

2,000 SF For Lease | 10 SW 3rd Street Lee's Summit, MO 64063
Stand-Alone Retail / Bar / Restaurant - Heart of Downtown Lee's Summit



**\$32 PSF + \$5 NNN -
Self Performing CAM**

Area for Back Patio | 3 Access Points | 2 Bathrooms
Negotiable TI Allowance
200 Amp Power, Tankless Water Heater, Multiple Floor Drains
Shared Trash - Tenant Pays: Water / Wastewater, Gas & Electric



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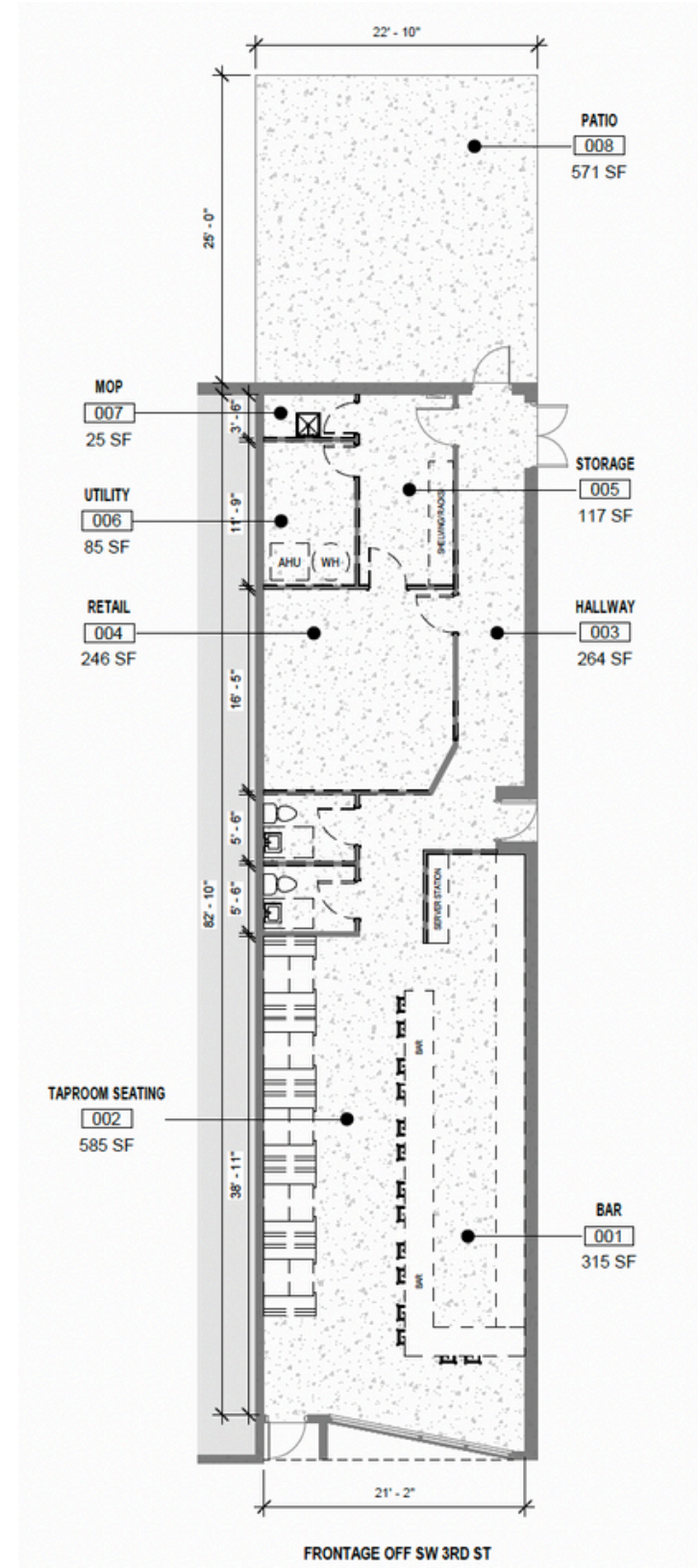
**TI Available for Restaurant
Buildout - See Conceptual
Drawing on Next Page**

