

# Retail / Office Suites For Lease

Summit Ridge  
1520 – 1524 E 23<sup>rd</sup> Street South  
Independence, MO 64050



## Property Details

- High Traffic
  - Ample Parking
  - 600 – 5,850 SF Available
  - Easy Access w/ Great Visibility
  - Negotiable TI
  - Existing Usable Buildout
- Rents starting \$10.00 / SF \$2.50 NNN

**For more information, questions, or to schedule a tour of the property, please call Josh Haith**



Josh Haith  
Office: (913) 888-3456 x 7  
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Email: Josh@Haith.com

## Availability Sheet

<u>Suite</u>	<u>Sq Ft</u>	<u>Description</u>
B	1,250	Beauty Shop
C & D	2,400	Physical Therapy
F	1,000	Office
K	600	Barber Shop
O & P	2,400	Office
R	1,250	Office Suites w/ Reception
1524 A	1,776	Previous Insurance Office
1524 F	1,360	Open Office Area – Nice Finishes

### Suite B– 1,250 SF



Suite B was previously leased to a Beauty Salon and has all the plumbing needed to hair washing stations and washer / Dryer hookups.

### Suite C & D – 2,400 SF



Suite C & D is wide open office area.

### Suite F – 1,000 SF



Suite F is perfect for a small office user with a reception area and 3 private offices

### Suite O & P – 2,400 SF



Suite O & P is wide open office area with waiting room and couple private offices

Suite K – 600 SF  
Former Barber Shop

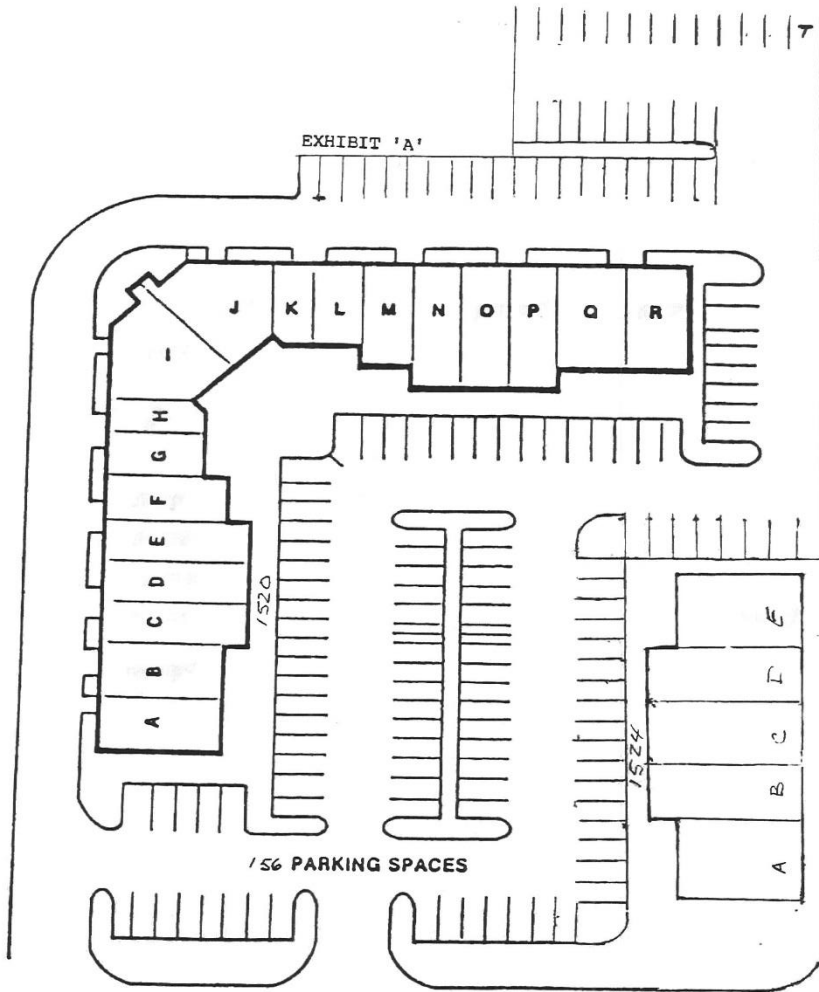


Suite 1524 A – 1,776 SF  
End Cap Along 23<sup>rd</sup> Street  
Great Visibility & Signage

Suite 1524 E – 1,360 SF  
1 Private Office  
1 Large Open Room



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**SITE PLAN**



SUMMIT RIDGE  
1520 - 1524 E 23RD INDEP.

**Haith**  
& Company, Inc.  
Real Estate Services

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Just West of Northwest Corner of S Lee's Summit Rd and East 23<sup>rd</sup> Street S



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