

FOR SALE OR LEASE

422 ADMIRAL BOULEVARD KANSAS CITY, MO 64106



- Creative loft office space available: 29,212 SF
- Turnkey, move-in ready condition
- Rooftop deck with skyline views
- Fitness facility with:
 - Men's and women's locker rooms
 - Steam room and sauna
- Signage opportunity with prominent highway visibility
- 58 dedicated parking spaces
- Direct access to I-35, I-70 and US-71
- Modern open-office layouts, multiple conference rooms, collaboration areas and café spaces
- Sale price: \$5,500,000
- Lease rate: \$22.50 psf net of utilities and janitorial
- See parking lot and views from building: [Virtual Aerial Tour](#)

Chuck Connealy, SIOR, CCIM

Direct: 913.789.9020

Cell: 913.515.6616

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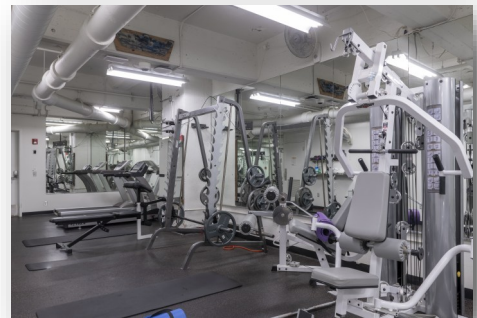
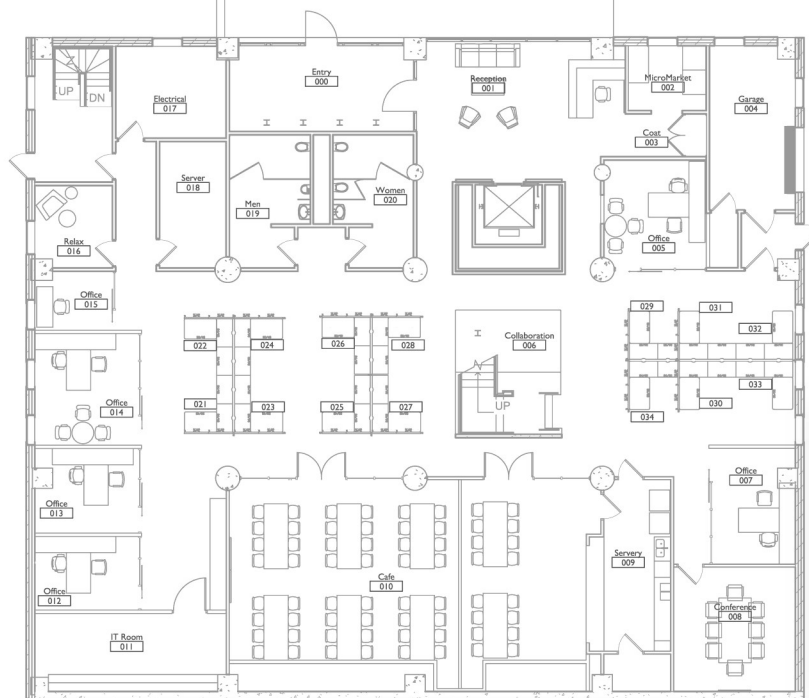
Joe O'Connor

Cell: 816.3080350

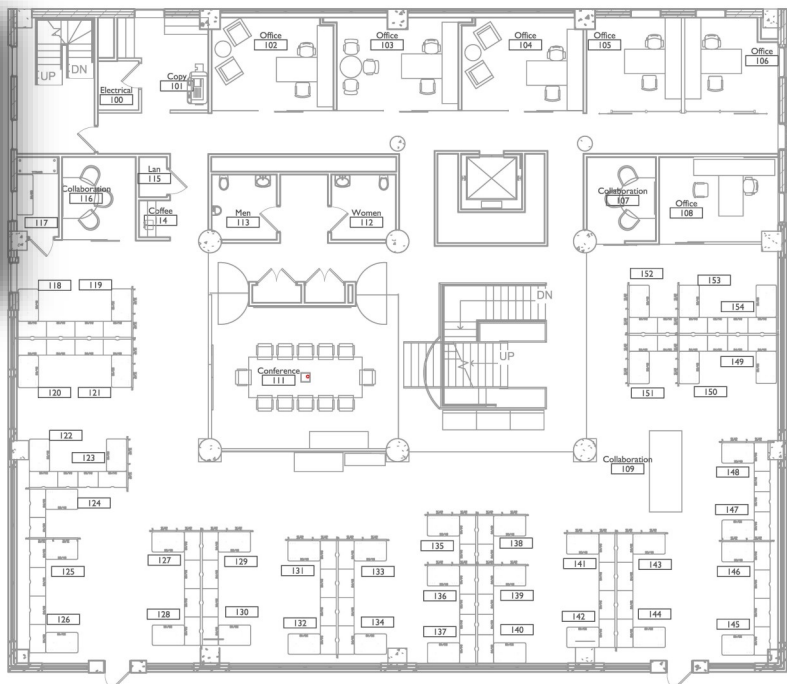
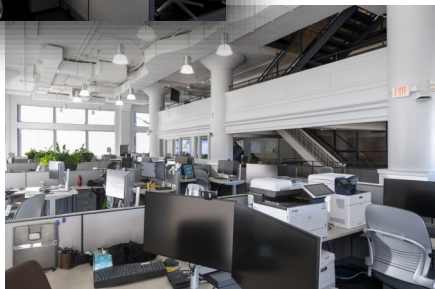
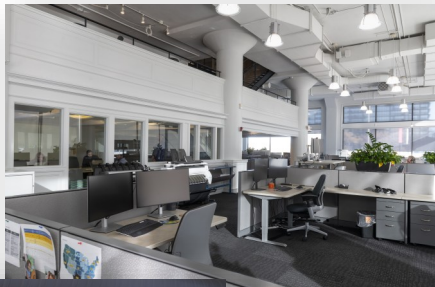
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AVAILABLE SPACE