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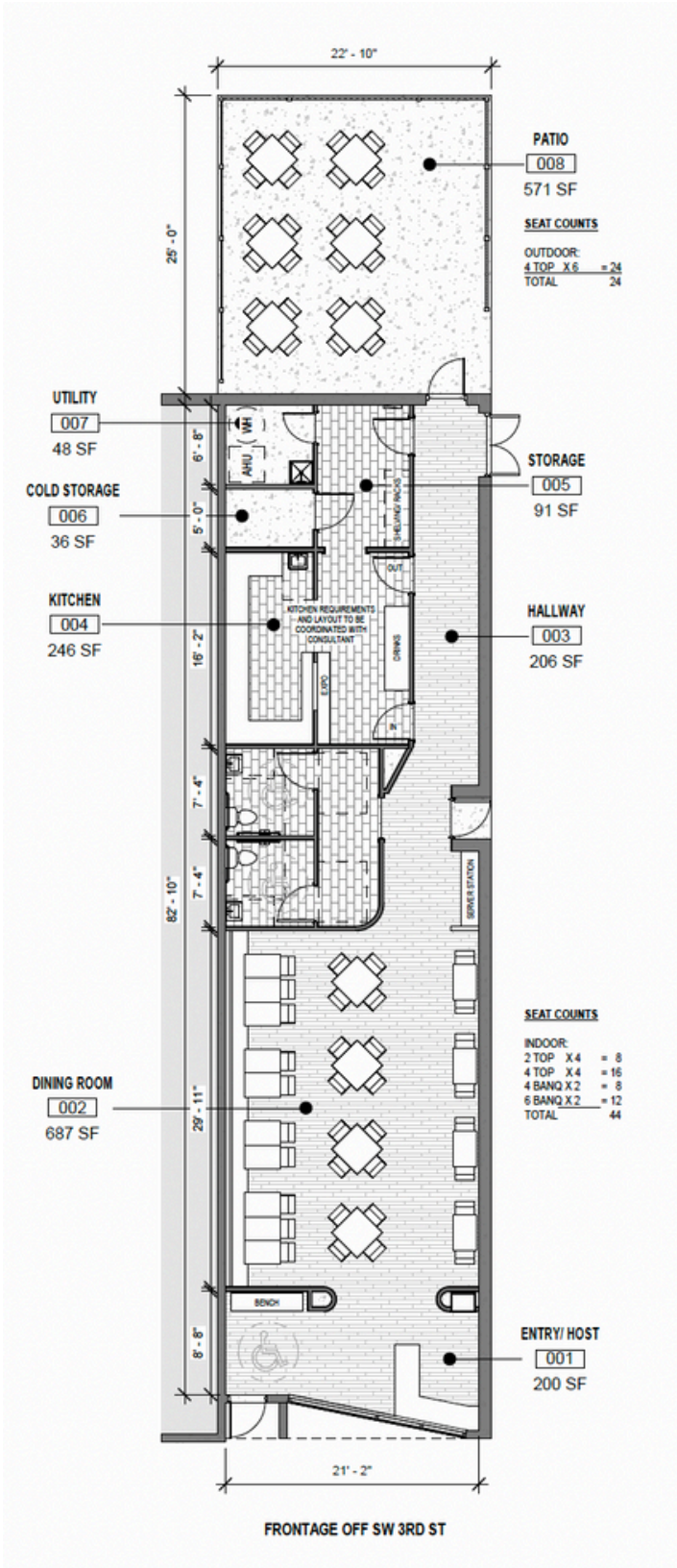


