



THE ANITA COVERT TEAM

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STATE LINE + ELITE



OFFERING MEMORANDUM

1300 NW Jefferson Ct, Blue Springs MO 64015

Prepared by:

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EXECUTIVE SUMMARY

Stand-alone office building on 1.78 acres in Blue Springs with SO zoning. 12,000 SF gross / 14,085 SF rentable, built in 1989. Features 8 private offices, conference room, 2 meeting rooms, and large open workstation areas (65 total stations). Two full kitchens with appliances included. Furniture and fixtures stay. Three exterior entrances allow for easy division into multiple tenant spaces. Basement includes workout area, restrooms with showers, and additional storage. 62 parking spaces. Owner financing possible with 20% down.

PROPERTY DETAILS

Description	Detail
Property Type	Office / Commercial
Building Size	14,085 SF
Lot Size	1.78 Acres
Year Built	1989
Stories	2
Zoning	SO – Service/Office District
Parking	62 Spaces (Paved Lot)
Occupancy	Vacant

FINANCIAL SUMMARY

- **Asking Price:** \$ 2,200,000
 - **Lease Rate:** \$ 20,000 / Month
 - **Taxes (2025):** \$ 18,604
 - **Sale Terms:** Cash or Conventional
 - **Includes:** Furniture, Fixtures, Real Estate
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LOCATION OVERVIEW

Prime location within the Blue Springs business district with direct access to I-70 via Woods Chapel Road.

Surrounded by professional service offices and retail amenities. Ideal for corporate headquarters, call center, or medical/professional users.

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10/13/2025

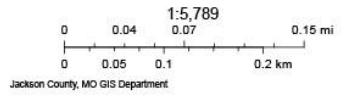


PHOTO GALLERY









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