility
- Traffic count - 70,000 cars daily
- Existing medical office built-out
- Parking ratio: 5.36/1000 parking; 268 parking spaces

NEW SPACE AVAILABILITY

Suite 101	2,838± RSF	Fully built-out medical office
Suite 204	1726± RSF	
Suite 350	4,342± RSF	Fully built-out medical office
Suite 315	2,166± RSF	Unfinished office with generous allowance

RENTABLE BUILDING AREA 50,010± RSF

BASE RENTAL RATE \$20.00 - \$25.00 PRSF

LEASE TYPE Full Service Gross

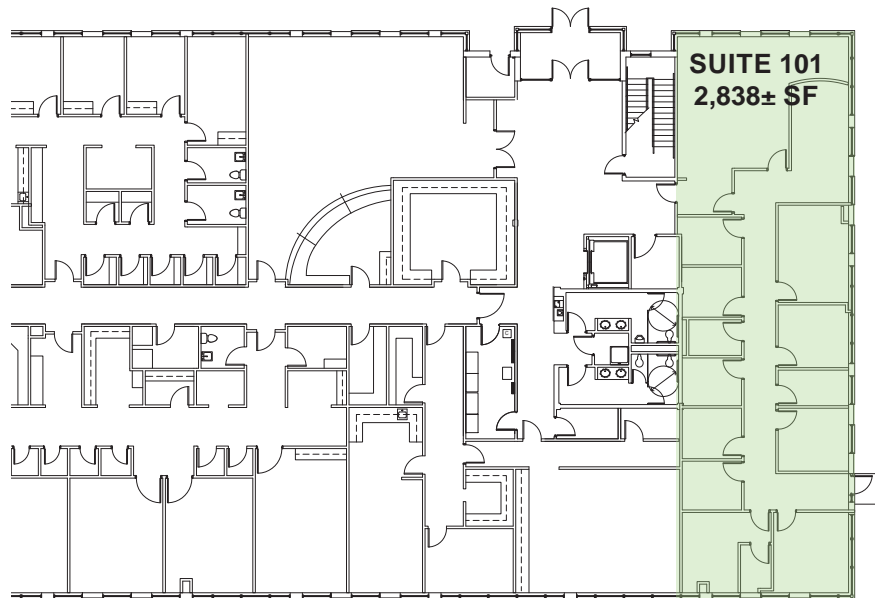
FOR MORE INFORMATION, PLEASE CONTACT:

