

# Bellevue Professional Building

Office Space for Sale or Lease

4770 N Bellevue Avenue  
Gladstone, Missouri

**NEWMARK**  
ZIMMER

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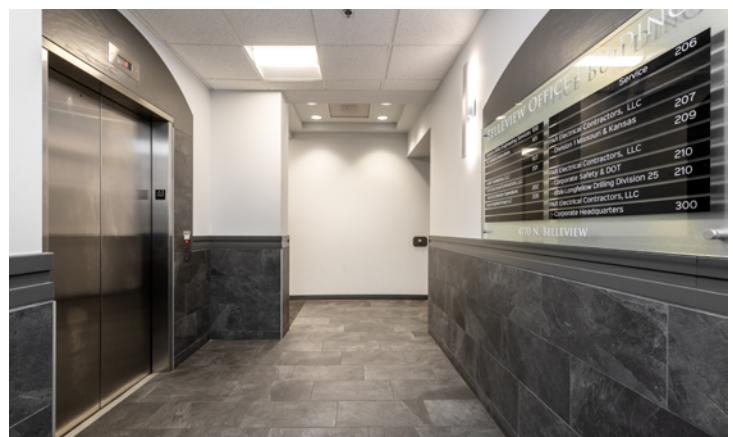
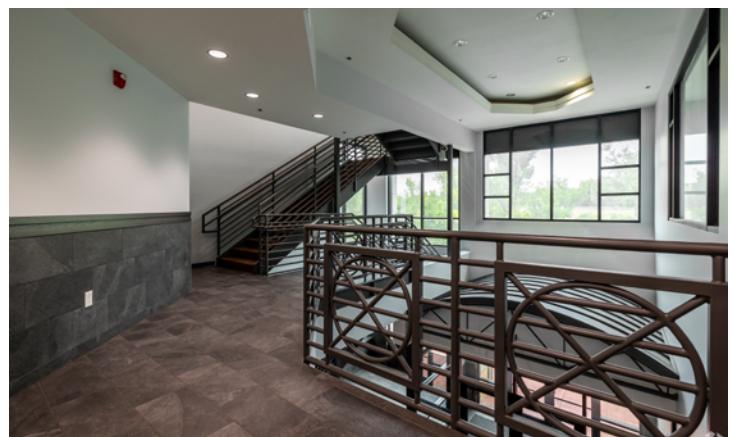
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## Property Details

- Professional office space suitable for all types of uses
- Available spaces ranging from 898 - 27,389 sf (contiguous)
- Building signage available
- Excellent access and visibility from Highway 169 and Vivion Road
- Centrally located minutes from Downtown Kansas City with quick access to major corridors and urban amenities.
- Proximity to shops and restaurants in Briarcliff Village, North Oak Marketplace and North Oak Village
- Parking ratio: 4.25/1,000 (approximately 219 spaces)
- No Kansas City, Missouri earnings tax
- 2025 Taxes \$144,695
- Lease Rate: \$19.00/sf, plus of electric costs
- For Sale: \$6,895,000

## Space Availability

- Suite 101: 898 sf
- Suite 202: 1,376 sf
- Suite 205/209: 4,778 sf
- Suite 206: 2,812 sf
- Suite 300: 18,423 sf



