

FOR SALE OR LEASE

422 ADMIRAL BOULEVARD



- 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
- Listed on the National Register of Historic Places
- 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

Chuck.Connealy@waterfordproperty.net



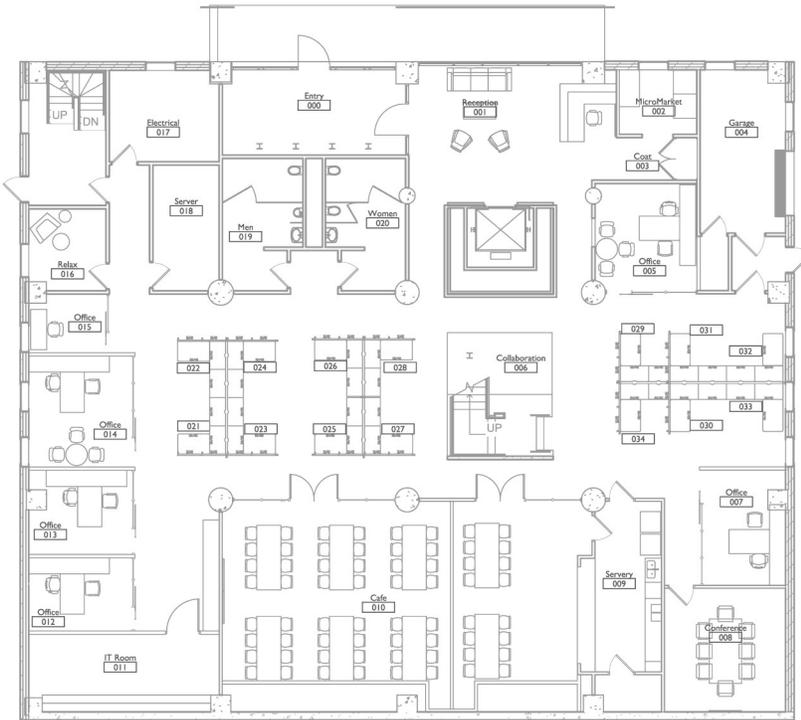
Joe O'Connor

Cell: 816.3080350

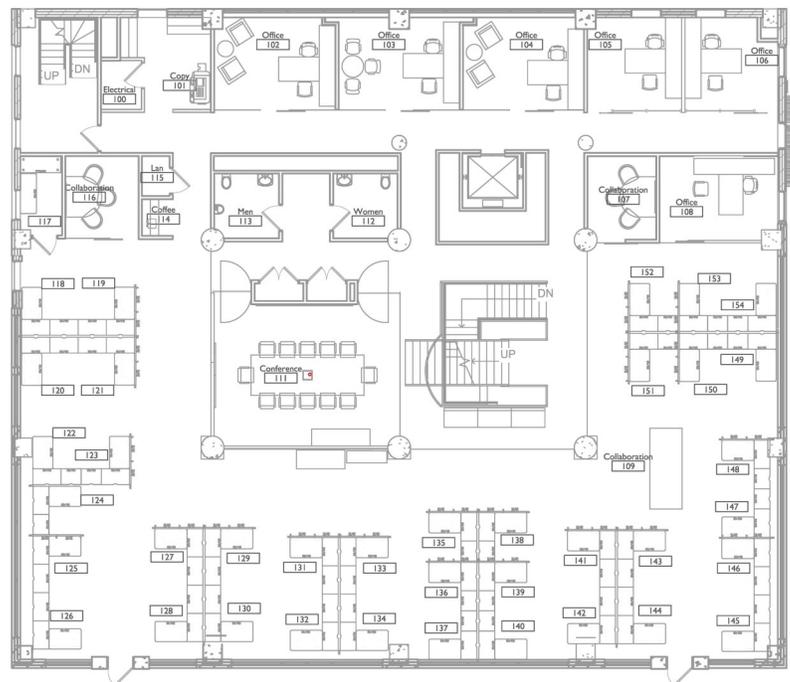
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AVAILABLE SPACE

