



Hidden Creek Office Complex (Bldgs 2-4)  
14405 E. 42nd St. S  
INDEPENDENCE, MO 64055  
3 Buildings | Total 16,915 SF | \$1,350,000

**Josh Haith**  
(913) 888-3456 x 7  
Josh@Haith.com



**David Gunter**  
(913) 888-3456 x 8  
DGunter@Haith.com

# HIDDEN CREEK OFFICE COMPLEX (BLDG 2-4)

14405 E. 42ND STREET INDEPENDENCE, MO 64055

**\$1,350,000 | 16,915 GROSS SF**

Haith & Company, Inc is pleased to offer Hidden Creek, a newly renovated office building complex with great upside potential.

14405 E 42nd Street, in Independence, Missouri is a 16,915 gross SF Office Building Complex comprised of 3 office buildings. Each building features a mix of private office suites from individual offices to full floors. There is approximately 14,815 Rental Square Feet in buildings 2, 3, & 4 combined. The physical addresses of each building are listed on the last page of this brochure.

Built in 1979, this office complex was completely renovated in 2021. Every office is equipped with new HVAC systems, restrooms, carpet, paint, lights & each building is separately metered.

The campus sits on 1.58 +/- acres lot with green space immediately surrounding the building & is part of 3 building campus up for small to medium sized office users.



