

Office Space For Lease

201 E Partridge Ave,
Independence, MO 64055



3,000 - 7,575 SF For Lease

Built in 1986 – Extensive Renovations in 2021

\$12.00 / SF NN – Tenant to handle their own utilities, internet, interior Janitorial, and CAM.
Landlord covers taxes and insurance.

Tenant Improvements Available depending on financials and lease terms.

For more information, questions, or to schedule a tour of the property, please call Josh Haith



11415 West 87th Terrace Overland Park, KS 66214 (913) 888-3456

Josh Haith
Office: (913) 888-3456 x 7
Email: Josh@Haith.com
Website: www.haith.com

Property Details

3,000 - 7,575 SF Available – 3rd Floor

Entire Floor for Lease – Ability to Divide Into 2 Suites

Rental Rate \$12.00 NN

Parking Ratio 4.0 / 1000

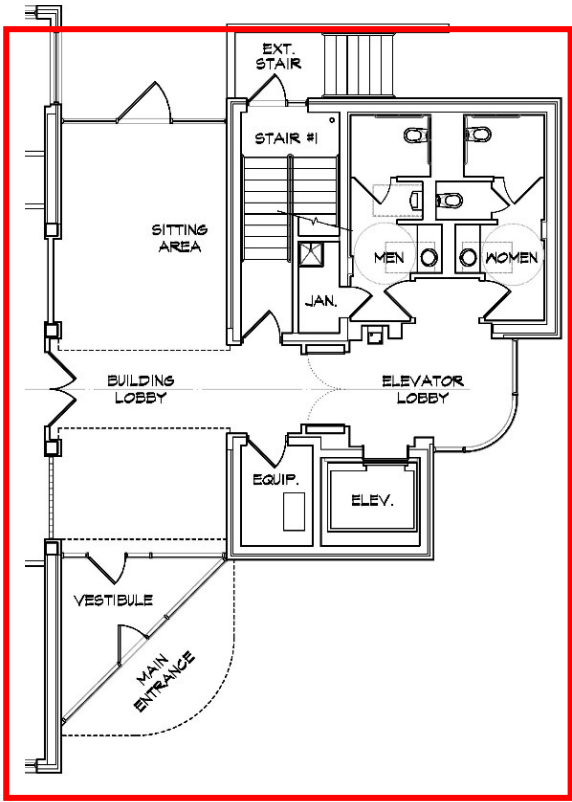
Built In 1986

Extensive Renovations Completed 2021

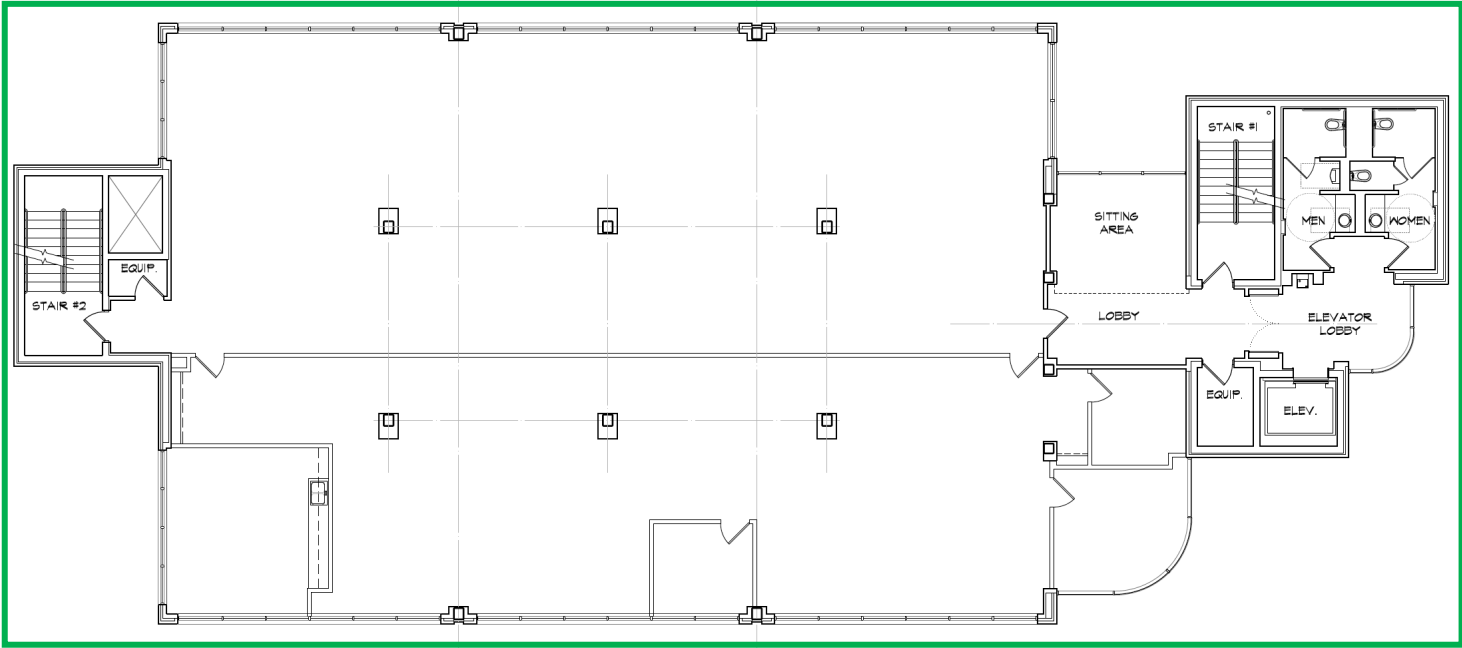
- Roof
- HVAC
- Elevator
- Interior Finishes
- Utility Meters
- WIFI Thermostat
- LED Lights
- Exterior Lighting
- Landscaping Including New Stone Retaining Wall
- Water and Drains in Columns on Each Floor
- 3rd Floor Break Area
- Restrooms
- Parking Lot



