

4721 S. CLIFF AVENUE
INDEPENDENCE, MISSOURI 64055



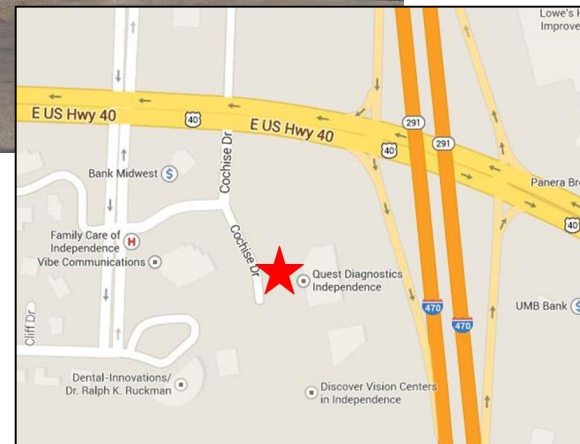
OFFICE FOR LEASE OR SALE | 1,229± RSF – 6,995± RSF

CLIFFVIEW PROFESSIONAL BUILDING



PROPERTY FEATURES

- 1,229± RSF – 6,995± RSF Medical/Office Space Available
- \$18.00 PRSF/Full Service
- Sale Price - \$2.7 million
- Located at the I-470/M-291 and Highway 40 Interchange
- All new Common Areas
- Monument Signage Available
- Comcast cable (business internet & TV); ATT fiber (internet & phone)



BUILDING FEATURES

TOTAL SQUARE FEET	27,750 SF
TOTAL AVAILABLE	1,229± - 6,995± RSF
LEASE RATE	\$18.00 PSF/Full Service Gross

For more information, please contact:

DEBBIE SCHULTE, SIOR
Principal, Office Brokerage
816.936.8549
dschulte@kessingerhunter.com

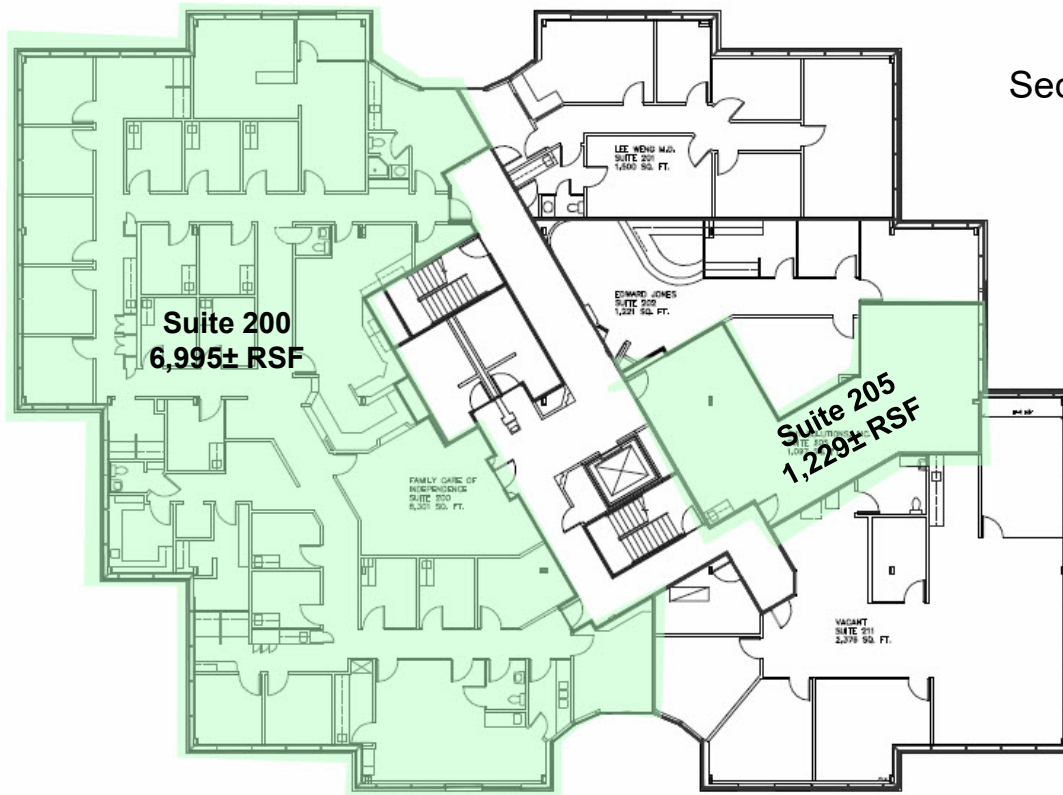
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Second Floor

16 Corner Offices Per Floor



All new Common Areas



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