

FOR SALE: \$4,250,000


PEAK
Real Estate Partners

3171 NE CARNEGIE DRIVE

LEE'S SUMMIT, MO 64064




NICK AMBROSIO
SENIOR VICE PRESIDENT

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HANK SIMPSON
PARTNER

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 HSIMPSONPEAKREP.COM

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EXECUTIVE SUMMARY

3171 NE CARNEGIE DRIVE | LEE'S SUMMIT, MO 64064

3171 NE Carnegie (Carnegie Corporate Center) is a 15,000 SF office building located right off NE Ralph Powell Rd in Lee's Summit, MO. This corridor is one of the most sought-after pockets of Lee's Summit for medical office and traditional office space. Carnegie Corporate Center currently is divided into three separate spaces. Summit Pediatrics is currently occupying 7,500 SF, Wells Fargo is occupying 4,000 SF and All Nations International occupies 3,500 SF. The building was built in 2007 and fully renovated in 2019. The parking lot received an entire resurfacing back in 2025, and the entire TPO roof was replaced in 2022. The property backs up to 470 Highway, which provides easy connectivity to Kansas City, KCI and other major regional destinations.

Building Amenities/Information

- 80 parking spaces
- 2007 build
- High end renovations in 2019
- Immaculately maintained
- New parking lot in 2025
- New roof in 2022
- 3 separate suites
- A+ Lee's Summit location
- Fantastic owner user opportunity

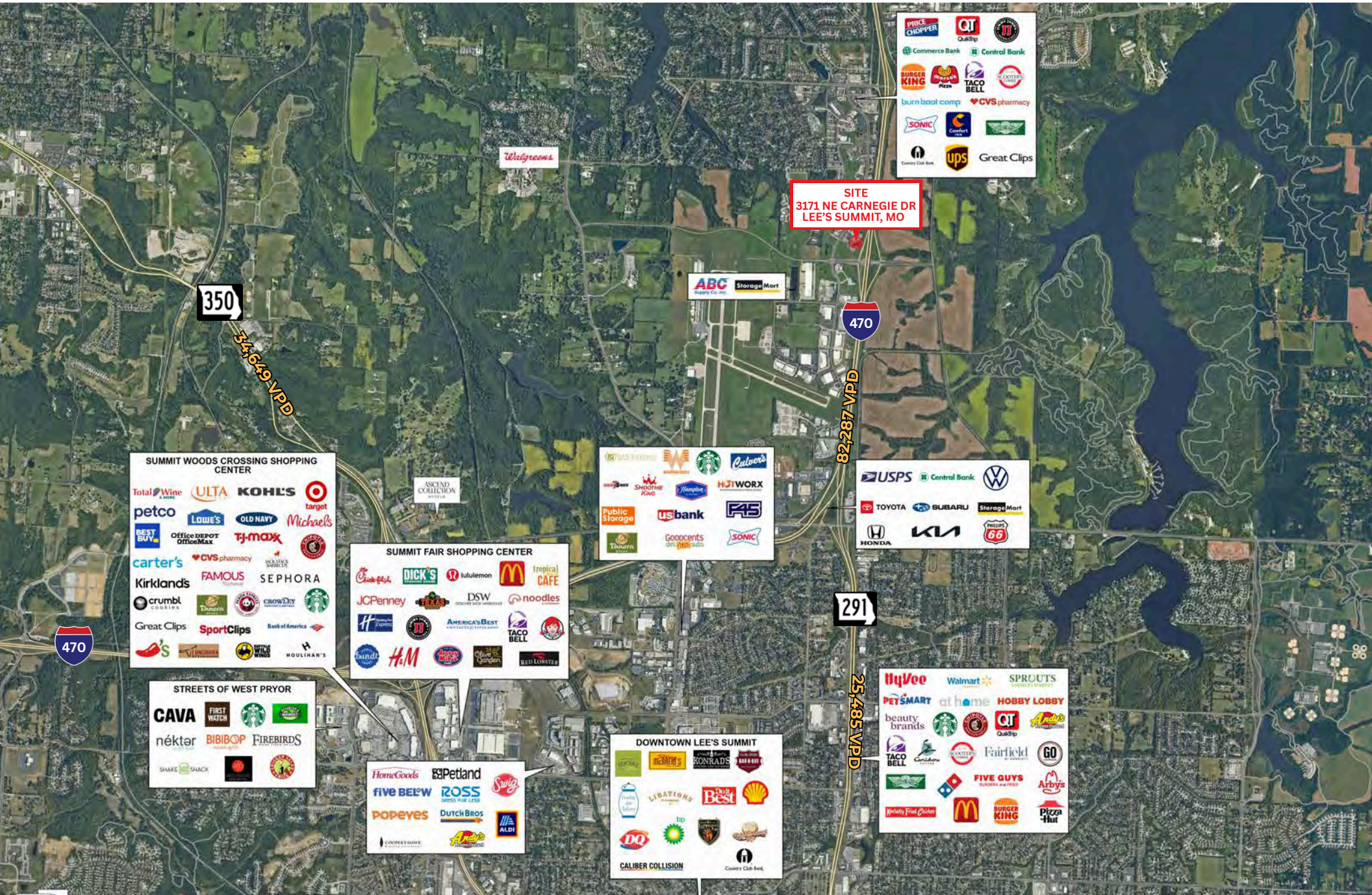
Operation Expenses:

