

2601 S Hub Drive North



Office Building

Presented by:

Bruce Re, VP Commercial Division

RE/MAX Commercial, REMAX State Line

11251 Nall Ave.

Overland Park, Kansas 66211

913-221-9689

It takes **relationships.**

RE/MAX
COMMERCIAL®

2601 S Hub Drive North, Independence, Missouri

Free Standing Office Building

Featured Space : 3480 SF

Price : **\$475,000**

Zoning:: Commercial

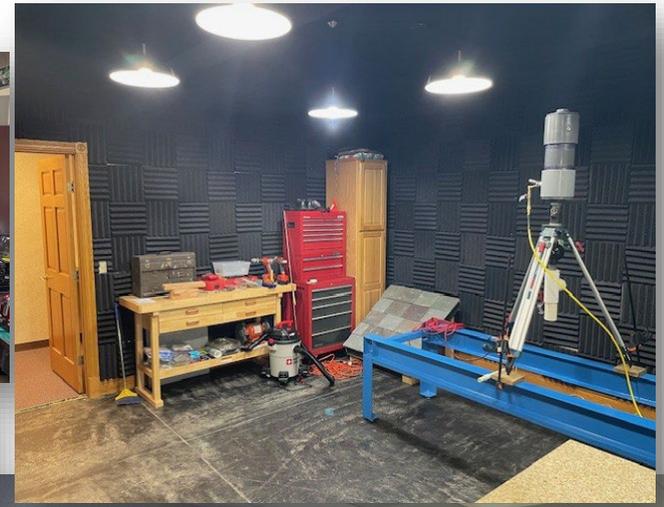
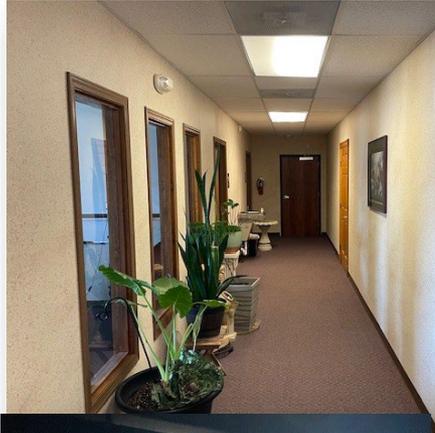
Built : 1997