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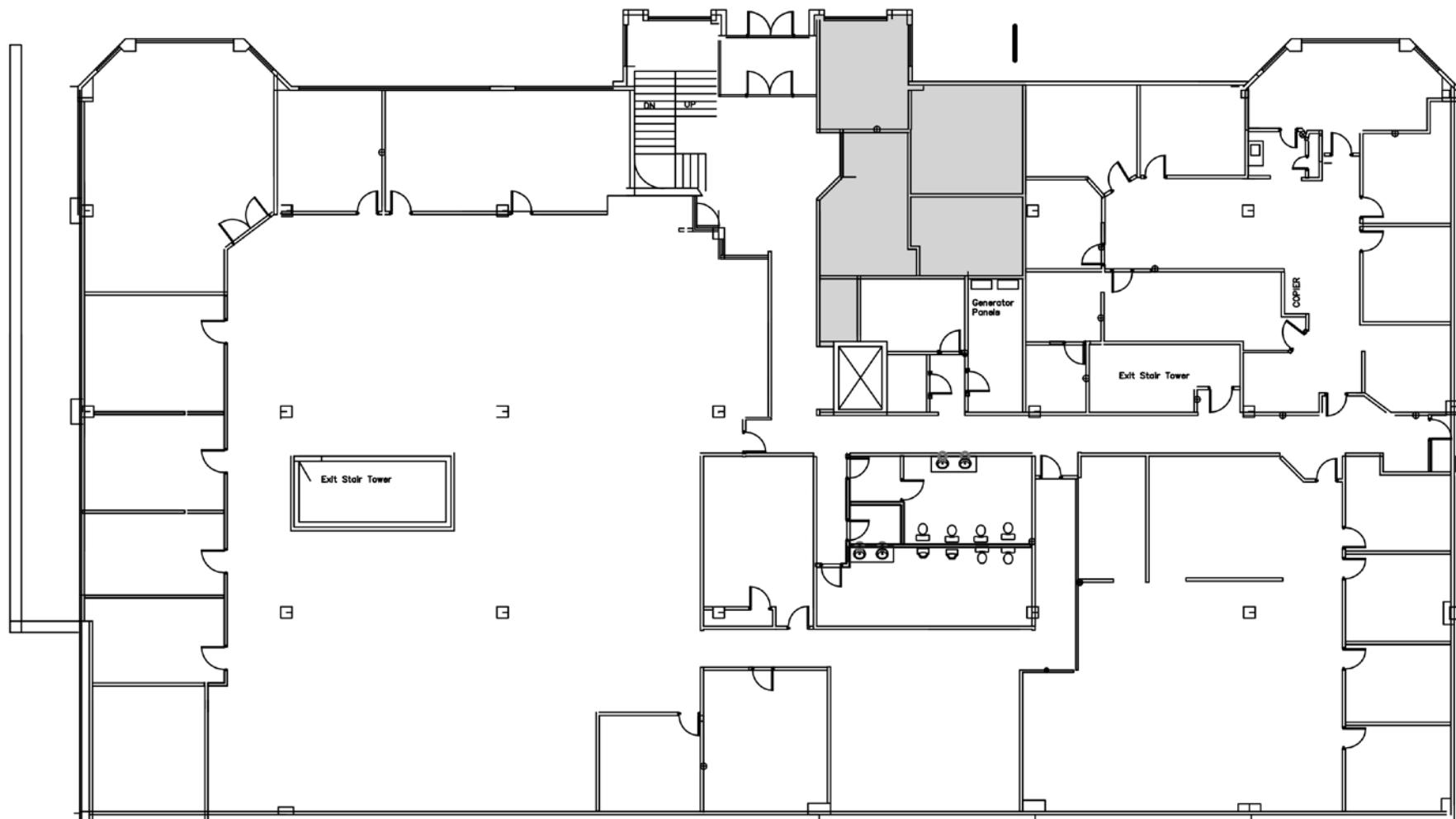
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## First Floor Plan