- Gas/electric/water/trash: \$26,045
- Insurance: \$7,591
- Taxes: \$62,213



PROPERTY AERIAL

3171 NE CARNEGIE DRIVE | LEE'S SUMMIT, MO 64064



SITE
3171 NE CARNEGIE DR
LEE'S SUMMIT, MO

PRICE CHOPPER QT
Commerce Bank Central Bank
BURGER KING PIZZA TACO BELL
burn boat camp CVS pharmacy
SONIC Comfort
Country Club Bank UPS Great Clips

350

34,649 VPD

470

82,287 VPD

SUMMIT WOODS CROSSING SHOPPING CENTER

Total Wine ULTA KOHL'S Target
petco LOWE'S OLD NAVY Michaels
BEST BUY Office DEPOT OfficeMax tj-maxx
carter's CVS pharmacy
Kirkland's FAMOUS SEPHORA
crumbl cookies Tostitos CROWLEY Starbucks
Great Clips SportClips Bank of America
salsa LUNCHBOX WILD THINGS HOULIHAN'S

SUMMIT FAIR SHOPPING CENTER

Chick-fil-A DICK'S Lululemon McDonald's Tropical CAFE
JC Penney Five Star DSW noodles
Hugoboss American's Best TACO BELL
H&M American Express Oldemark RED LOBSTER

USPS Central Bank VW
TOYOTA SUBARU StorageMart
HONDA KIA 66

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STREETS OF WEST PRYOR

CAVA FIRST WATCH Starbucks
nékter BIBIBOP FIREBIRDS
SHAKE SHACK

HomeGoods Petland Swiggy
five BELOW ROSS
Popeyes Dutch Bros ALDI
CONCRETE MARKETS Firestone

DOWNTOWN LEE'S SUMMIT

LIBATIONS
Burger King Shell
DQ b2i
CALIBER COLLISION Country Club Bank

291

25,485 VPD

HyVee Walmart SPROUTS
PETSMART at home HOBBY LOBBY
beauty brands Starbucks QT
TACO BELL Five Guys Airbys
Pizza Hut

