

OFFICE FOR SALE OR LEASE

MARKETPLACE OFFICE BLDG



14400 E 42ND STREET • INDEPENDENCE, MO

JAY HAWKINS

D 816.895.4808

E JHAWKINS@OPENAREA.COM

DREW HARDING

D 816.777.2859

E DHARDING@OPENAREA.COM



BUILDING DETAILS:

ADDRESS: 14400 E 42nd Street
Independence, MO

SALE PRICE: \$1,600,000

LEASE RATE: \$18/PSF Full Service

LAND SIZE: 0.88 Acres

BUILDING SIZE: 13,528 SF

AVAILABLE SPACE: Suite 100: 4,093 RSF
Suite 101: 3,093 RSF
Suite 200: 2,671 RSF
Suite 201: 1,311 RSF

PARKING: 60 Stalls

YEAR BUILT: 1987

PROPERTY HIGHLIGHTS:

- > Great owner-user building accessible from I-70 & Noland Road.
- > Ideal for local Independence businesses such as real estate, construction, engineering, law or insurance.
- > Multiple opportunities for exterior signage from I-70.
- > Steps away from Independence's retail corridor: Noland Road.

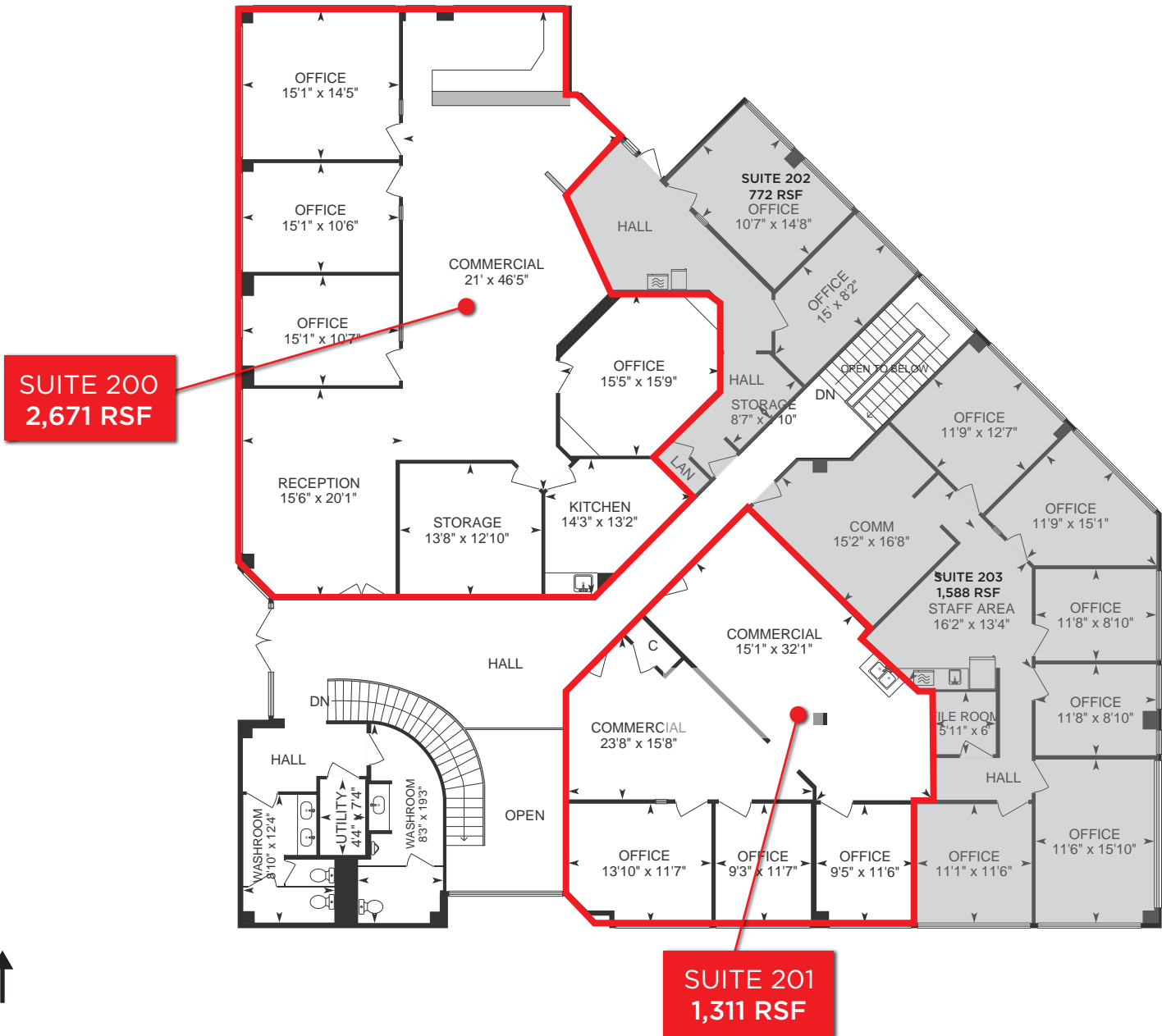
[CLICK TO TOUR](#)