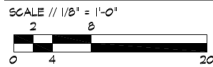
First Floor Common Area

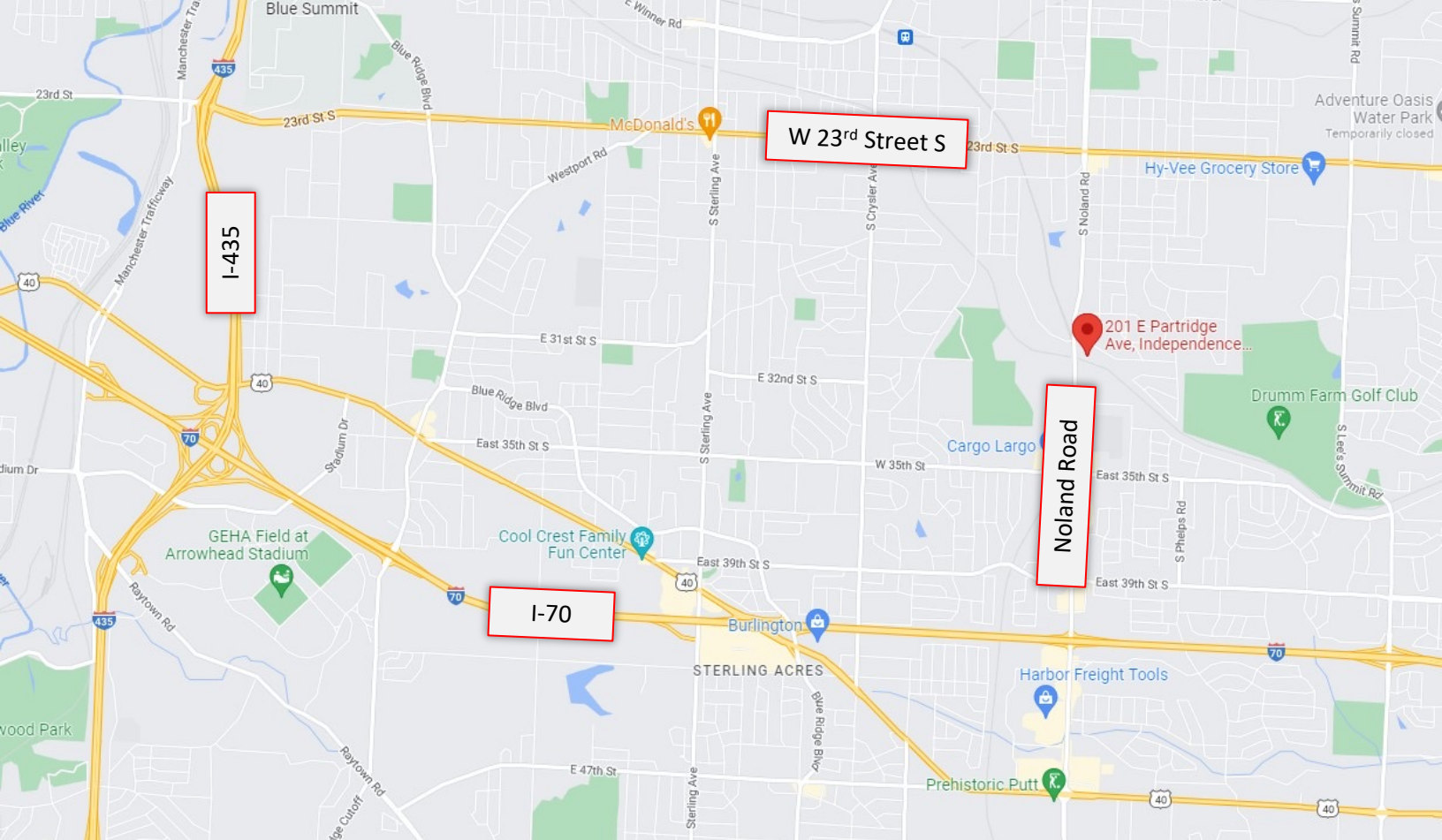


3rd Floor



THIRD FLOOR PLAN





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