

FOR SALE OR LEASE: MEDICAL / PROFESSIONAL OFFICE BUILDING

100 NE Missouri Rd, Lee's Summit, MO

- Sale Price: \$3.5 Million (\$234 / RSF)

- Lease Rate: \$25.50 PSF



- ❑ 2 Story, 14,949 RSF Medical / professional building on 1.42 acre lot. Built in 2006.
- ❑ Located directly across the street from St. Luke's East Hospital at I-470 & NE Douglas interchange.
- ❑ Anchored by Davita Dialysis with 5,477 SF available for leasing upside or owner-user space.
- ❑ Several restaurants, hotels, and other amenities in immediate vicinity including Jose Peppers, Summit Pizza, Starbuck's, Panera, Whataburger, Hampton Inn, B&B Movie Theaters, and more.
- ❑ 26,725 cars per day on NE Douglas

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FISHMAN
COMMERCIAL REAL ESTATE

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2025 Demographics	3 miles	5 miles	7 miles
Total Population	50,503	96,472	204,529
Daytime Population	63,720	99,740	181,861
Avg HH Income	\$107,968	\$125,716	\$113,924



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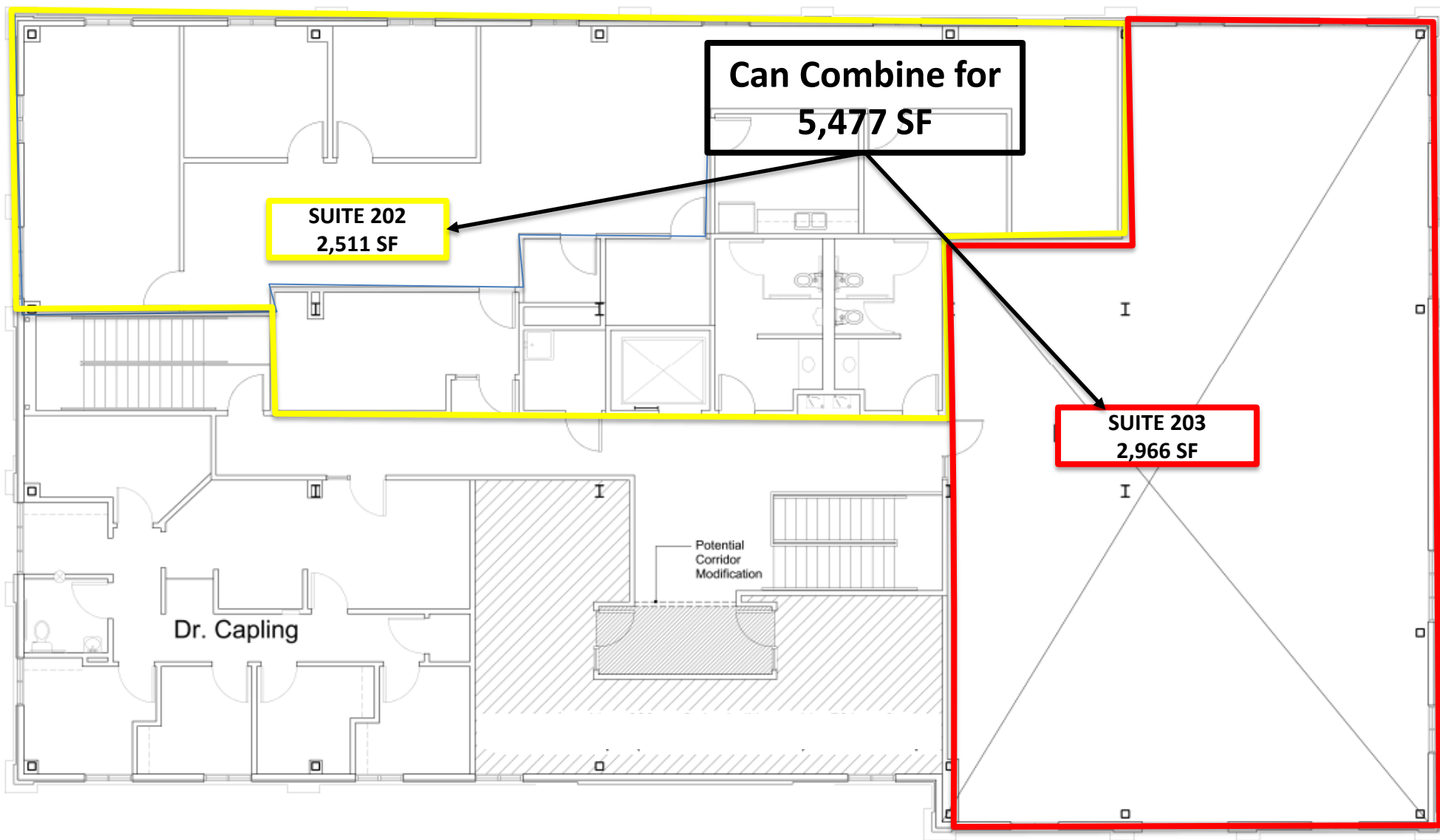
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2nd Floor Available Space | 100 NE Missouri Road, Lee's Summit, MO



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SUITE 203 INTERIOR | 100 NE Missouri Road, Lee's Summit, MO



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SUITE 202 INTERIOR | 100 NE Missouri Road, Lee's Summit, MO



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FOR SALE: 100 NE Missouri Road, Lee's Summit, MO

Medical Plaza 2 Info

Bldg Size	14,949 RSF	
Vacant	5,477 RSF	
Occupied	9,472 RSF	
Asking Sale Price	\$3,500,000	\$234
Previous Sale (2016)	\$3,010,000	\$201
SF per bldg plan	15,400	
2024 NOI	\$218,187.01	
Potential Stabilized NOI	\$270,248.17	7.72%

Suite	SF	Tenant
101 & Upstairs	8,290	ISD Lee's Summit (Davita Dialysis)
202	2,511	Vacant
203	2,966	Vacant
204	1,182	Kansas City Kidney Consultants
Total	14,949	
Occupied	9,472	63%
Lot Size	61,855 SF	1.42 acres

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