



# OFFICE FOR LEASE

304 SE 3RD ST LEE'S SUMMIT, MO 64063

PROFESSIONAL BUILDING  
DOWNTOWN LEE'S SUMMIT, MO

**DRAKE**  
DEVELOPMENT

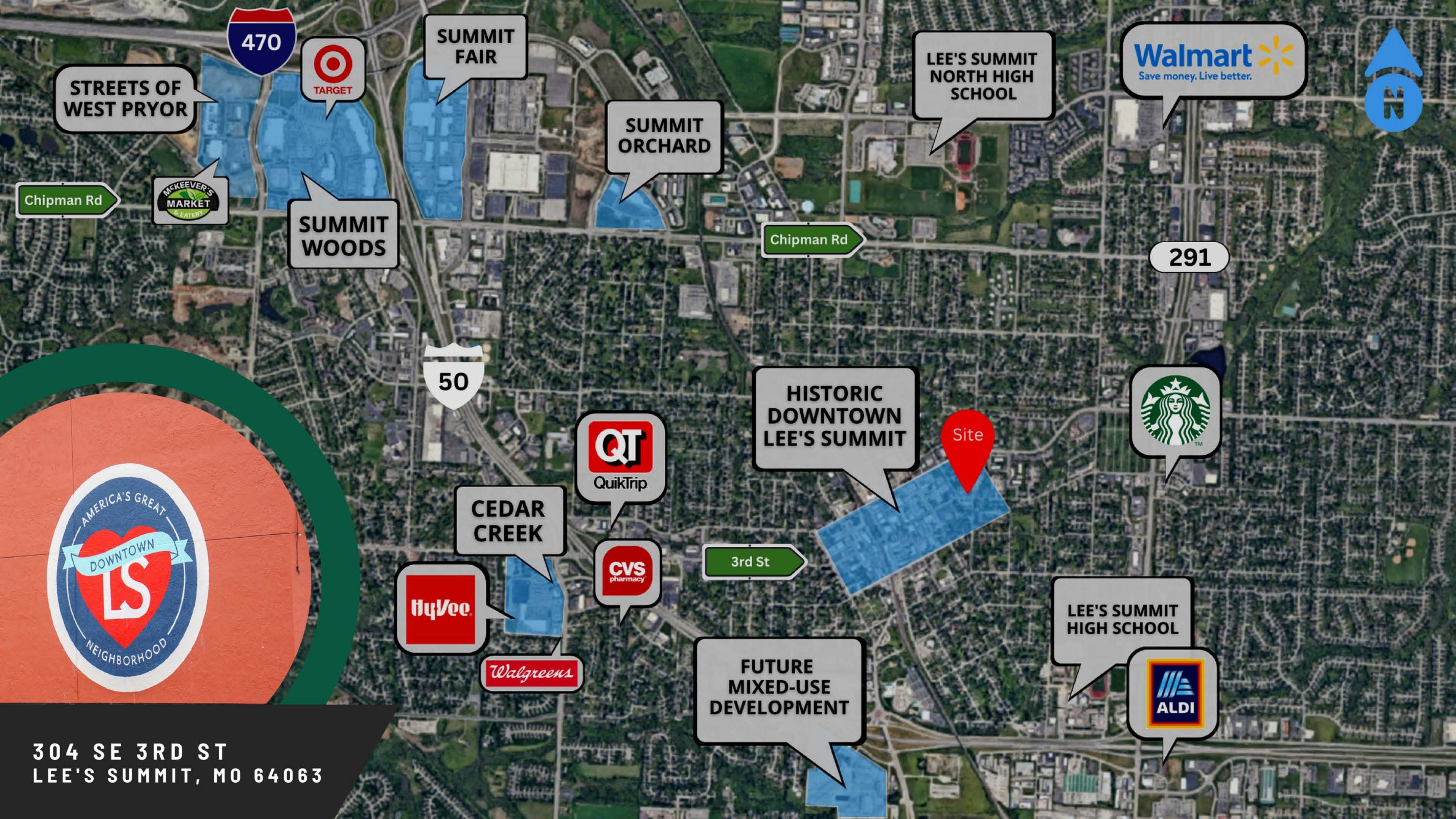


# RARE OPPORTUNITY IN DOWNTOWN LEE'S SUMMIT

**IAN MUSSMAN**  
DIRECTOR OF SALES & LEASING  
IAN@DRAKEKC.COM  
(402) 619-0197

**MAX MICKEY**  
SALES ASSOCIATE  
MAX@DRAKEKC.COM  
(816) 217-5171

**DRAKE**  
DEVELOPMENT



STREETS OF WEST PRYOR



SUMMIT FAIR

SUMMIT ORCHARD

LEE'S SUMMIT NORTH HIGH SCHOOL