Parking 16 spaces

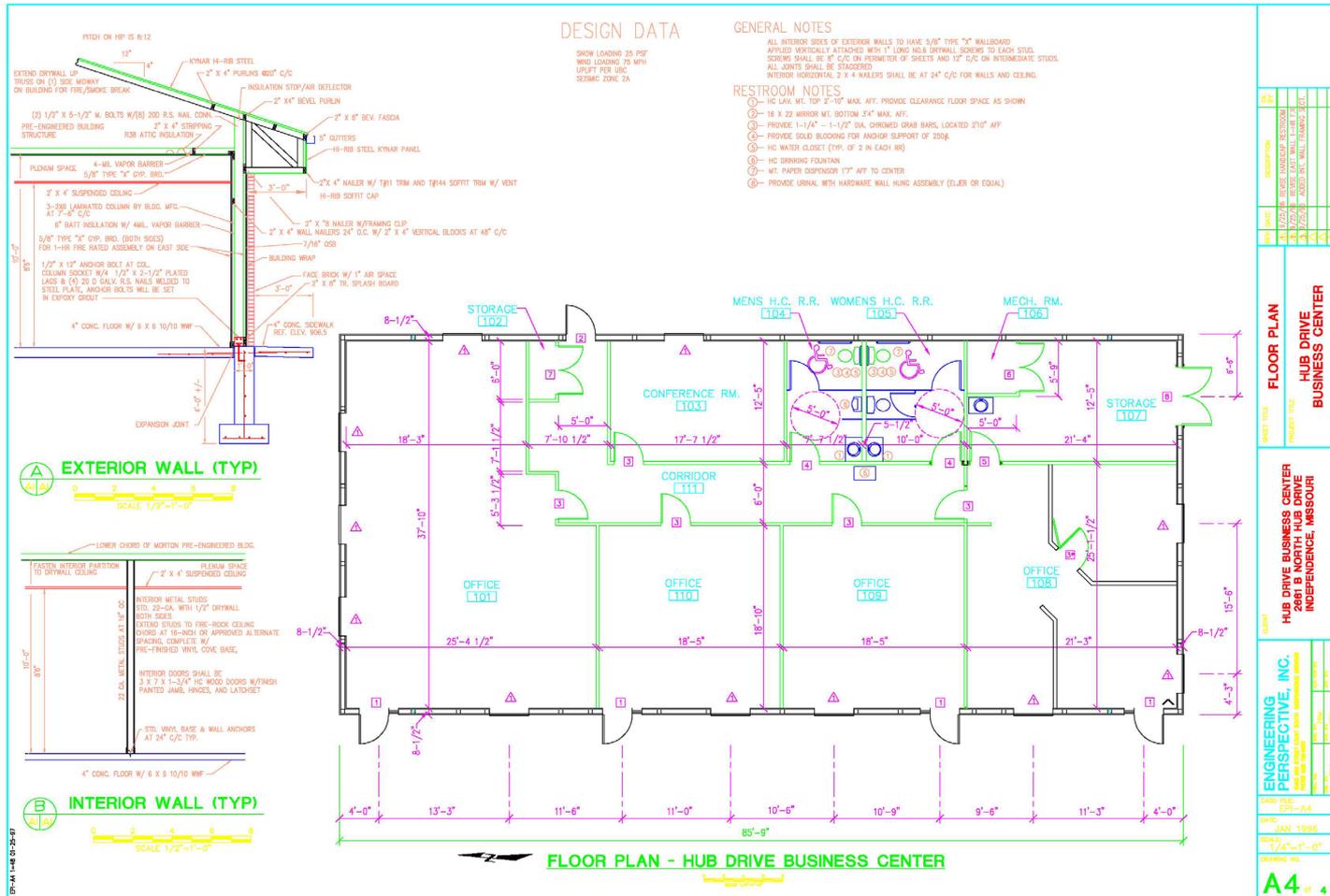
Building Features: With 3,84 sf and three separate entrances the building could be ideal for an owner user or investor! The engineering company has testing rooms, but one room could be used as a media/blog room. Just off M-291 highway, it is convenient to I-70 going through the middle of KC. Location is in a High-Demand Growth Area Close to Retail, Transportation, and Employment Centers!