# HIDDEN CREEK | LOCATION

14405 E. 42ND STREET INDEPENDENCE, MO 64055

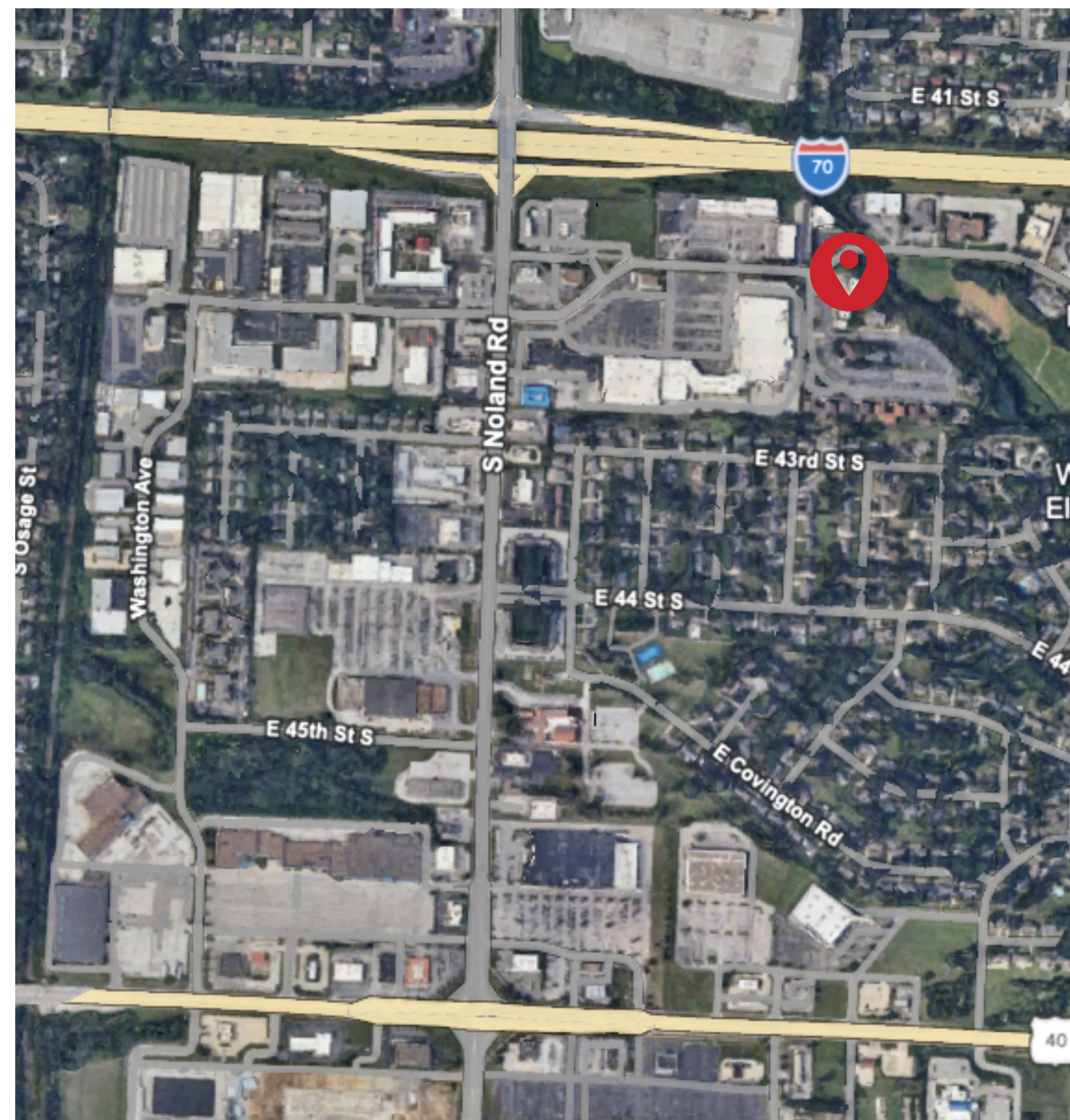
\$1,350,000 | 16,915 GROSS SF



Located off of the S Noland Road & I-70 interchange in Independence, this hi-traffic area is packed with amenities for employees and visitors.