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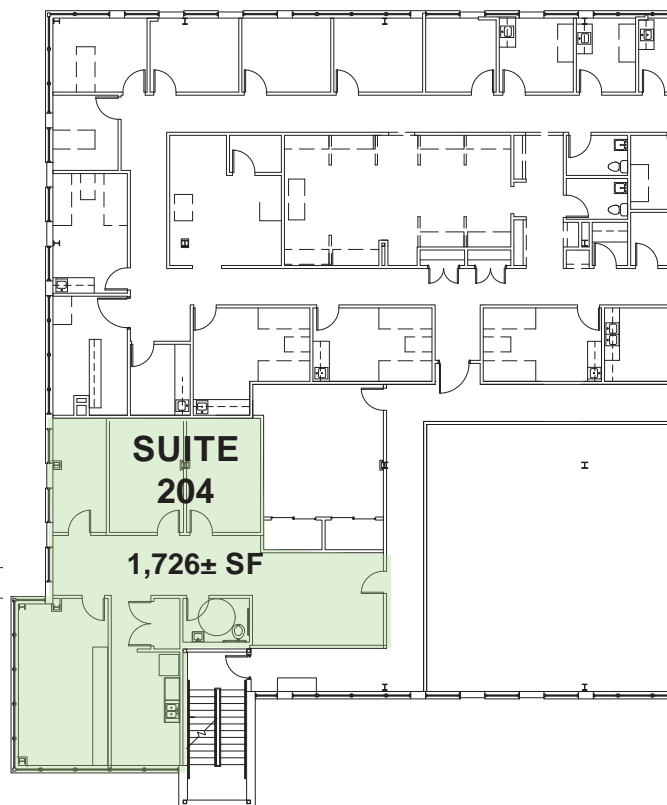
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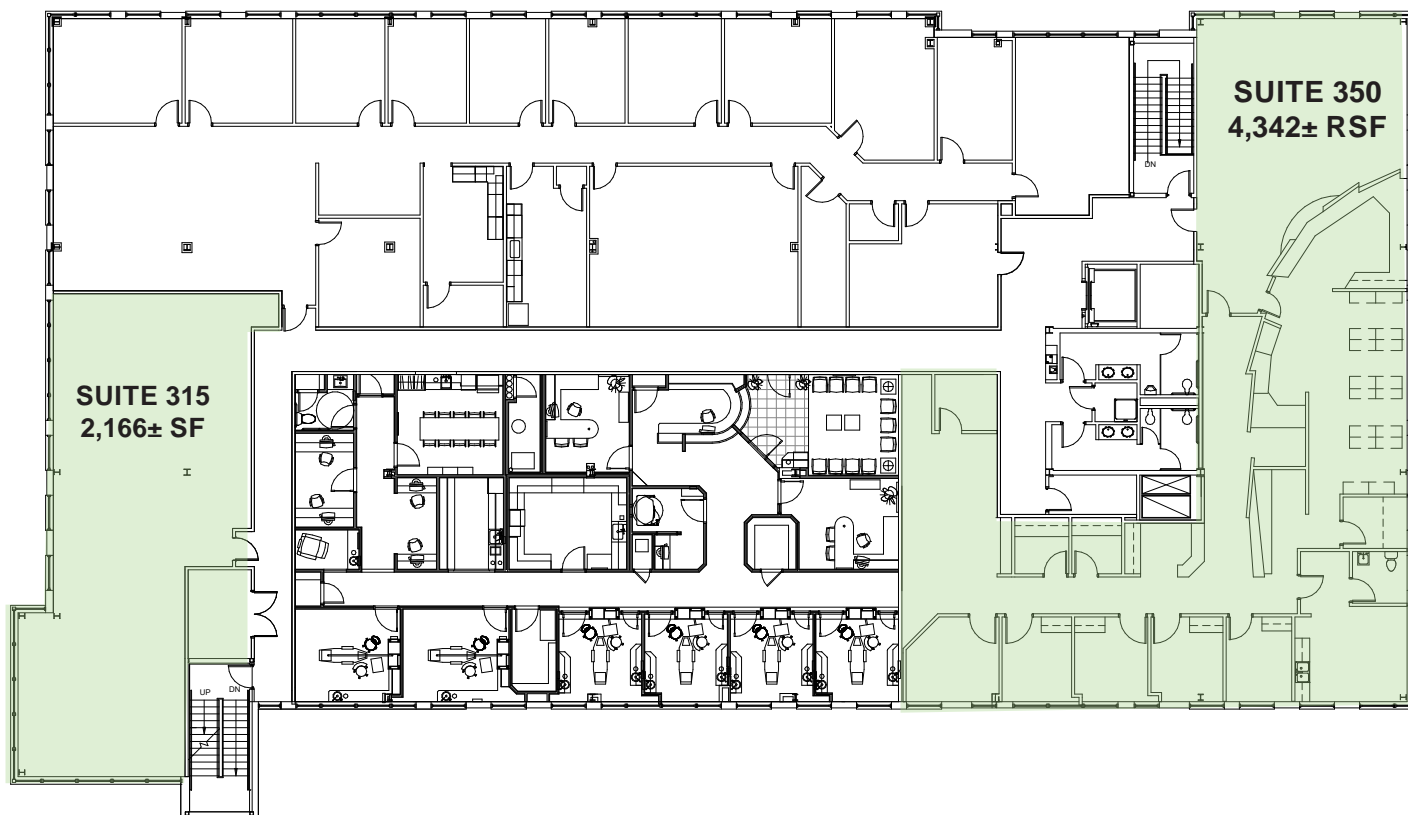
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

