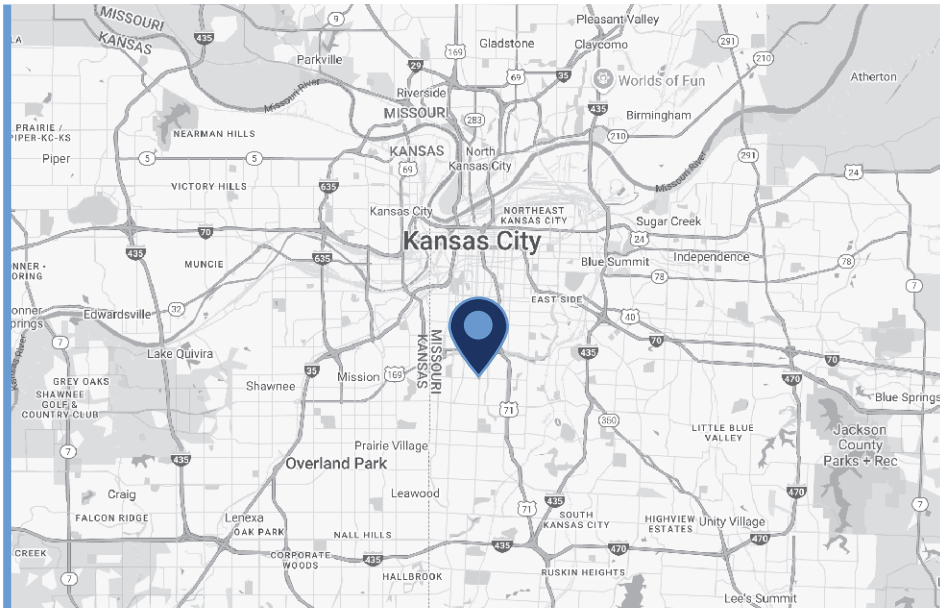


**RATES** Lease: \$15 - \$17 psf modified gross  
Sale: \$550,000

### PROPERTY HIGHLIGHTS

- ±1,100 SF commercial office building
- Features semi-private spaces and a full kitchen
- Fully remodeled in 2016 and has a newer roof and HVAC
- ±500 SF detached storage building
- Ideal for contractors or office users with storage needs
- Located between UMKC and Rockhurst University, the building is walkable to notable Blackhole Bakery and Barbacoa



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