

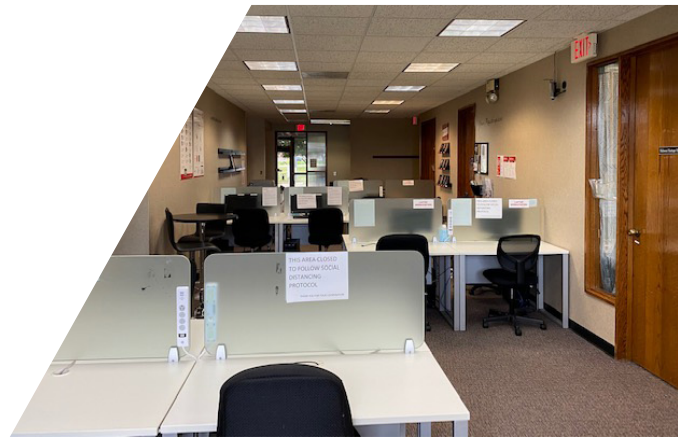


CUSHMAN &
WAKEFIELD

7,691 SF FOR SALE OR LEASE

1201 WINDSOR DRIVE

Lee's Summit, MO



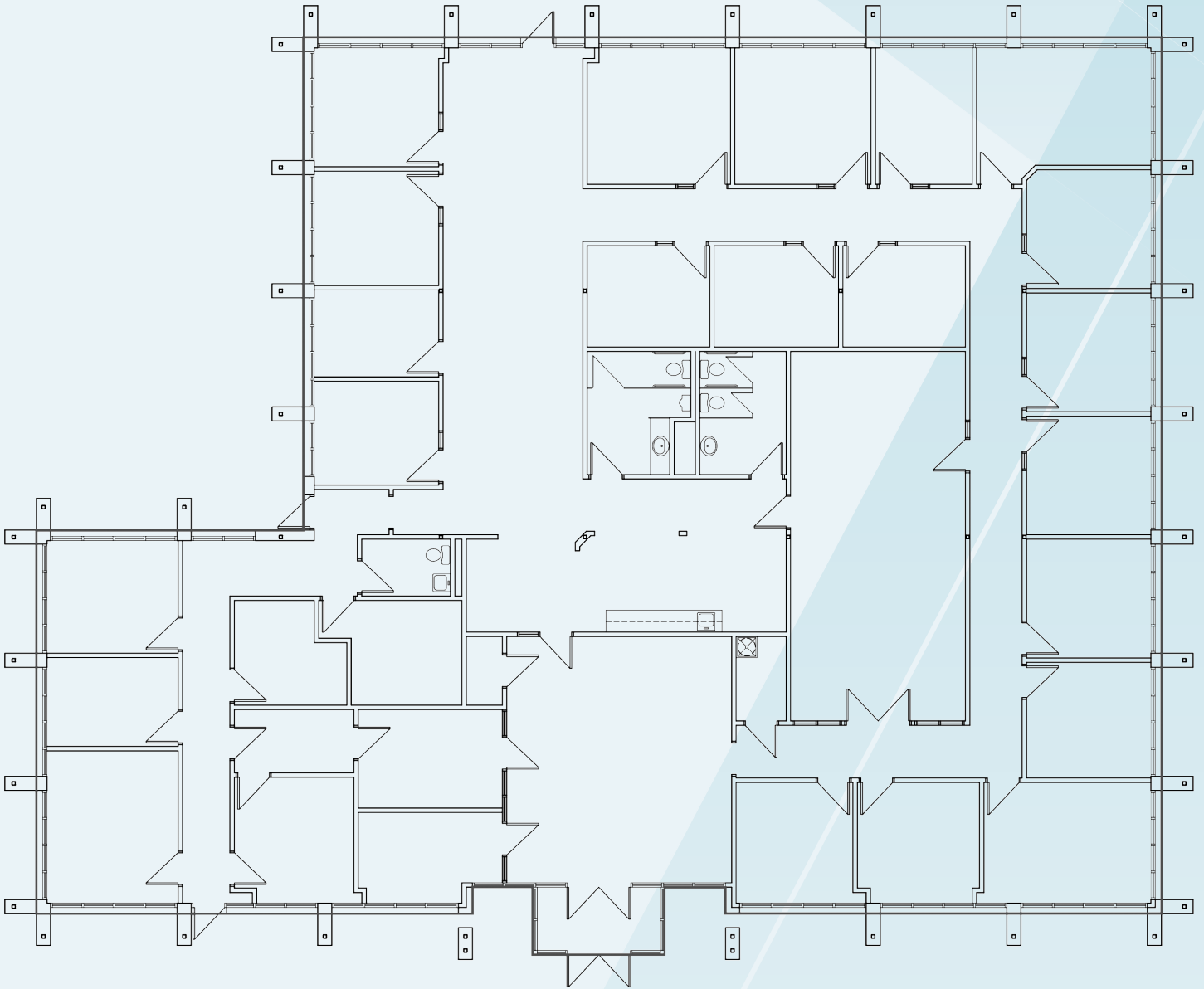


PROPERTY HIGHLIGHTS

- 7,691 SF single-story office building
- Pylon sign M-291 Highway and building façade sign available for occupier identity
- Ideal size for user with opportunity to divide the space for small tenants
- Parking ratio of 5.2/1,000
- Traffic counts of 20,396 per day on 291 Highway
- Access at signalized intersection of M-291 Highway and NE Deerbrook Street
- Lease Rate: \$12.50 PSF NNN
- Sale Price: \$1,250,000



FLOOR PLAN



- 24 Private Offices
- Large Training/Conference Room
- 2 Small Conference Rooms

THE LOCATION



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,452	51,115	83,325
Households	4,406	20,065	31,428
Average HH Income	\$83,340	\$85,098	\$103,064
Daytime Population	16,727	53,410	77,014
# Businesses	412	2,371	3,394

Aerial View



Suzanne Dimmel, CCIM

Director

+1 816 412 0271

suzanne.dimmel@cushwake.com

Andrew Greene

Associate

+1 816 216 5654

andrew.greene@cushwake.com

Leonard Popplewell

Associate

+1 816 412 0236

leonard.popplewell@cushwake.com

