

4240 S LEE'S SUMMIT ROAD | INDEPENDENCE, MO 64055

12,000± SF on 1.25 Acres for Lease

est. 1879

KH



For more information, please contact:

CASSIDY MEARS, MBA
Principal, Office Specialist
8913.488.8669
cmears@kessingerhunter.com

KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change. To unsubscribe, please click on the link khlistings@kessingerhunter.com. Flyer updated 5/14/26.

4240 S LEE'S SUMMIT ROAD

INDEPENDENCE, MO 64055

est. 1879

KH

KESSINGER HUNTER
commercial real estate



12,000± SF on 1.25 Acres for Lease



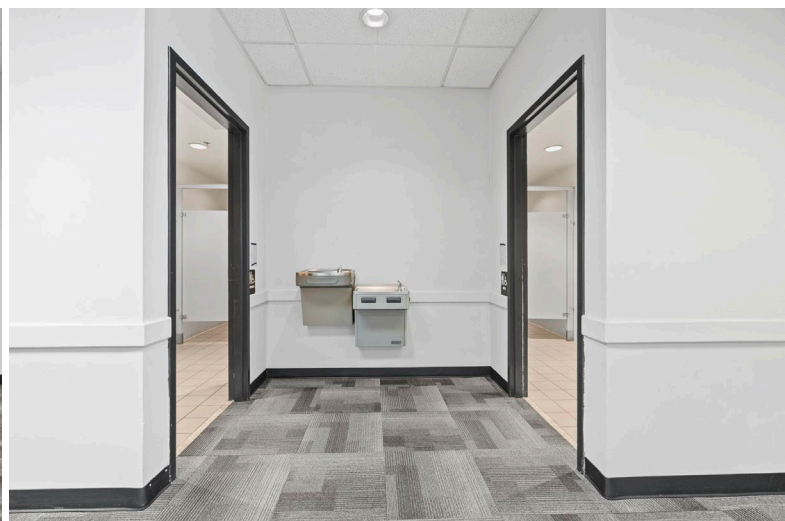
PROPERTY FEATURES

- ✓ Single story office building
- ✓ Immediately off I-70
- ✓ Hard corner with premiere visibility
- ✓ Primarily open space with lots of natural light
- ✓ Move-in ready

QUICK FACTS

TOTAL SF	12,000± SF on 1.25 Acres
LEASE RATE	\$12.50 NNN
NET CHARGES	\$6.75





EXPENSES FROM 2025

4240 Lee's Summit Road
For the Year ending 12/31/25
Curators - University of Missouri

Electrical Repair-Contracted	\$ 2,750.00
Roof Repair and Supplies	\$ 675.00
HVAC - Contracted	\$ 3,000.00
Lawn Care / Landscaping- Contracted	\$ 3,610.00
Fire Maintenance Services	\$ 20,494.96
Snow Removal- Contracted	\$ 3,290.00
Pest Control	\$ 747.00
Other Services - Contracted	\$ 3,461.53
Management Fee Expense	\$ 7,622.01
Insurance Expense - Property	\$ 6,850.00
Real Estate Taxes	\$ 29,897.35

TOTAL OPERATING EXPENSES \$ 82,397.85

RECOVERABLE EXPENSES \$ 82,397.85

Pro-Rate Share Billing **\$ 82,397.85**