

For Sale | \$2,900,000 | 4-Story - 30,300 SF Office Building
201 E Partridge Ave. Independence, MO 64055



4 Floors - 7,575 SF Per Floor Including Common Areas

1.26 +/- Acre Lot - Parking Ratio 4.0 / 1,000

The Building is 50% Leased Through January 31, 2027

1986 Construction - Extensive Renovations Complete 2021

Entire 3rd Floor Available for Lease - Currently Shell Space

4th Floor is Class A Office - Ready for Occupancy

Financials Upon Request



Josh Haith
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4th Floor Photos - Currently Owner Occupied



- Vacant Space Currently Marketing for \$12.50 PSF NN
- Parking Ratio 4.0 / 1,000
- Built in 1986
- Extensive Renovations Complete
 - Roof
 - HVAC
 - Elevator
 - Interior Finishes

- Extensive Renovations Cont'd
 - LED Lighting
 - Wifi Thermostat
 - Exterior Lighting
 - Landscaping
 - 3rd Floor Break Area
 - Restrooms
 - Parking Lot

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2nd Floor Photos - Available January 2027



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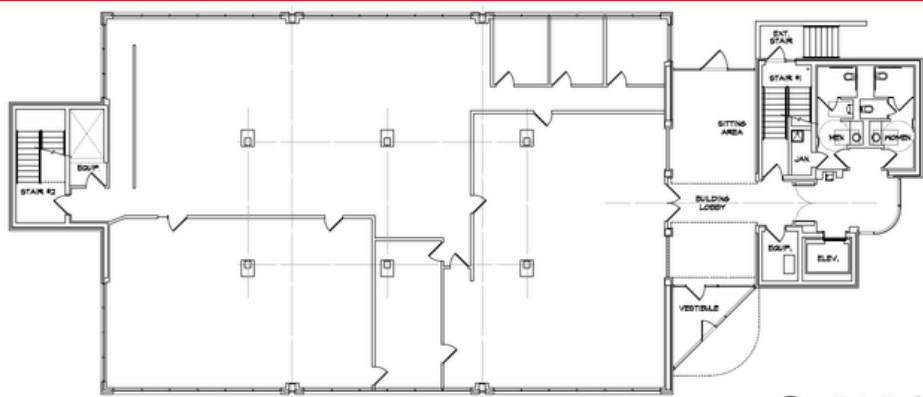


3rd Floor Photos - Warm Vanilla Shell Space

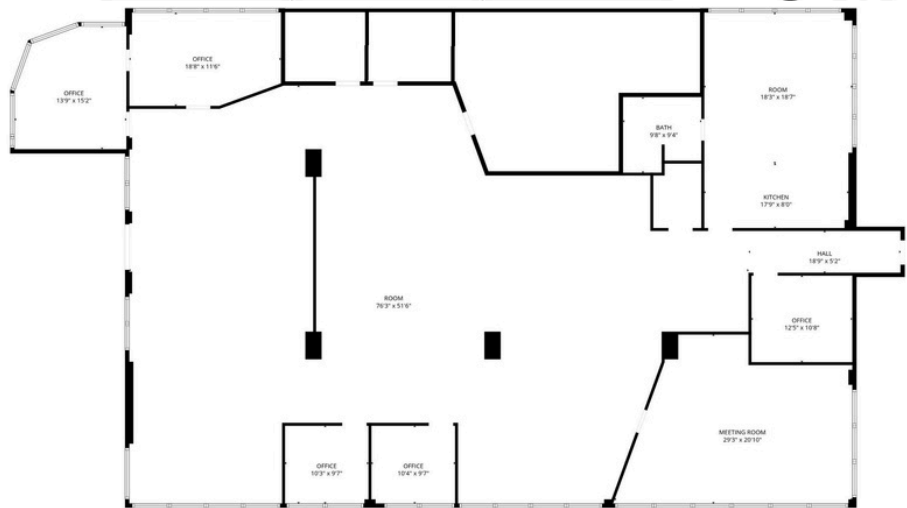


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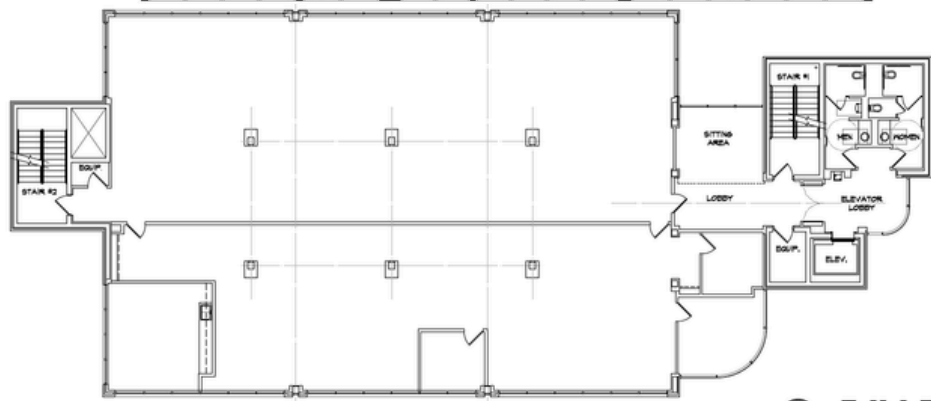
**1st Floor
Floor Plan**