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As-Built



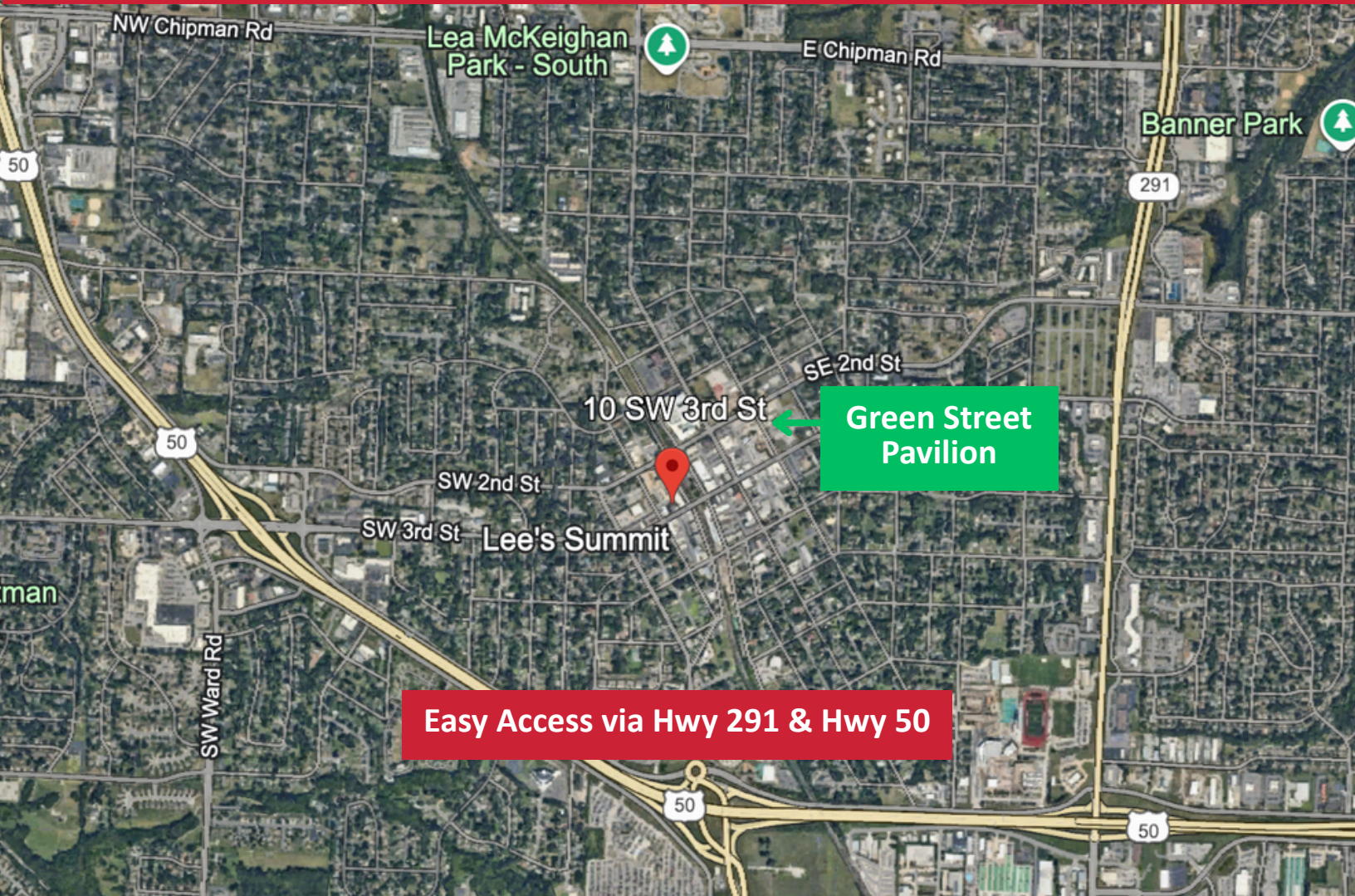
Conceptual

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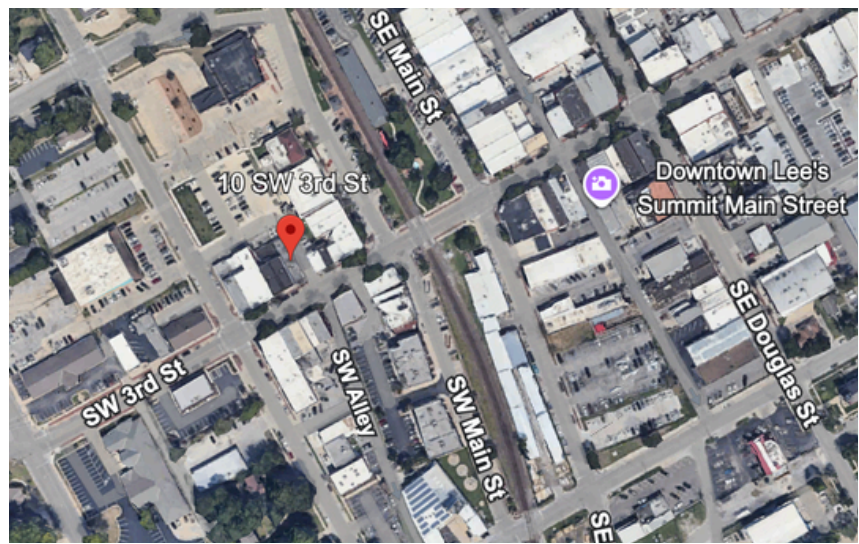
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**Excellent Location 2 Blocks from
Green Street Downtown Pavilion
Farmers Market & Outdoor Venue,
Playground, Public Art, and More!**

**[Click Here to Learn More About
Green Street Pavilion](#)**



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