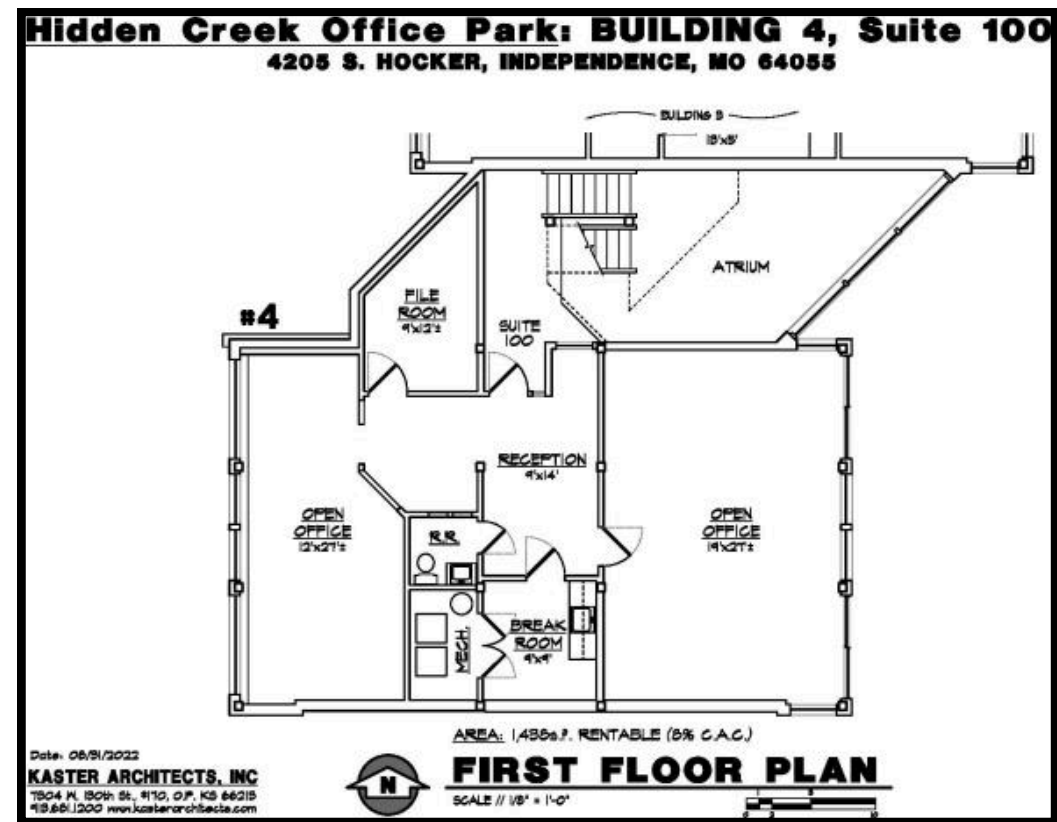
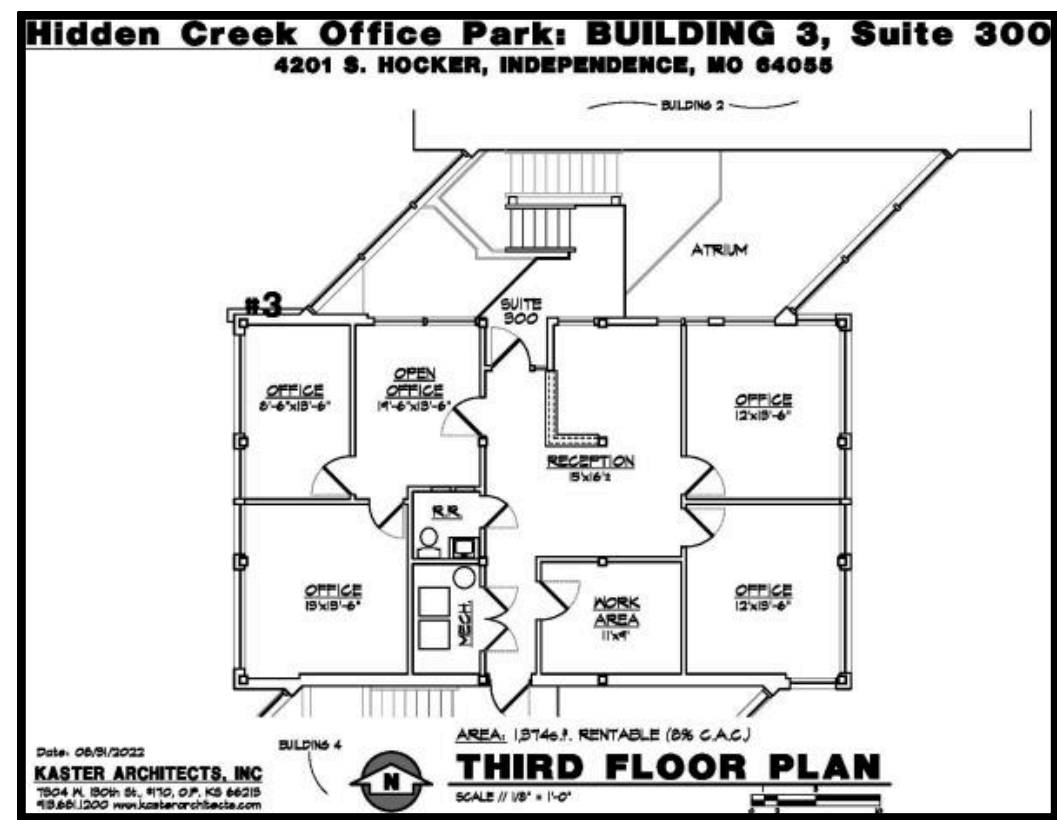
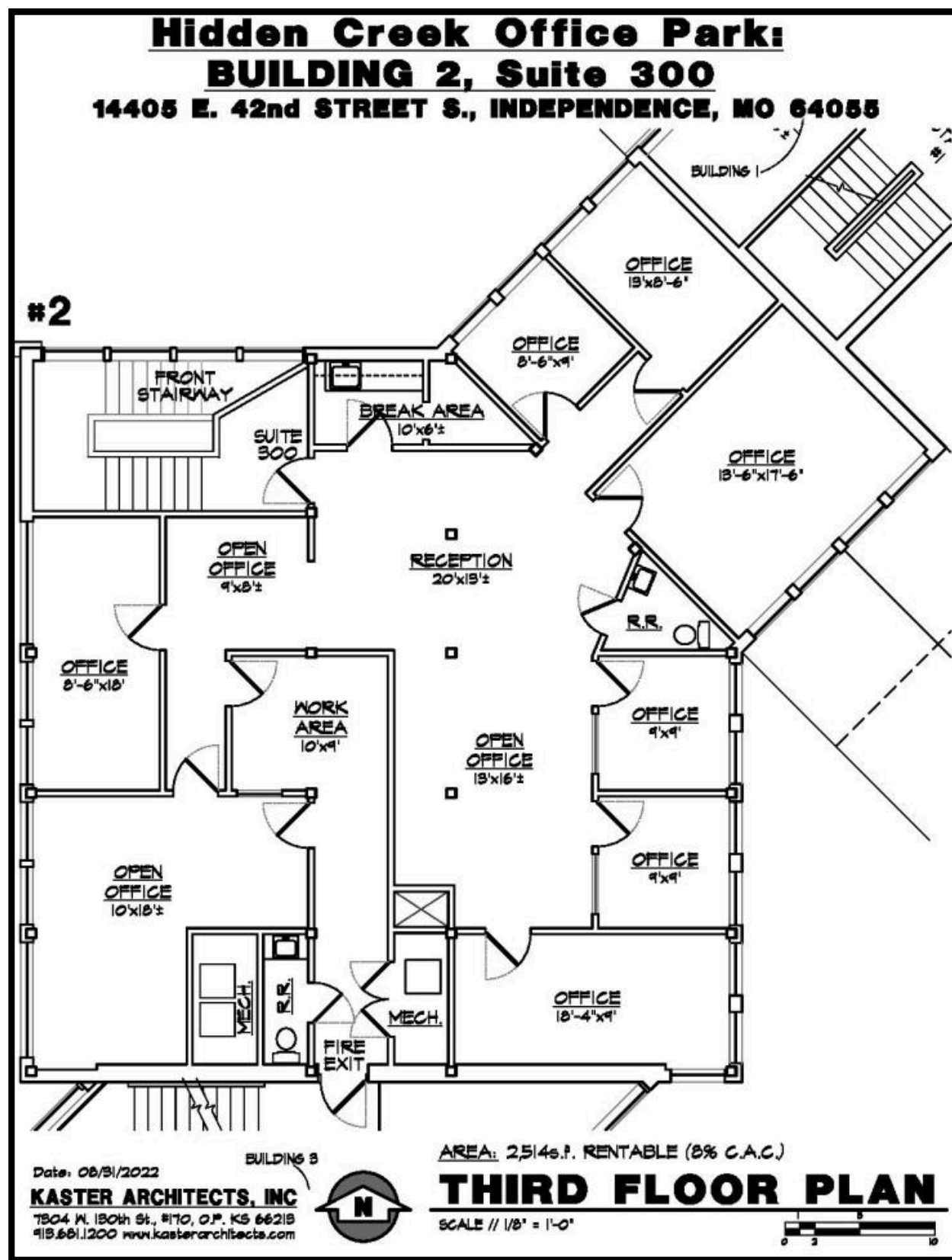
From fast casual to dine-in, hotels, big box retail & local shops all provide a great community for a variety of office users.