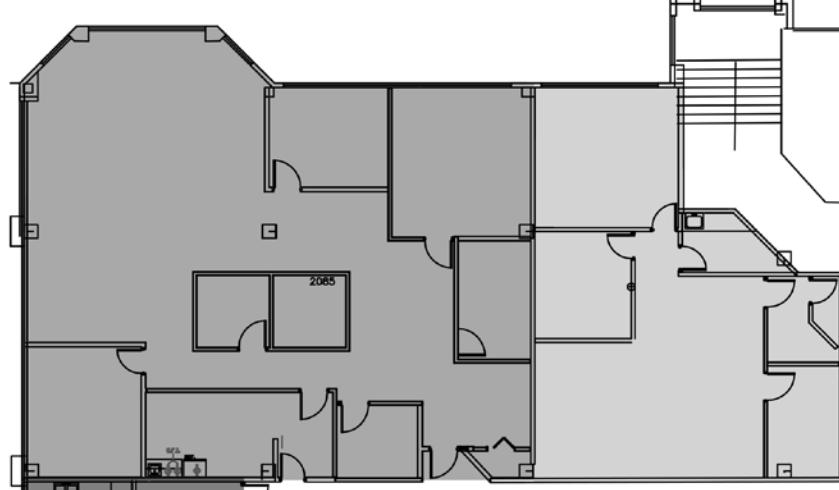
Suite 101: 898 sf



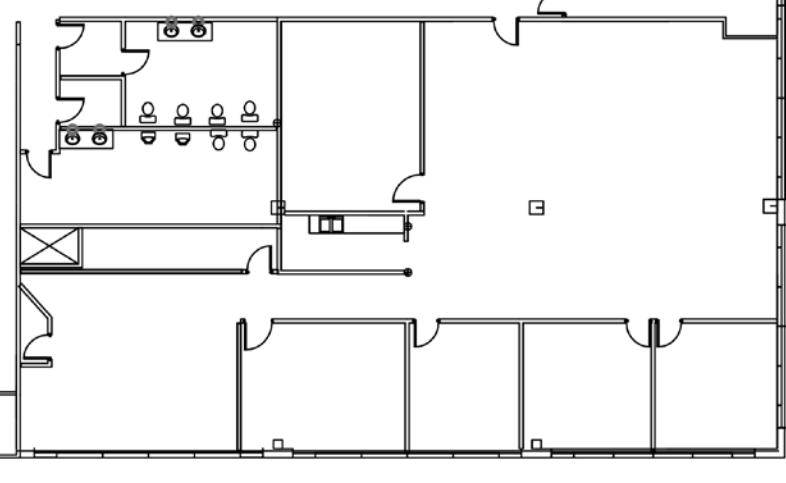
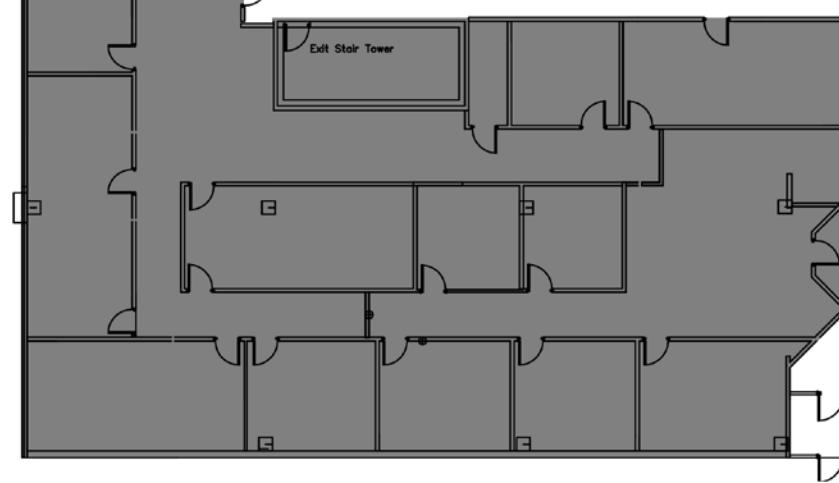
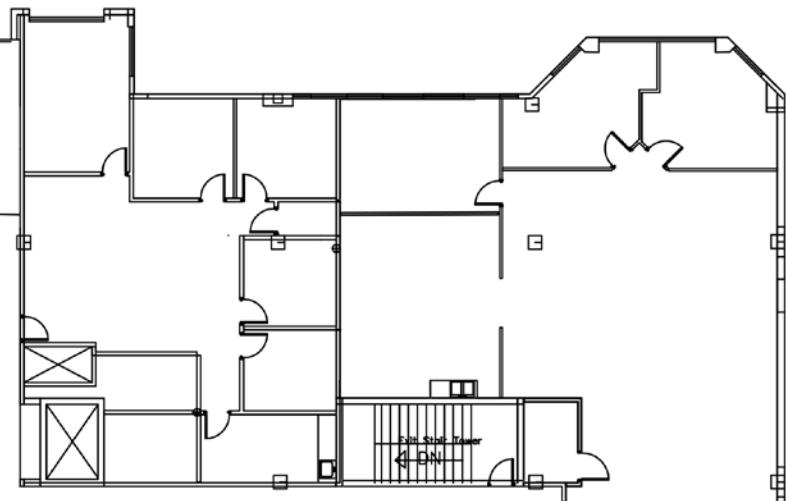
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## Second Floor Plan

Suite 206: 2,812 sf



Suite 202: 1,376 sf



Suite 205/209: 4,778 sf

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## Third Floor Plan

Suite 300: 18,423 sf