AREA
REAL ESTATE ADVISORS

FIRST FLOOR PLAN:



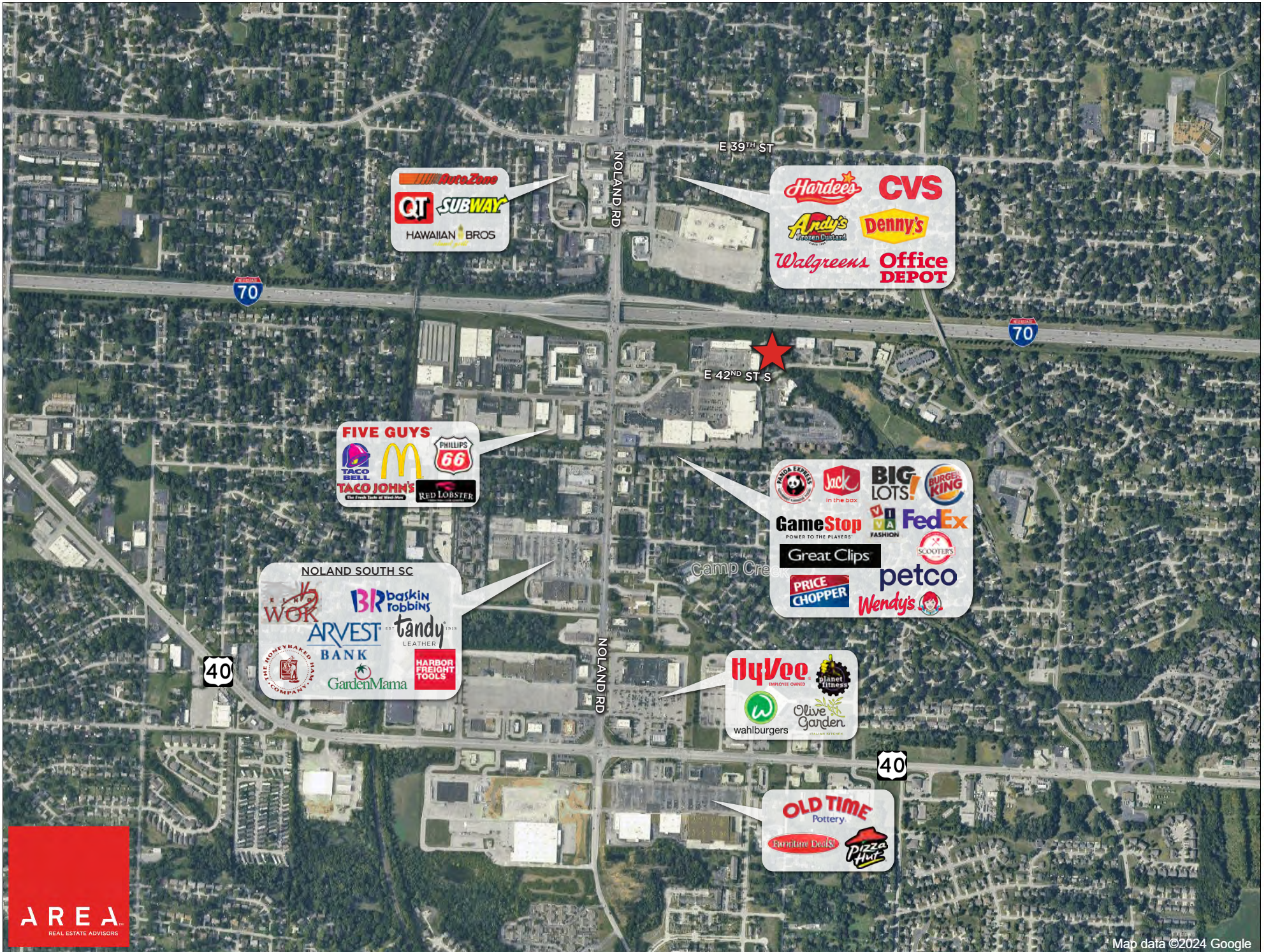
SECOND FLOOR PLAN:



BUILDING PHOTOS:

AREA
REAL ESTATE ADVISORS™





AutoZone
 QT SUBWAY
 HAWAIIAN BROS

Hardee's CVS
 Andy's Frozen Custard Denny's
 Walgreens Office DEPOT

FIVE GUYS
 TACO BELL McDonald's PHILLIPS 66
 TACO JOHN'S RED LOBSTER

GameStop
 Jack in the box BIG LOTS! BURGER KING
 FedEx
 Great Clips petco
 PRICE CHOPPER Wendy's

NOLAND SOUTH SC
 WOK Baskin Robbins
 ARVEST Bank tandy
 GardenMama HARBOR FREIGHT TOOLS

HyVee
 wahiburgers Olive Garden

OLD TIME Pottery
 Furniture Deals! PIZZA HUT