Ground Floor - 7,844 SF



2nd Floor - 7,844 SF



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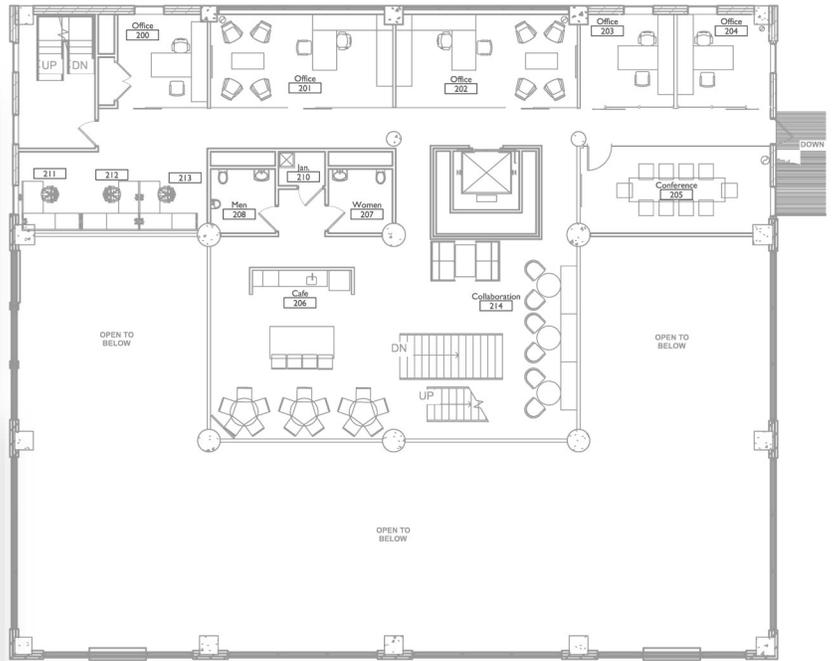
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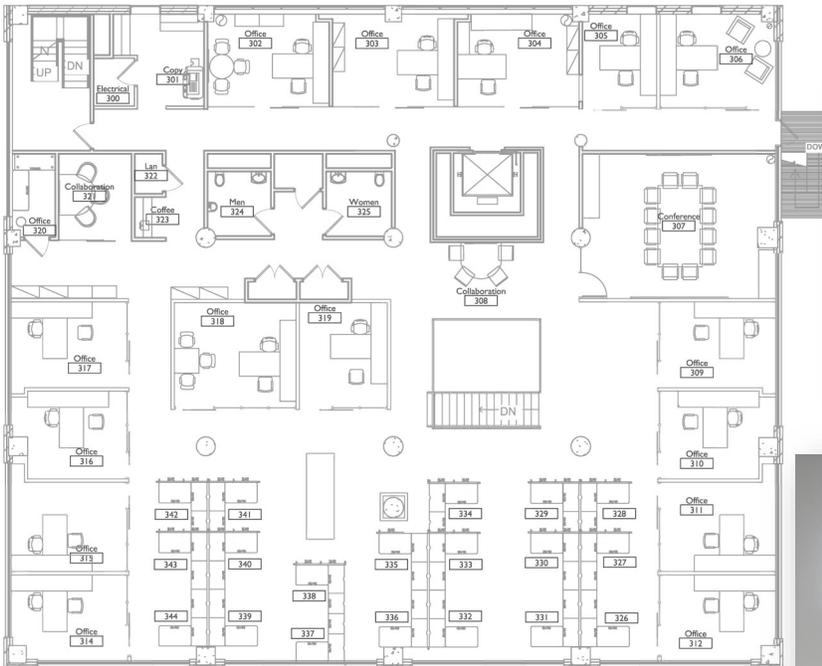
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AVAILABLE SPACE

Mezzanine - 3,960 SF



3rd Floor - 7,844 SF



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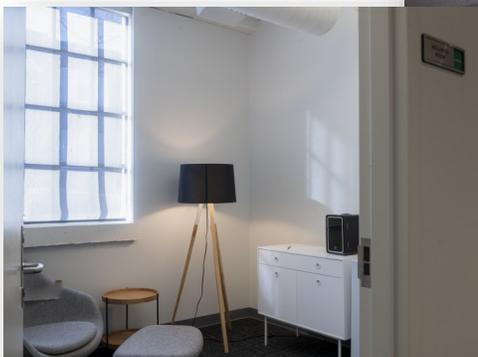
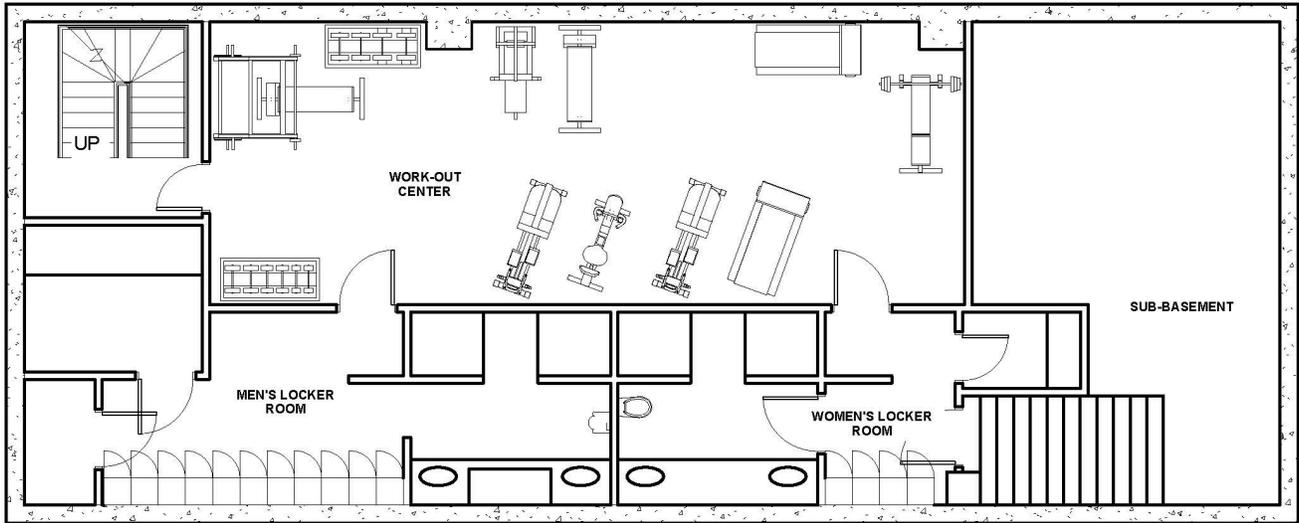
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AVAILABLE SPACE

Lower Level - 1,720 SF



[Virtual Aerial Tour](#)

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