Chipman Rd



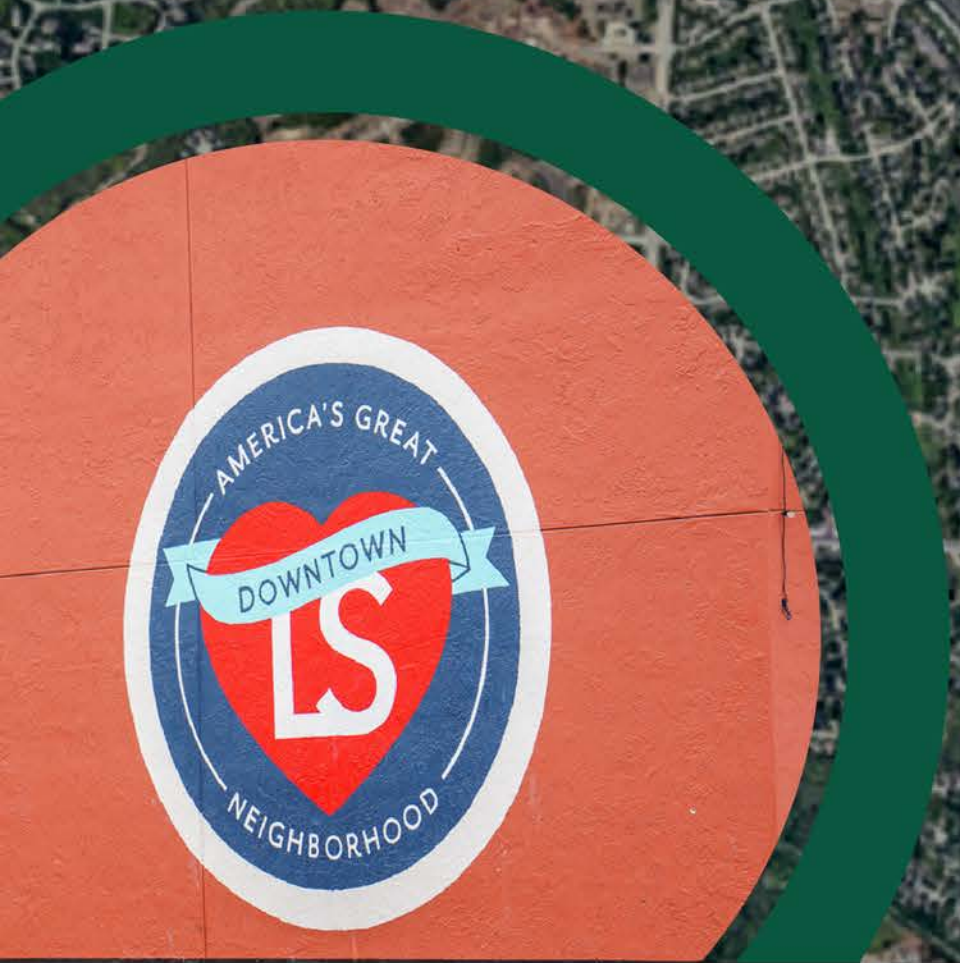
SUMMIT WOODS

Chipman Rd

291



HISTORIC DOWNTOWN LEE'S SUMMIT



CEDAR CREEK



3rd St



FUTURE MIXED-USE DEVELOPMENT

LEE'S SUMMIT HIGH SCHOOL



304 SE 3RD ST  
LEE'S SUMMIT, MO 64063

ELEVATE 114  
276 NEW  
MULTIFAMILY UNITS

FUTURE MIXED-USED  
DEVELOPMENT  
& FARMER'S MARKET

SITE

FIRE  
STATION

CITY  
HALL

SONIC

H Hurd  
Family  
Dental

Edward Jones  
MAKING SENSE OF INVESTING

SHEAR BLISS  
