

**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
Floors 1 & 2 are 50% Leased Thru 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



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- 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

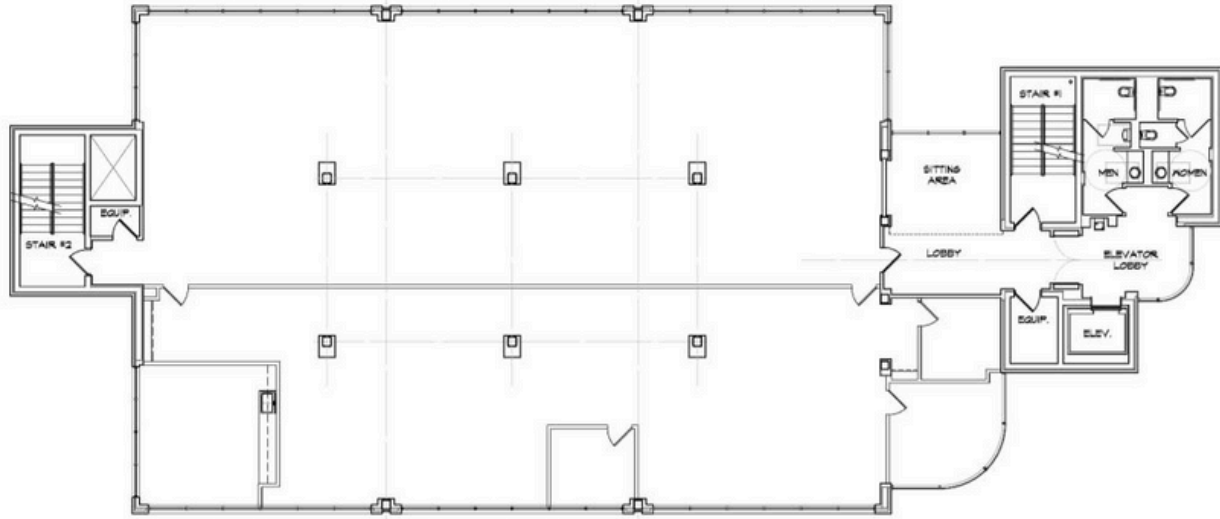
- Extensive Renovations Cont'd
 - LED Lighting
 - Wifi Thermostat
 - Exterior Lighting
 - Landscaping
 - 3rd Floor Break Area
 - Restrooms
 - Parking Lot

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**3rd Floor
Floor Plan**



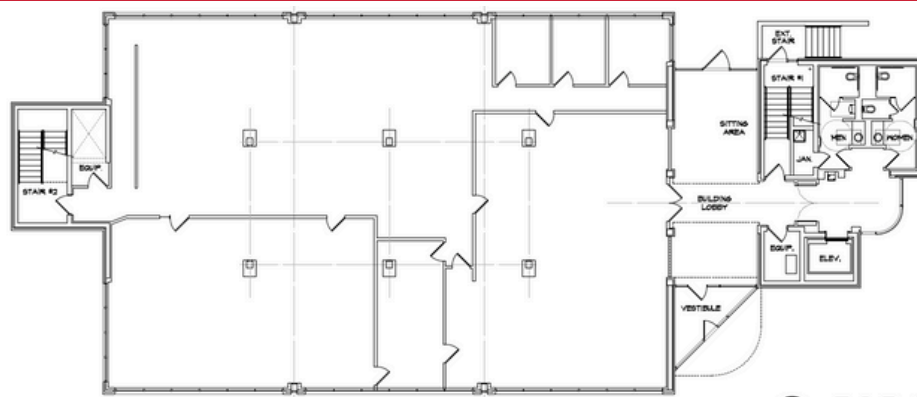
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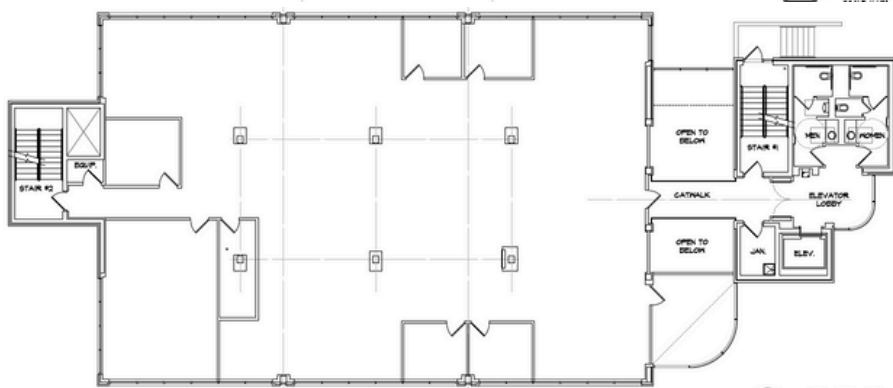
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**1st Floor
Floor Plan**



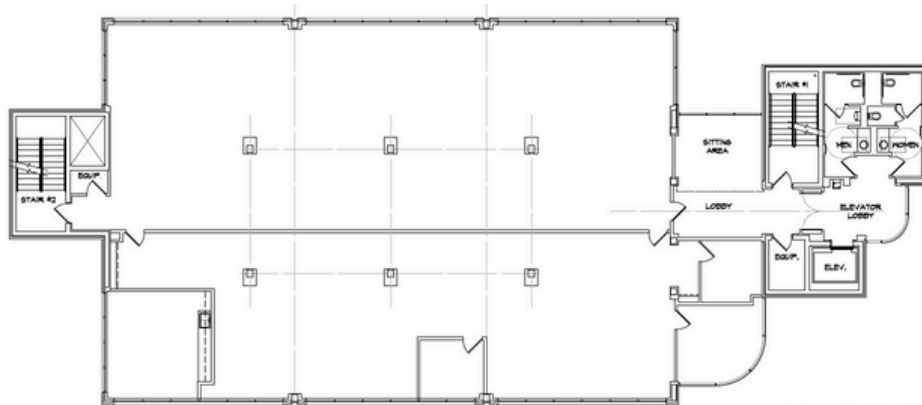
FIRST FLOOR PLAN

**2nd Floor
Floor Plan**



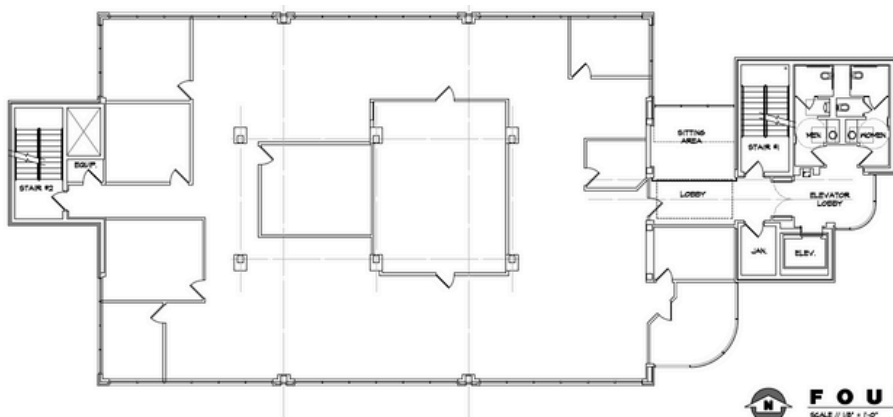
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4 8 20

**3rd Floor
Floor Plan**



THIRD FLOOR PLAN

**4th Floor
Floor Plan**



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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