

## Belton Regional Medical Building

17067 S 71 Highway  
Belton, MO 64012

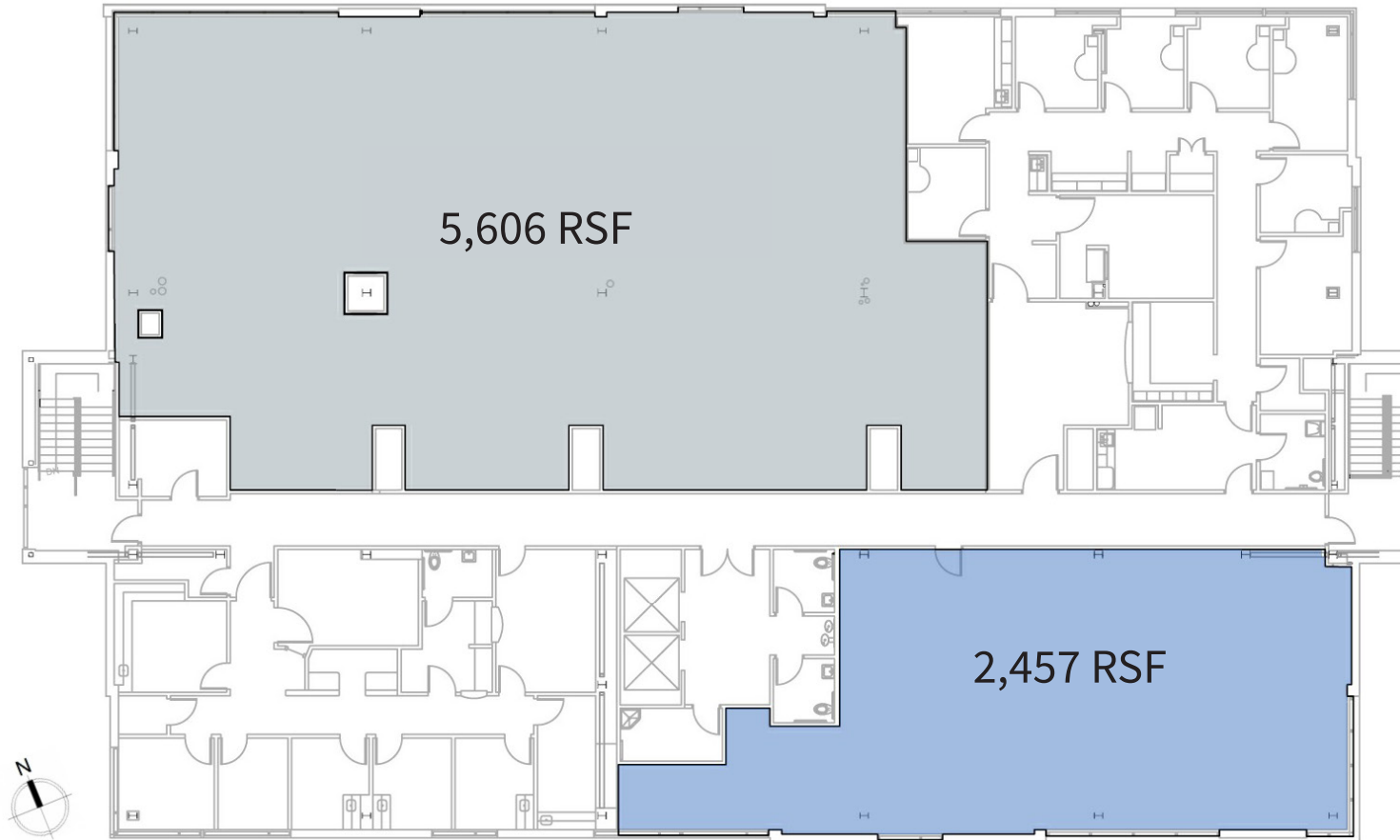
**For Lease**  
**2,457 - 5,606 SF Available**

- On campus Medical Office Building
- \$26.50/PSF gross lease rate
- TI Allowance available
- Centrally located in growing Belton-Raymore submarket
- Surrounding amenities include:
  - Walmart and Lowe's anchored retail corridor
  - Access and visibility to 71 Hwy
  - Building connected directly to 85-bed hospital