Nestled behind a busy retail center, Hidden Creek offers easy access without traffic, unwanted pedestrian activity & has ample parking.



# HIDDEN CREEK | FLOOR PLANS & PHOTOS

14405 E. 42ND STREET INDEPENDENCE, MO 64055



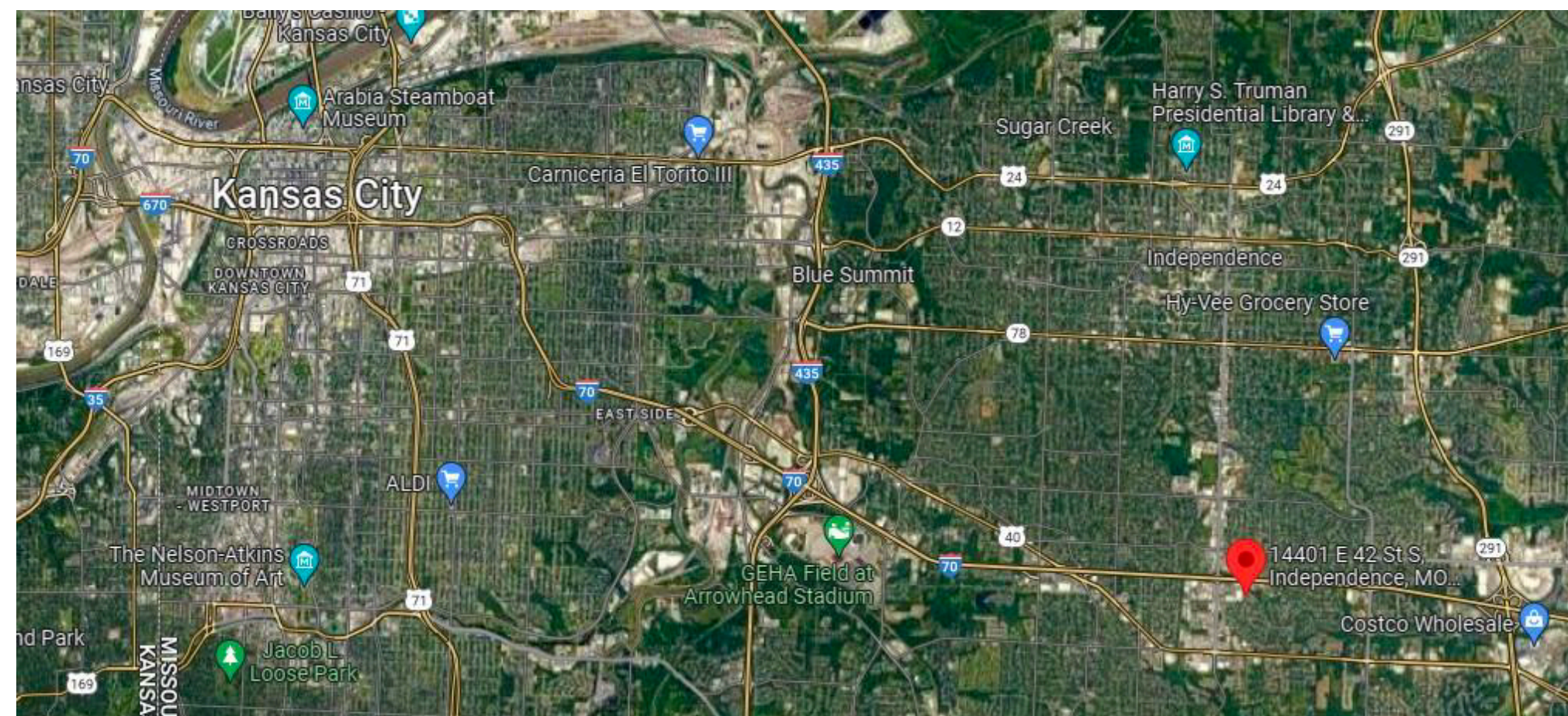
Josh Haith  
Josh@Haith.com  
O: (913) 888-3456 x 7  
www.Haith.com



# HIDDEN CREEK | FINANCIAL ANALYSIS

14405 E. 42ND STREET INDEPENDENCE, MO 64055

<b>Offering Price</b>	<b>\$1,350,000</b>
<b>Gross SF</b>	<b>16,915</b>
<b>Rentable SF</b>	<b>14,815</b>
<b>Annual Gross Income</b>	<b>\$151,724.52</b>
<b>Net Proforma Income</b>	<b>\$145,417</b>
<b>Cap Rate</b>	<b>9.75%</b>
<b>Vacancy Rate</b>	<b>9.19%</b>
<b>Year Built</b>	<b>1979</b>
<b>Market</b>	<b>Independence, MO</b>



## 2021 Improvements to Buildings 2-4:

- New Lennox HVAC Systems
- Restroom Fixtures
- New Carpet & Fresh Paint
- Walls, Wood & Trim Work
- New Ceiling
- New LED Lighting
- Exterior Landscaping
- Exterior Paint, Trim, & Windows
- Concrete Sidewalk & Ramp
- Common Areas



# HIDDEN CREEK OFFICE COMPLEX

INDEPENDENCE, MO 64055

This Independence office complex was completely renovated in 2021 featuring new HVAC, paint, windows, LED lighting, exterior flat work, and more!

Buildings 2, 3, & 4 in the Hidden Creek Office Complex are available for purchase and represent a substantial value add opportunity via increasing rents and leasing the remaining available space.

Well located in Independence, MO, the 1.58 acre complex features an abundance of parking and near instant access to S Noland Road and I-70, making KC metro access quick and convenient for tenants and their clients.

Independence has a wide variety of amenities and is a growing market in the KC metro. Incredible opportunity to acquire 3 completely renovated buildings at a fair price and capitalize on the return to work market.

Building 2 - Address - 14405 E. 42nd Street

Building 3 - Address - 4201 S Hocker Drive

Building 4 - Address - 4205 S Hocker Drive

Please contact Josh Haith with any questions or to schedule a tour.



**\$1,350,000**



**Josh Haith**

(913) 888-3456 x 7

[Josh@Haith.com](mailto:Josh@Haith.com)

  
**Real Estate Services**