Ground Floor



1st Floor



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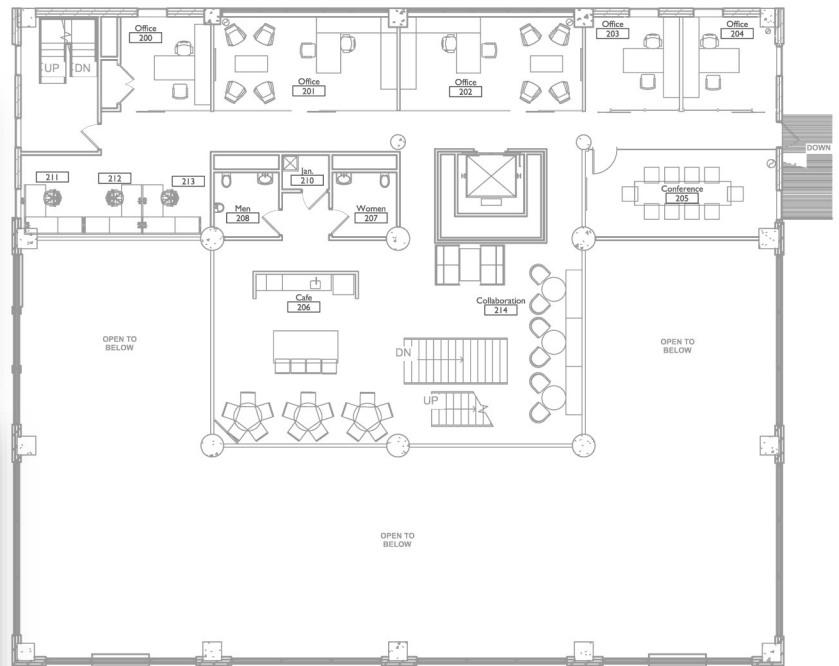
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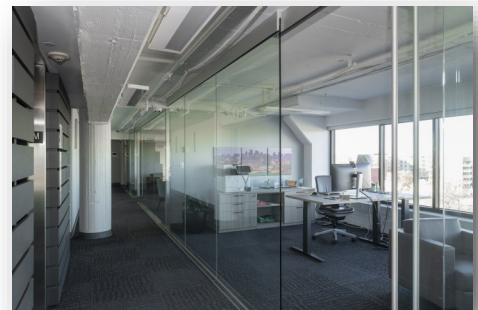
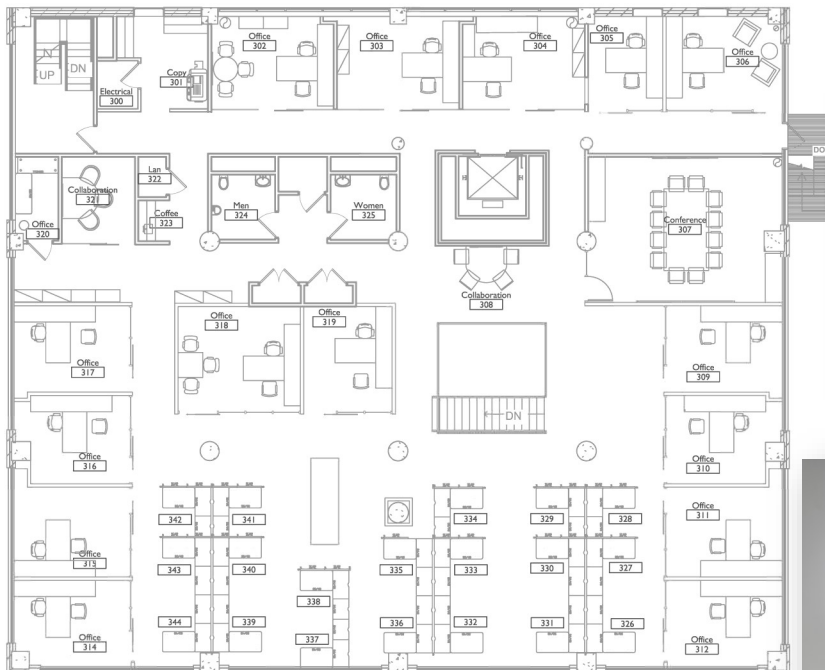
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AVAILABLE SPACE

Mezzanine



2nd Floor



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WATERFORD
PROPERTY COMPANY LLC

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