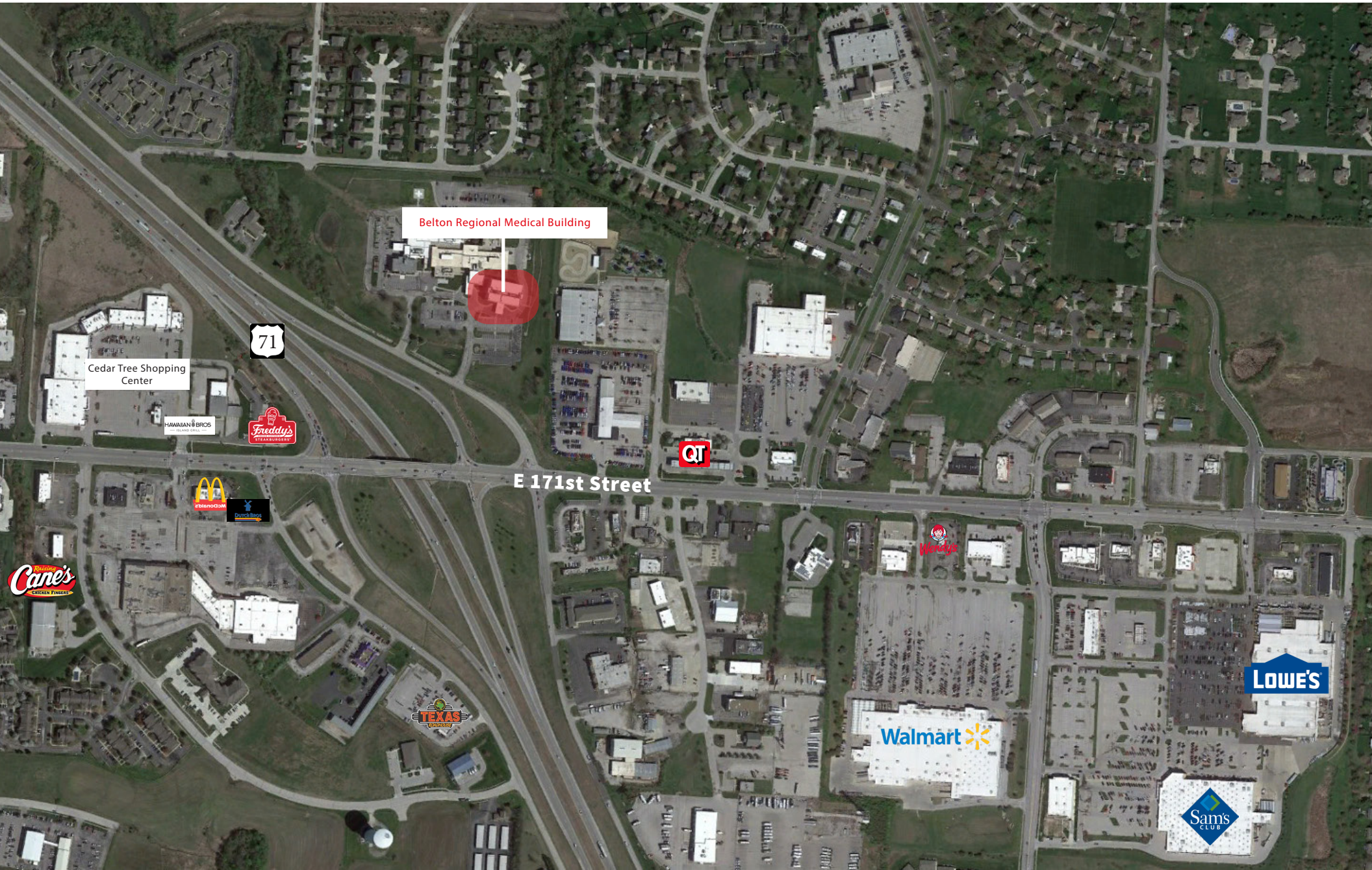
**RJ Trowbridge**  
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# FLOOR PLANS



# AERIAL



Belton Regional Medical Building

Cedar Tree Shopping Center

71

E 171st Street

QT

Walmart

LOWE'S

Sam's CLUB

Freddy's STEAKBOUNDRY

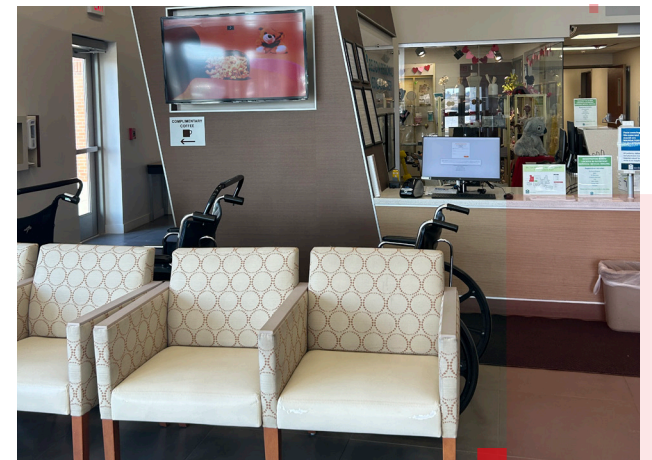
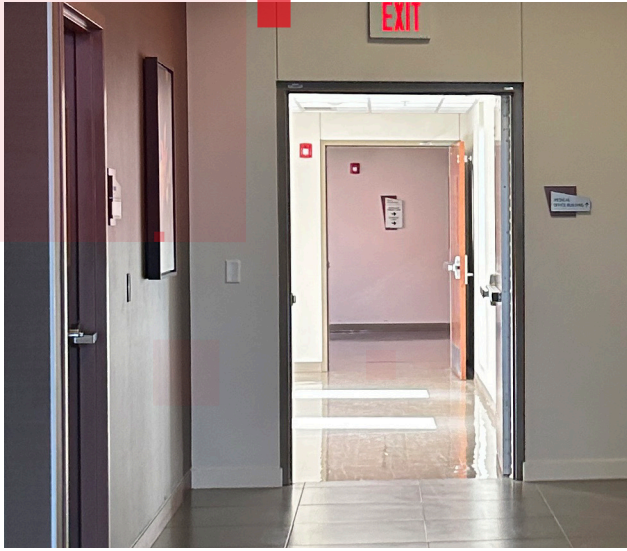
HAWAIIAN BROS

McDonald's

Dutch Bros

Cane's CHICKEN FINGERS

TEXAS



For more information, contact:

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