

3720 ARROWHEAD
INDEPENDENCE, MISSOURI 64057

OFFICE FOR SALE OR LEASE | 242-1,971± SF AVAILABLE FOR LEASE



PROPERTY FEATURES

- Well located at 39th Street & M-291 Highway, one block from Kohl's & Independence Center Mall
- Numerous well-designed small suites available
- Parking ratio: 3.5/1,000
- Building and monument signage available
- Elevator

Suite 101:	1,021± RSF	> 1,971 RSF, Divisible
Suite 105: & 105:	950± RSF	
Suite 201:	1,890± RSF	
Suite 203:	242± RSF	
Suite 205:	420± RSF	
Suite 211:	1,175± RSF	

BUILDING FEATURES

BUILDING AREA	13,503± SF
YEAR BUILT	1987
SALE PRICE	\$1,075,000
BASE RENTAL RATE	\$15.00 PRSF FSG



For more information, please contact:

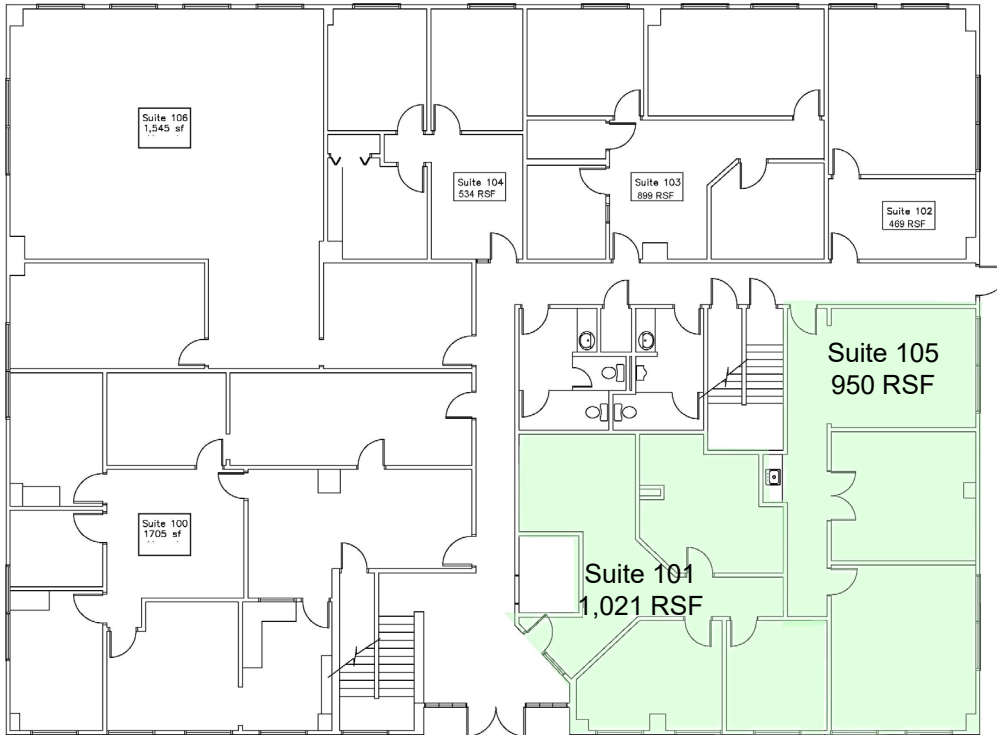
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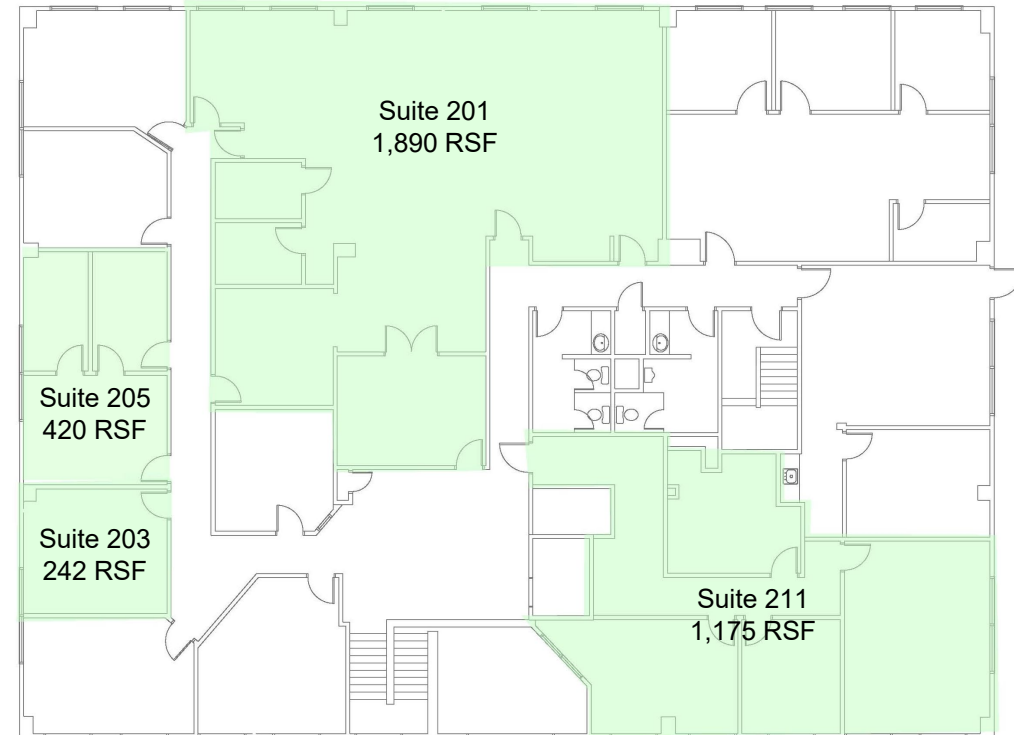
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www.kessingerhunter.com

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Office for Sale or Lease



1 OFFICE BUILDING
FIRST FLOOR PLAN
Not to Scale



2 OFFICE BUILDING
SECOND FLOOR PLAN
Not to Scale

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