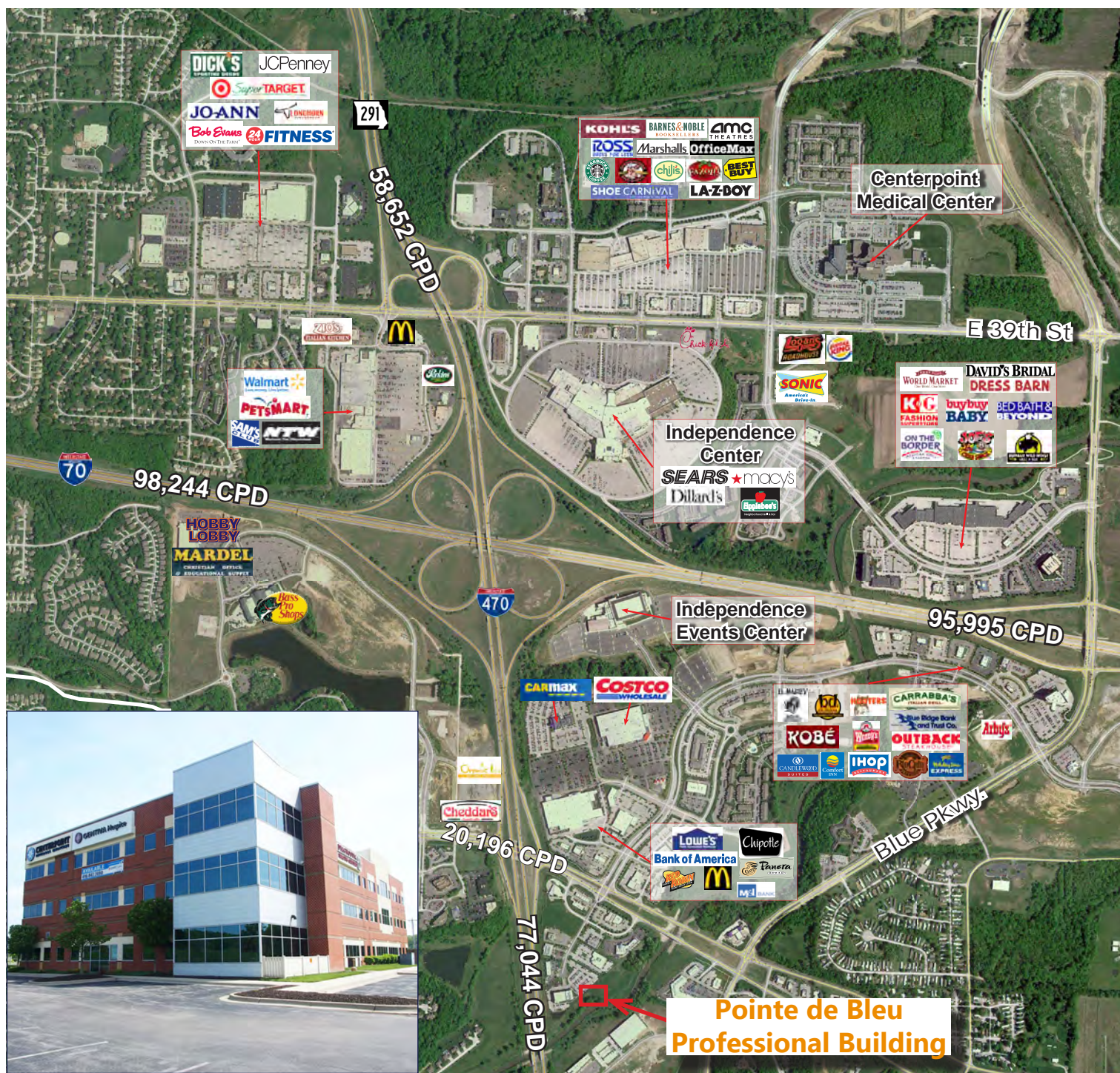


**Medical and Office Space
Available Ranging From
1,726 RSF to 4,342 RSF**



Join Existing Medical Tenants:

**Diagnostic Imaging
Centerpoint Medical
Jackson County Pulmonary**



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