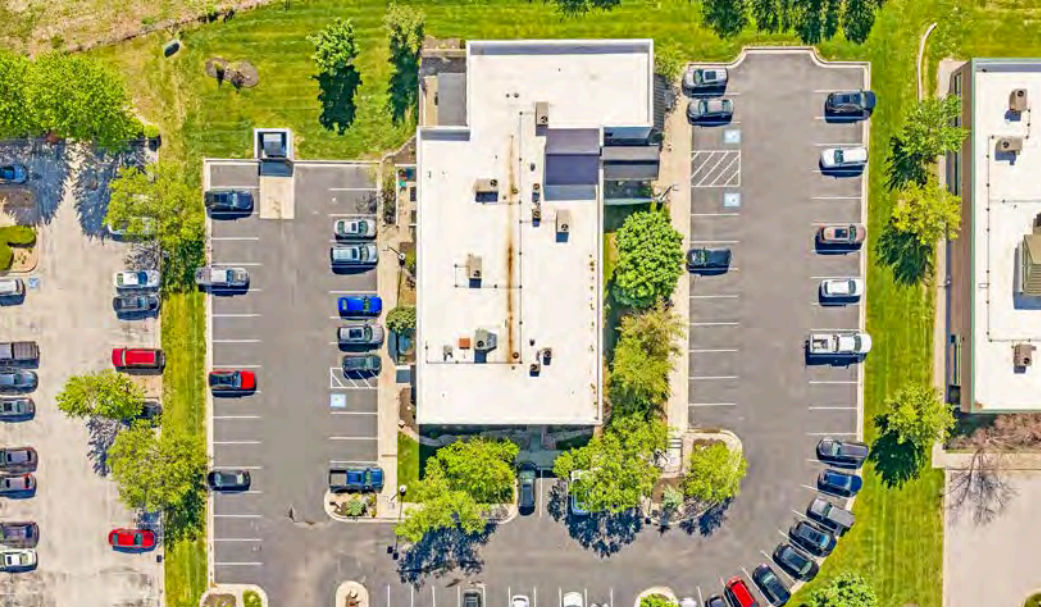
PROPERTY PHOTOS

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