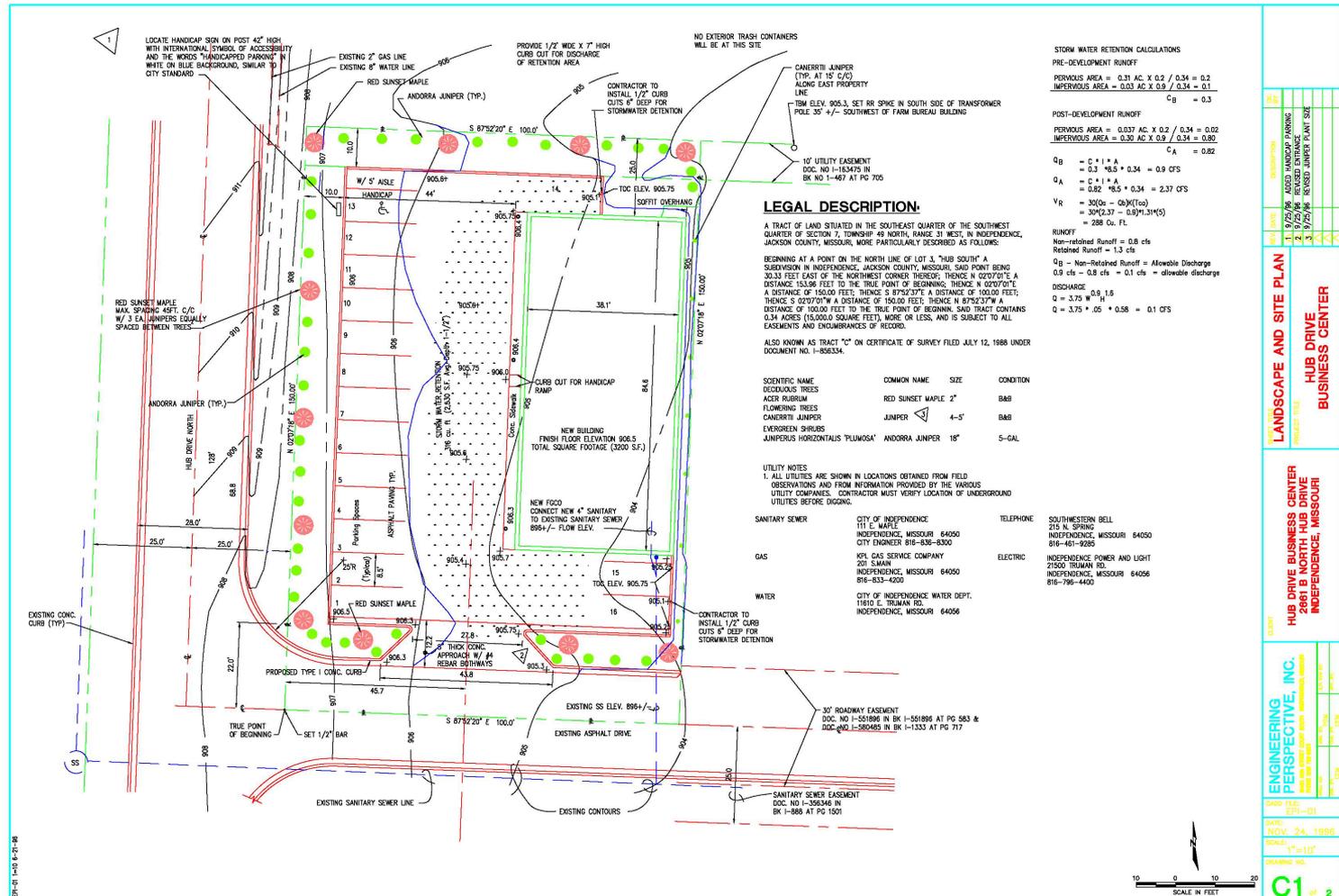
Photos



Floor Plan



Site Plan



STORM WATER RETENTION CALCULATIONS
 PRE-DEVELOPMENT RUNOFF
 PERVIOUS AREA = 0.31 AC. X 0.2 / 0.34 = 0.2
 IMPERVIOUS AREA = 0.30 AC X 0.9 / 0.34 = 0.80
 $C_B = 0.3$

POST-DEVELOPMENT RUNOFF
 PERVIOUS AREA = 0.037 AC. X 0.2 / 0.34 = 0.02
 IMPERVIOUS AREA = 0.30 AC X 0.9 / 0.34 = 0.80
 $C_A = 0.82$

$Q_B = C + I + A$
 $= 0.3 + 8.5 + 0.34 = 9.0$ cfs
 $Q_A = C + I + A$
 $= 0.82 + 8.5 + 0.34 = 2.37$ cfs
 $V_R = 30(0.6 - 0.6)(100)$
 $= 30(2.37 - 0.9)(1.31)(5)$
 $= 268$ cu. ft.