LEE'S SUMMIT

SMOKE  
BREWERY CO.

FRINGE

THIRD STREET  
SOCIAL

SHELL

BRICKS

Neighborhood  
Cafe

WHISTLE STOP  
COFFEE SHOP

Llywelyn's  
PUB

MAIN SLICE  
PIZZA & PASTA

GRAND & CO.

Sabor  
Latino

KONRAD'S  
RESTAURANT AND BAR

McCRETT'S

MARCADE  
ALLEY

FILLING STATION  
BAR-B-QUE  
RESTAURANT

3RD STREET

SW MAIN STREET

SE MAIN STREET

3RD STREET

SE GRAND AVE

DQ

SPINNEZ



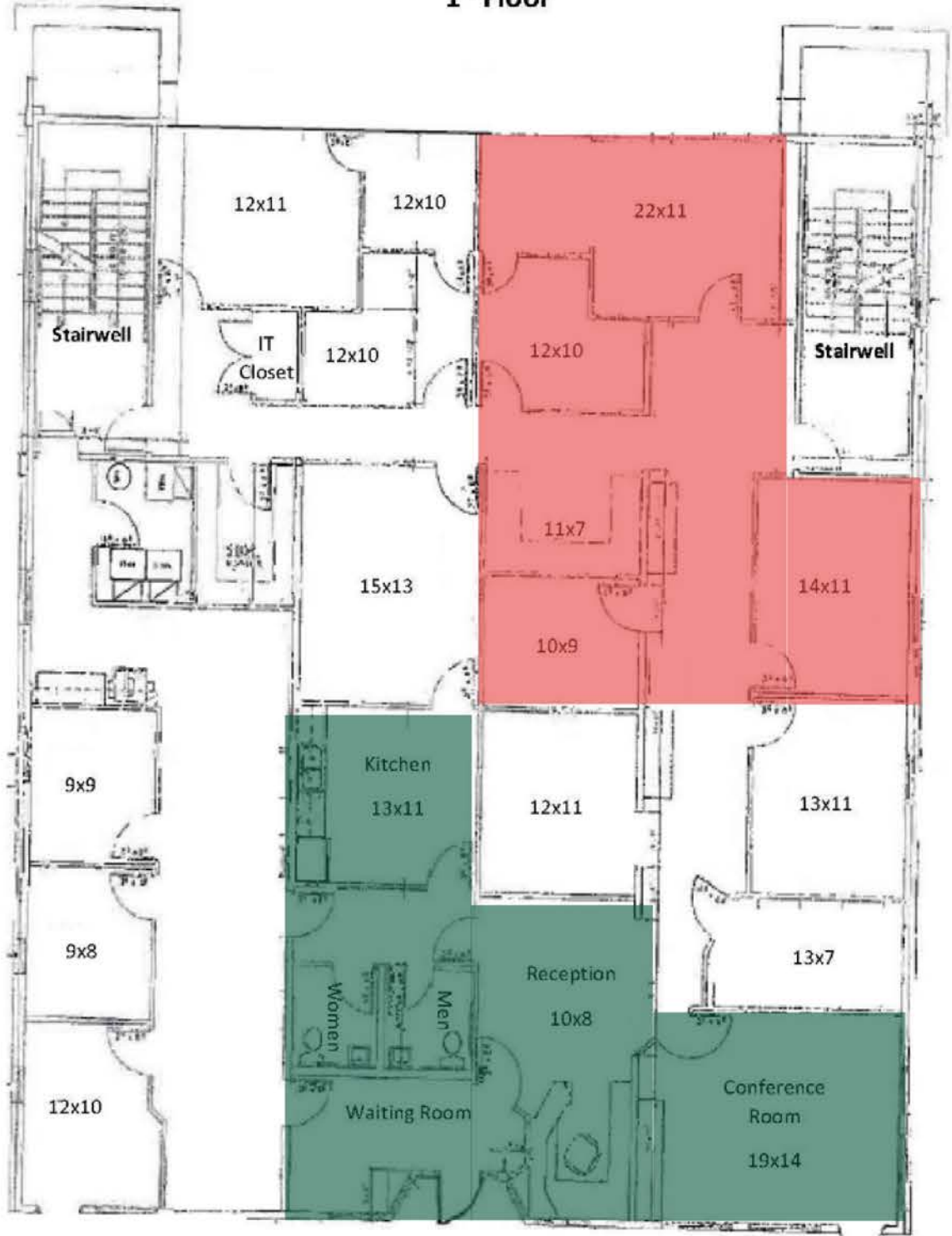
INCREDIBLE LOCATION IN  
DOWNTOWN LEE'S SUMMIT