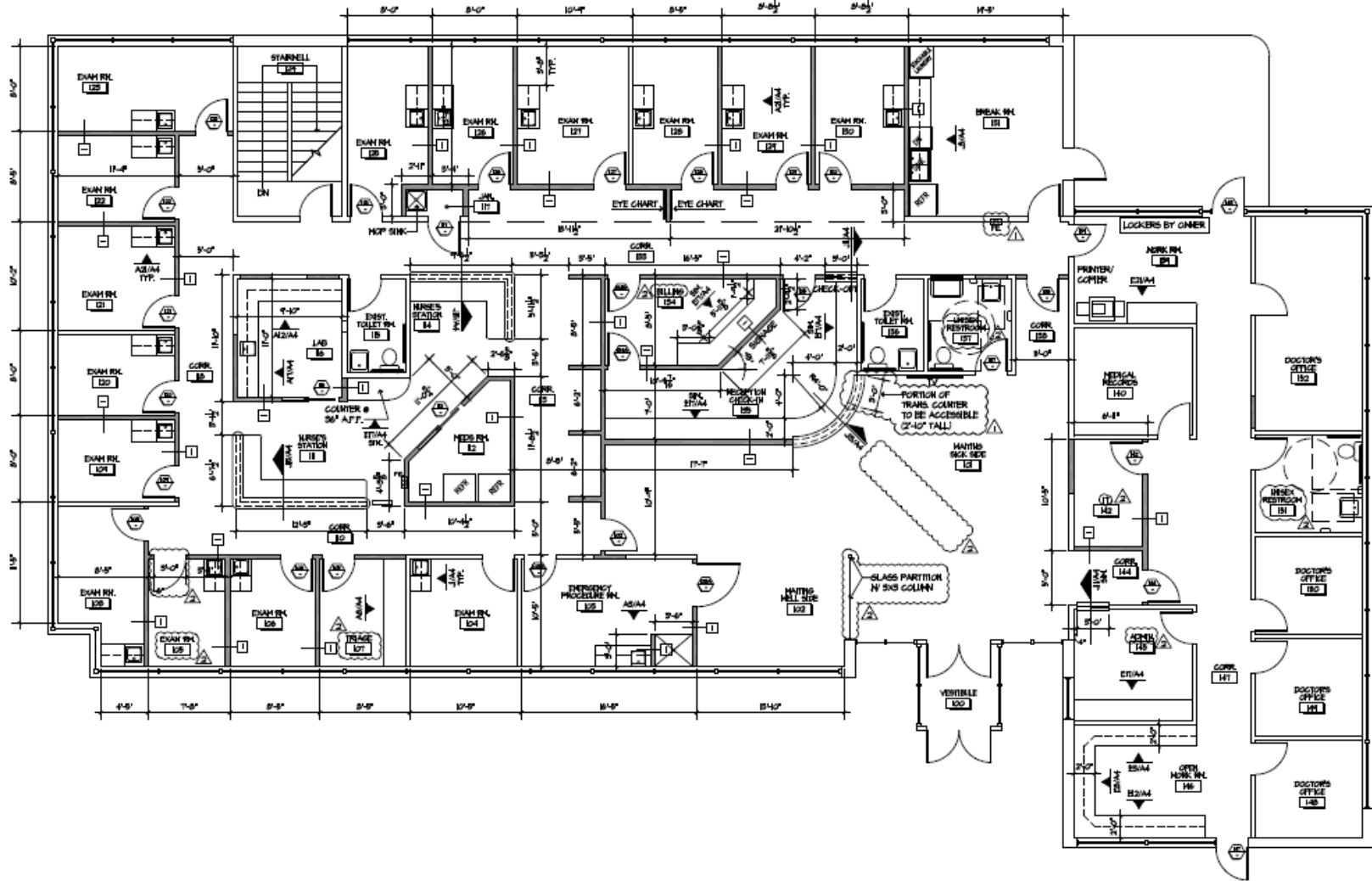
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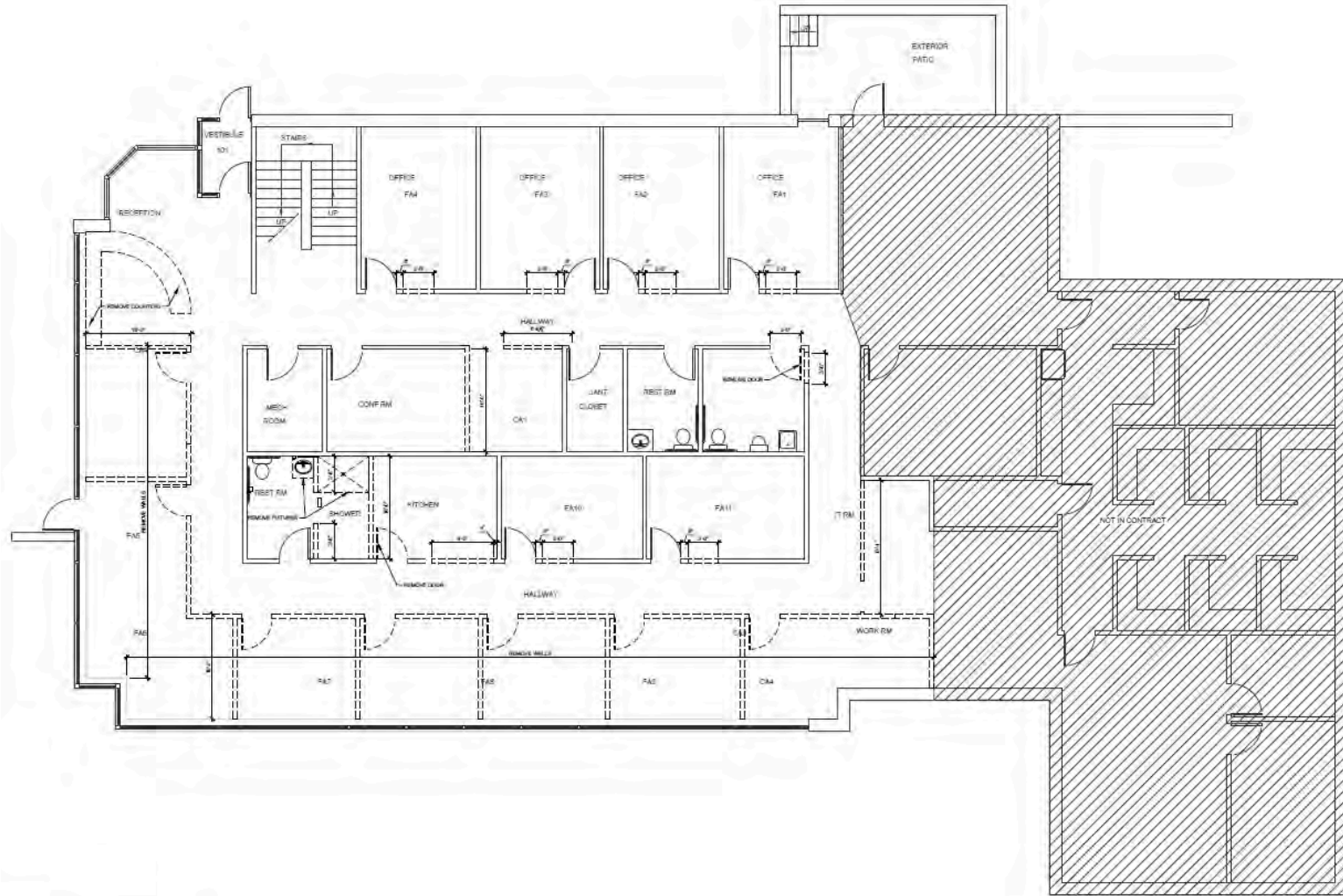
FLOOR PLAN

