

For Lease

5,164 — 13,954 SF

2706-2708 NE Independence Ave. Lee's Summit, Mo 64064



- **5,164 Office Available For \$16.00 p/sf Full Service Gross (Net of Phones, Internet & Janitorial) Tenant Improvements Negotiable—2706 NE Independence Ave.**
- **8,790 SF Flex Space 100% Conditioned with 2 - 12' W x 14' T Drive In Doors. Lease Rate Range From \$11.50 Modified Gross - Will Convert To Warehouse—2708 NE Independence Ave.**
- **Spaces Can Be Combined— Lease Rate Negotiable**
- **5,013 SF Coming Soon— 2730 NE Independence Ave.**
- **+/- 20' Clear Height Available**
- **200 AMP/ 208 V/ 3 Phase Power
Can Be Increased/ Upgraded as
Needed**
- **Excellent location in Lakewood
Business Park**
- **CS Zoning— Planned Commercial Services**
- **Easy Access, 1/4 mile from Strother Road/I-470 Interchange**

For more information, please contact:

SHANNON E SIMMERMON P.C.

816.795.8100 Office

816.918.8940 Cell

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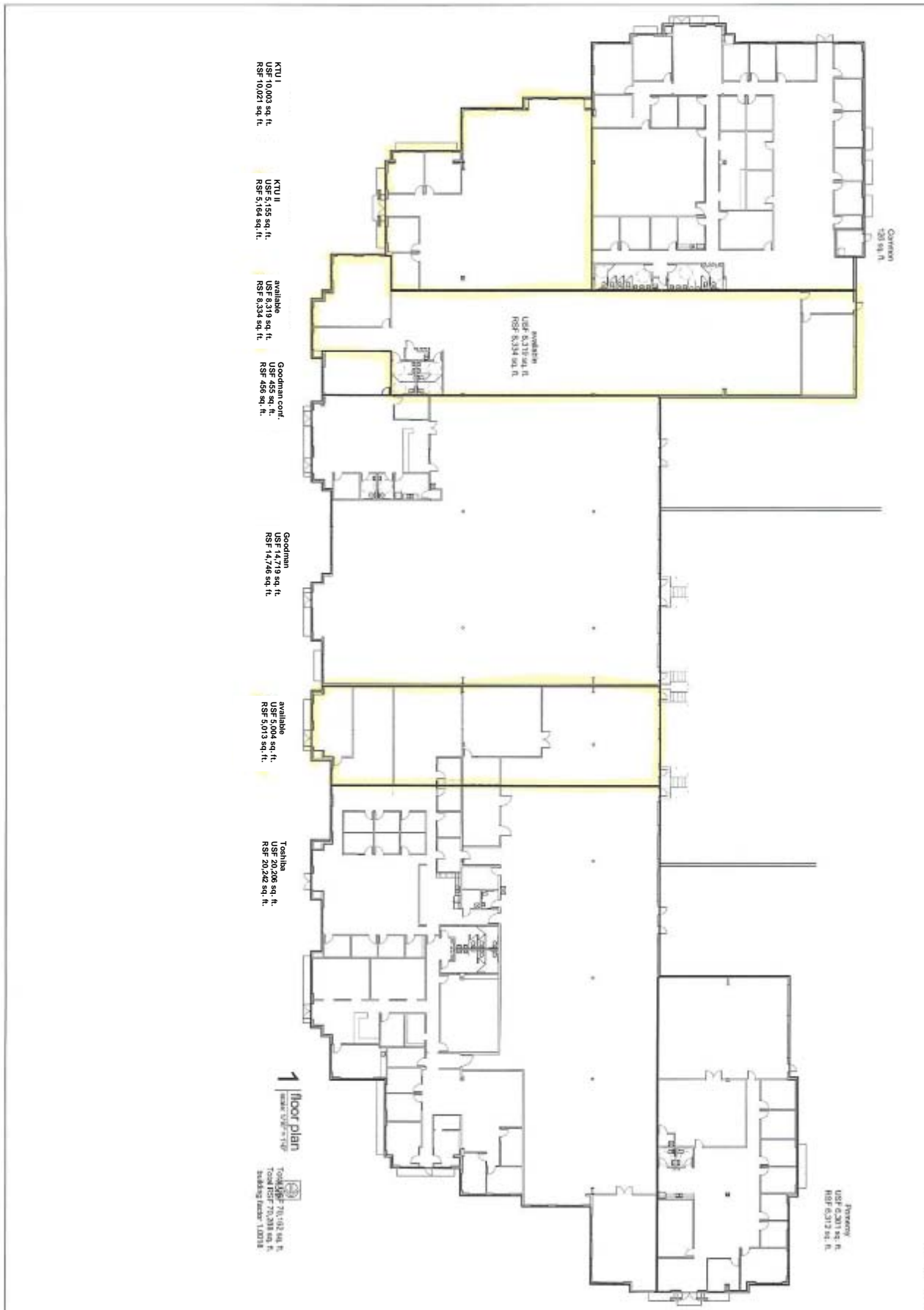
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3170 NE Carnegie Drive, Suite 400, Lee's Summit MO | 816.795.8100



1 floor plan
Total USF 70,492 sq. ft.
Total RSF 70,938 sq. ft.
Building Under 1,00718

a leasing plan for
LBP III
Independence Ave.
Lee's Summit, Missouri 64064

Date: 10.13.11
drawn by: [signature]
checked by: [signature]
Reviewed by: [signature]

sheet number: **A0**
drawing title: Leasing Plan
drawing number: 01003