# PROPERTY FEATURES

- ✓ 1st Floor Offices Available
- ✓ 2nd Floor Offices Available with private balcony, private bathroom and entrance
- ✓ Mixed-Use Commercial Offices and Residential Lofts
- ✓ Underground Parking for commercial and residential tenants
- ✓ Underground Parking Garage, Rear Parking Lot, and On Street Parking
- ✓ Luxury offices of all sizes for professionals of any setting. Beautiful conference room, kitchen, reception, and built-in amenities available to all tenants
- ✓ Fabulous architecture with large windows everywhere bringing natural light and warmth to every office
- ✓ Located in the heart of Downtown Lee's Summit, within walking distance of over 30 of our city's favorite dining, shopping, and entertainment options
- ✓ Downtown Lee's Summit is one of only four neighborhoods nationally to receive American Planning Association's (APA) 2019 list of Great Places in America



304 SE 3<sup>rd</sup> St  
1<sup>st</sup> Floor



Front of Building

304 SE 3<sup>rd</sup> St  
2<sup>nd</sup> Floor



**DRAKE**  
DEVELOPMENT



**AVAILABLE  
SPACE**



**COMMON  
AREAS**

**BEAUTIFUL CONFERENCE ROOM,  
KITCHEN, RECEPTION, &  
BUILT-IN AMENITIES**





**BEAUTIFUL PROFESSIONAL OFFICE SETTING WITH SUPERB AMENITIES INCLUDING UNDERGROUND PARKING**

**15 SURFACE PARKING SPACES**



# LUXURY OFFICES OF ALL SIZES FOR PROFESSIONALS OF ANY SETTING

FABULOUS ARCHITECTURE WITH LARGE WINDOWS EVERYWHERE BRINGING NATURAL LIGHT AND WARMTH TO EVERY OFFICE.

**DRAKE**  
DEVELOPMENT



# CONTACT US

IAN MUSSMAN  
DIRECTOR OF SALES & LEASING  
IAN@DRAKEKC.COM  
(402) 619-0197

MAX MICKEY  
SALES ASSOCIATE  
MAX@DRAKEKC.COM  
(816) 217-5171

DRAKE DEVELOPMENT, LLC  
7200 W. 132ND STREET, SUITE 150  
OVERLAND PARK, KS 66213  
O: (913) 662-2630 F: (913) 766-3749

**DRAKE**  
DEVELOPMENT