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TEAM OVERVIEW

PEAK REAL ESTATE PARTNERS

PEAK
Real Estate Partners



NICK AMBROSIO

NICK@PEAKREP.COM

(913) 439-9332

Nick grew up in Kansas City, attended the University of Kansas, and now resides in Brookside. Nick and his wife, Olivia, were recently married in 2024. They enjoy traveling, the outdoors, and golf.

Nick joined Peak in 2024 after five years as a commercial real estate investment sales broker with The Tiehen Group where he specialized in both buyer and seller representation. Most recently Nick's focus is on commercial multi-family investment sales.

Nick is a member of the KCRAR and will serve as the 2025 President. He also was awarded Ingram's 20 in Their Twenties honor, and a three time Business Journal award winner of Heavy Hitters in Commercial Real Estate.



HANK SIMPSON

HSIMPSON@PEAKREP.COM

(913) 400-1252

Hank grew up in Kansas City, attended Shawnee Mission East High School and from there went on to play golf for Kansas State University. He now resides in Brookside, MO with his wife Mary and their black lab Charlie. Hank enjoys continuing to grow his passion for the game of golf as it offers him a great lifelong connection point to many of his friends, colleagues, and clients. Hank and his wife are avid travelers and when they are home enjoy hosting friends and family.

Hank joins Peak as a partner after spending seven years at AREA Real Estate Advisors where he specialized in both Tenant and Landlord Representation within the office space sector. He looks forward to continuing to offer these same services at PEAK and has a strong sense for how to help businesses navigate the challenges of the changing office environment. Hank has built his book on relentless outreach, returning calls in a timely fashion and leaving no email unanswered. He works under the mindset that no matter the size of the deal they all require and deserve the same attention from a service standpoint. Hank is open to help an individual find a single office or working with companies to help find their next headquarters. He looks forward to growing his portfolio at PEAK and helping clients to identify the best possible office space solution for them to be successful.


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