

FOR SALE-LEASE

4224 S. Hocker Drive

Independence, Missouri 64055

PROPERTY DETAILS

- > Hidden Creek Building 11 +/- 10,250 SF Total
- > Sale Price: \$615,240.00
- > Elevator to remodeled 2nd Floor
- > Convenient Location Near I-70 & Noland Road
- > Many Restaurants & Retail Services Nearby
- > Ample Parking
- > Suite 100 – 544 SF
- > Suite 102 – 988 SF
- > Suite 104 – 1,464 SF
- > Suite 200 - 5,125 SF
- > Available at \$12.00 P/SF Modified Gross Including Utilities & NNN Fees
- > Tenant Provides Their Own Janitorial, Phones and Internet



CONTACT INFORMATION

Shannon E. Simmermon, P.C.
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Lee's Summit, Missouri 64064

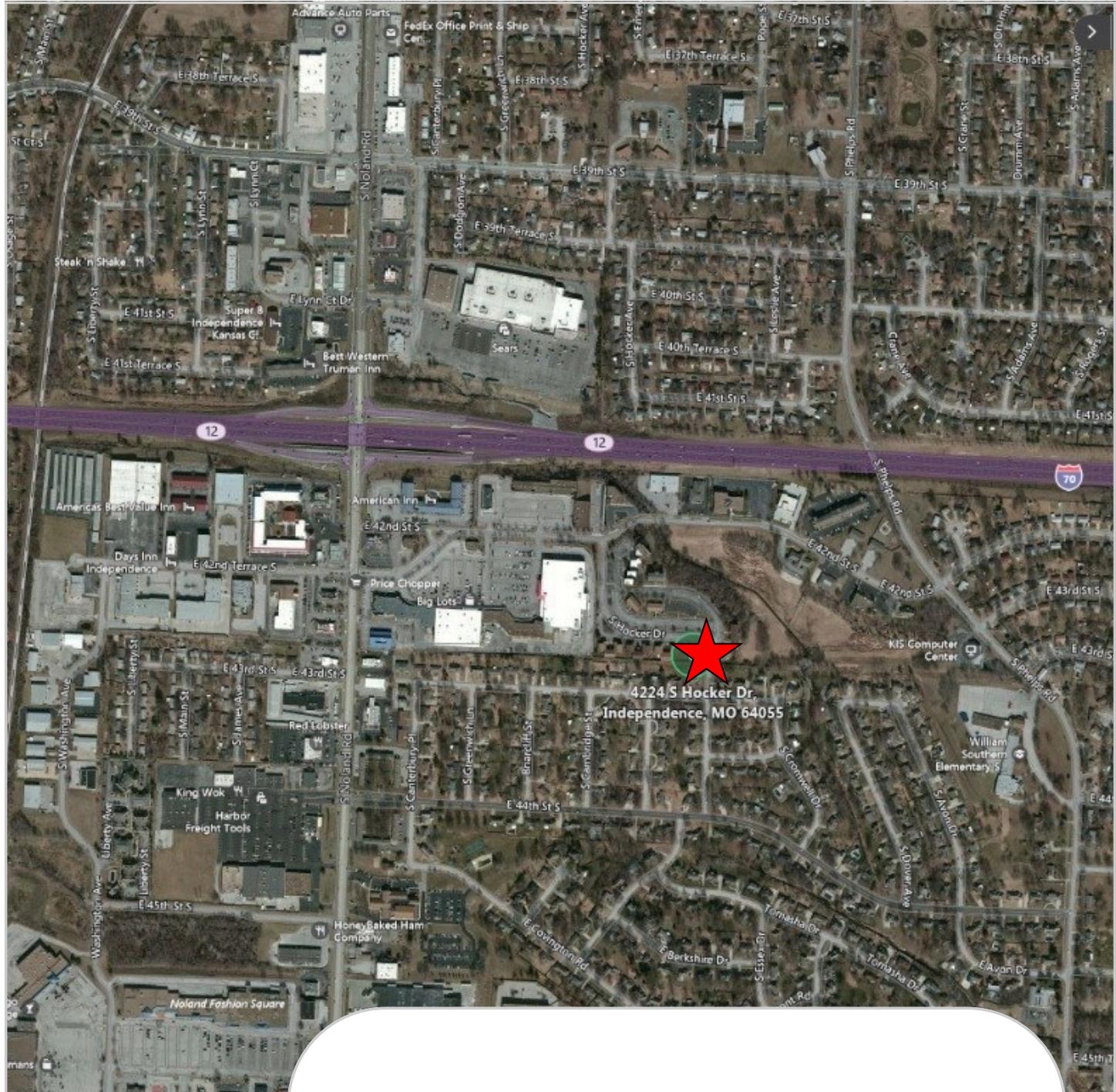
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