



High Traffic Location Near US 40 Hwy & NW Hwy 7 in Blue Springs!

Rent Starting @ \$11.50 / SF + \$1.70 NNN | Signage Available!
Tenant to Handle Own: Gas, Electric, Janitorial, Internet & Security

Suite 202: 2,427 SF Dentist Office

- o \$2,670 Per Month
- o 5 Procedure Rooms
- o Reception & Waiting Room
- o Break Room
- o Clean Room
- o Washer/Dryer Hookup
- o 2 Private Restrooms

Suite 207: 1,520 SF Office

- o \$1,672 Per Month
- o End Cap Space
- o 5 Private Offices
- o Open Area / Bullpen
- o Waiting Area
- o IT/Storage Closet
- o Private Restroom

Village Square | Former Dentist Office Available

Suite 202 | \$11.50 / SF + \$1.70 NNN | 2,427 SF

- \$11.50 + \$1.70 NNN = \$2,670 Per Month
- 5 Procedure Rooms
- Reception & Waiting Room
- Break Room
- Clean Room
- High Traffic Area
- Signage Available
- Minutes to NW Hwy 7 & I-70



Village Square | End Cap Office Space Available

Suite 207 | \$11.50 / SF + \$1.70 NNN | 1,520 SF



- \$11.50 PSF + \$1.70 NNN = \$1,672 Per Month
- 5 Private Offices
- Open Area / Bullpen
- Waiting Area
- IT/Storage Closet
- Private Restroom
- High Traffic Area
- Signage Available
- Minutes to NW Hwy 7 & I-70



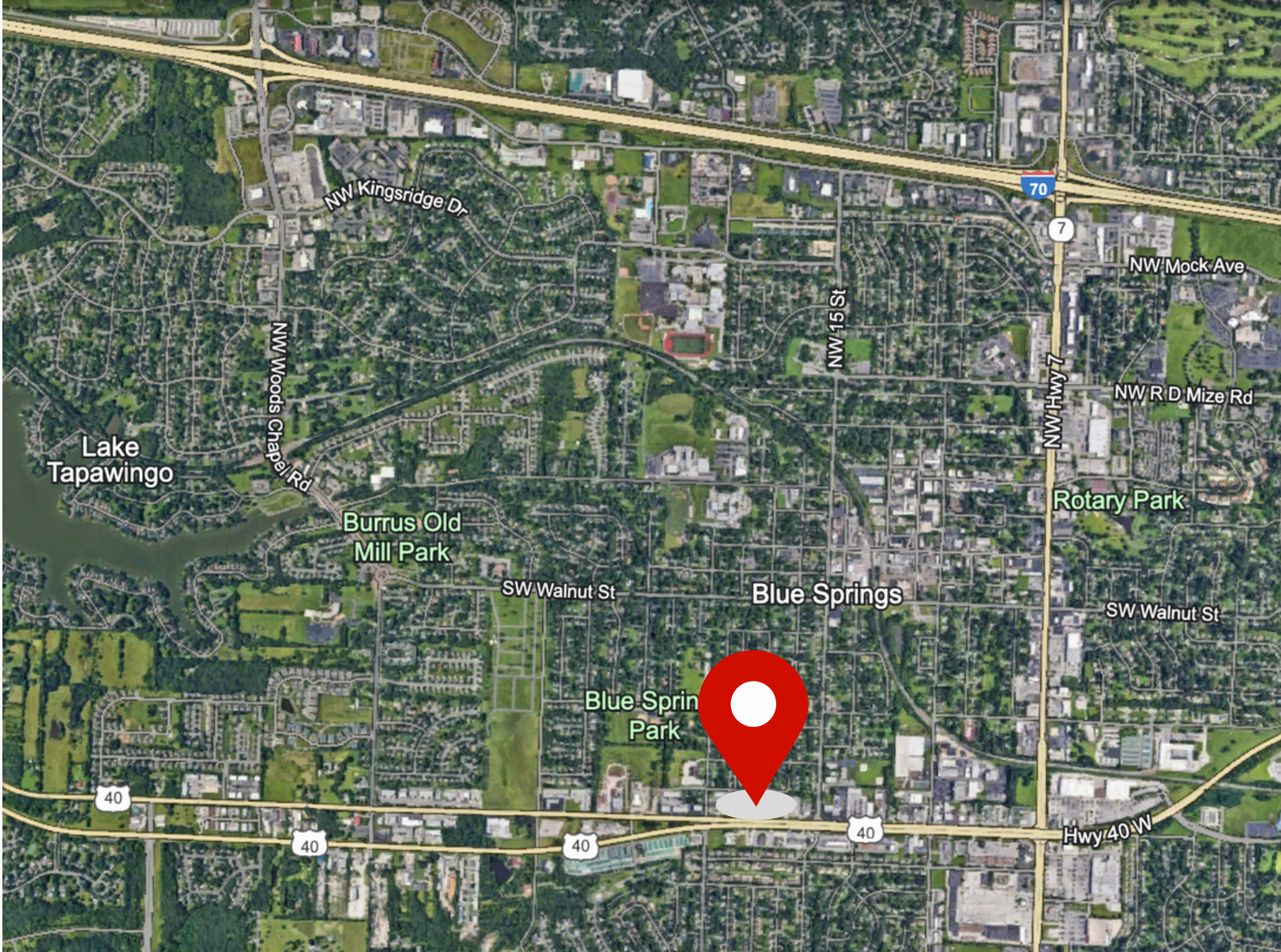
Josh Haith
Josh@Haith.com
O: (913) 888-3456 x 7
www.Haith.com



David Gunter
DGunter@Haith.com
O: (913) 888-3456 x 8
M: (913) 265-8029

High Traffic Retail & Medical Suites for Lease

Village Square | 1701 US 40 Hwy, Blue Springs, MO 64015



Easy Access to 40 Hwy, I-70

I-70	1.9 Miles
Stadiums	12 Miles
Downtown KC	20 Miles

Josh Haith
Josh@Haith.com
O: (913) 888-3456 x 7
www.Haith.com



David Gunter
DGunter@Haith.com
O: (913) 888-3456 x 8
M: (913) 265-8029