RUNOFF
 Non-retained Runoff = 0.8 cfs
 Retained Runoff = 1.3 cfs
 $Q_B = \text{Non-retained Runoff} + \text{Allowable Discharge}$
 $0.9 \text{ cfs} - 0.8 \text{ cfs} = 0.1 \text{ cfs} = \text{allowable discharge}$
 DISCHARGE
 $Q = 0.9 \text{ cfs}$
 $Q = 3.75 \text{ ft}^3 \text{ H}^{-1}$
 $Q = 3.75 \text{ ft}^3 \cdot 0.5 \text{ s} = 0.58 = 0.1 \text{ cfs}$

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH LINE OF LOT 3, "HUB SOUTH" A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, SAID POINT BEING 30.33 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE N 02°07'01"E A DISTANCE OF 153.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 02°07'01"E A DISTANCE OF 150.00 FEET; THENCE S 87°52'20"E A DISTANCE OF 100.00 FEET; THENCE S 02°07'01"W A DISTANCE OF 150.00 FEET; THENCE N 87°52'37"W A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS 0.34 ACRES (15,000.00 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.
 ALSO KNOWN AS TRACT "C" ON CERTIFICATE OF SURVEY FILED JULY 12, 1988 UNDER DOCUMENT NO. 1-35633A.

| SCIENTIFIC NAME | COMMON NAME | SIZE | CONDITION |
|----------------------------------|------------------|-------|-----------|
| DECIDUOUS TREES | | | |
| ACER RUBRUM | RED SUNSET MAPLE | 2" | B&B |
| FLOWERING TREES | | | |
| CANERTH JUMPER | JUMPER | 4'-5" | B&B |
| EVERGREEN SHRUBS | | | |
| JUNIPERUS HORIZONTALIS 'PLUMOSA' | ANDORRA JUMPER | 18" | S-GAL |

UTILITY NOTES
 1. ALL UTILITIES ARE SHOWN IN LOCATIONS OBTAINED FROM FIELD OBSERVATIONS AND FROM INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES. CONTRACTOR MUST VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DIGGING.

| SANITARY SEWER | CITY OF INDEPENDENCE | TELEPHONE | SOUTHWESTERN BELL |
|----------------|----------------------------------|-----------|------------------------------|
| | 111 E. MAPLE | | 215 N. SPRING |
| | INDEPENDENCE, MISSOURI 64050 | | INDEPENDENCE, MISSOURI 64050 |
| | CITY ENGINEER 816-638-8300 | | 816-461-9285 |
| GAS | KRI GAS SERVICE COMPANY | ELECTRIC | INDEPENDENCE POWER AND LIGHT |
| | 205 SUMMIT | | 2500 TRUMAN RD. |
| | INDEPENDENCE, MISSOURI 64050 | | INDEPENDENCE, MISSOURI 64056 |
| | 816-633-6200 | | 816-796-4400 |
| WATER | CITY OF INDEPENDENCE WATER DEPT. | | 11810 E. TRUMAN RD. |
| | INDEPENDENCE, MISSOURI 64056 | | INDEPENDENCE, MISSOURI 64056 |

DATE: 11/25/10
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT TITLE: HUB DRIVE NORTH HUB DRIVE BUSINESS CENTER
 LANDSCAPE AND SITE PLAN
 PROJECT TITLE: HUB DRIVE BUSINESS CENTER
 HUB DRIVE NORTH HUB DRIVE BUSINESS CENTER
 INDEPENDENCE, MISSOURI
 CLIENT: ENGINEERING PERSPECTIVE, INC.
 1000 W. 11TH ST. SUITE 100
 INDEPENDENCE, MO 64056
 816-333-6200
 FAX: 816-333-6200
 WWW: WWW.ENGINEERINGPERSPECTIVE.COM
 CADD FILE: EPR-01
 DATE: NOV 24, 1990
 SCALE: 1"=10'
 DRAWING NO.: C1 of 2



3480 SF Office Building:

Located just off M-291, could be ideal for Engineer, Attorney, Tax Service center, free stand and off street parking!

RE/MAX Commercial, REMAX State Line

11251 Nall Ave.

Overland Park, Kansas 66211

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brucere@remax.net

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