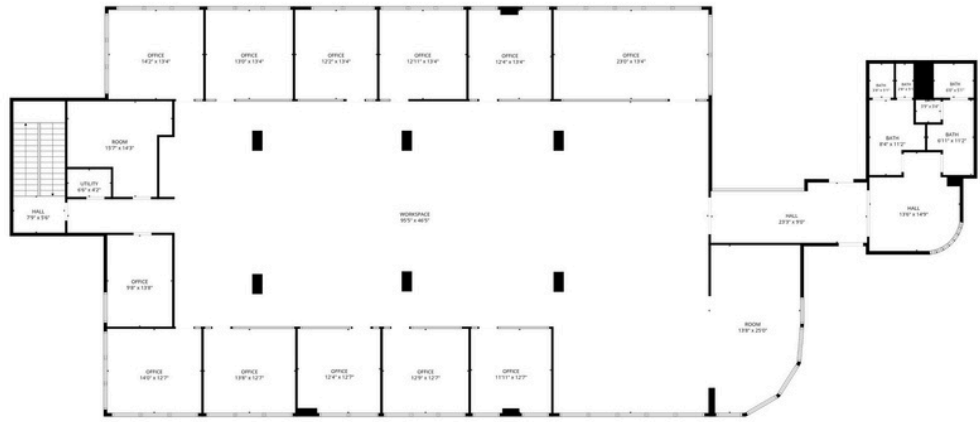
**2nd Floor
Floor Plan**



**3rd Floor
Floor Plan**



**4th Floor
Floor Plan**

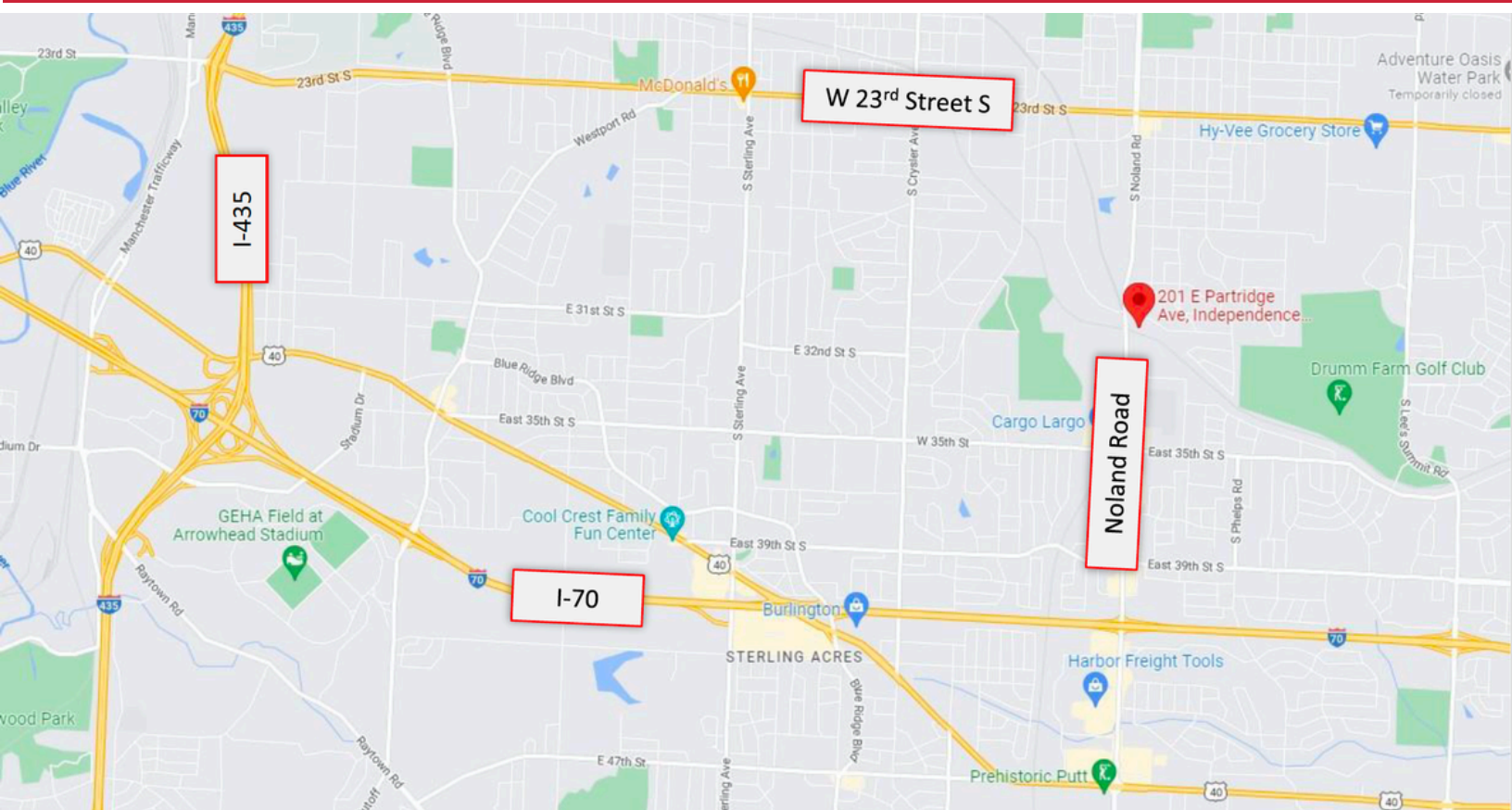


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