

3,000 - 22,275 SF Available | \$17.00 PSF Full Service

For Lease | 201 E Partridge Ave. Independence, MO 64055



Entire 2nd Floor Available with 60-Days Notice

Entire 3rd Floor Available - Vanilla Warm Shell

Entire 4th Floor Owner-Occupied - Available with 60-Days Notice

Parking Ratio 4.0 / 1,000 | 1986 Construction - Major Renovation in 2021

Tenant Pays Utilities, Internet, Interior Janitorial, & CAM

Major TI Available for Credit Tenants & Term Leases



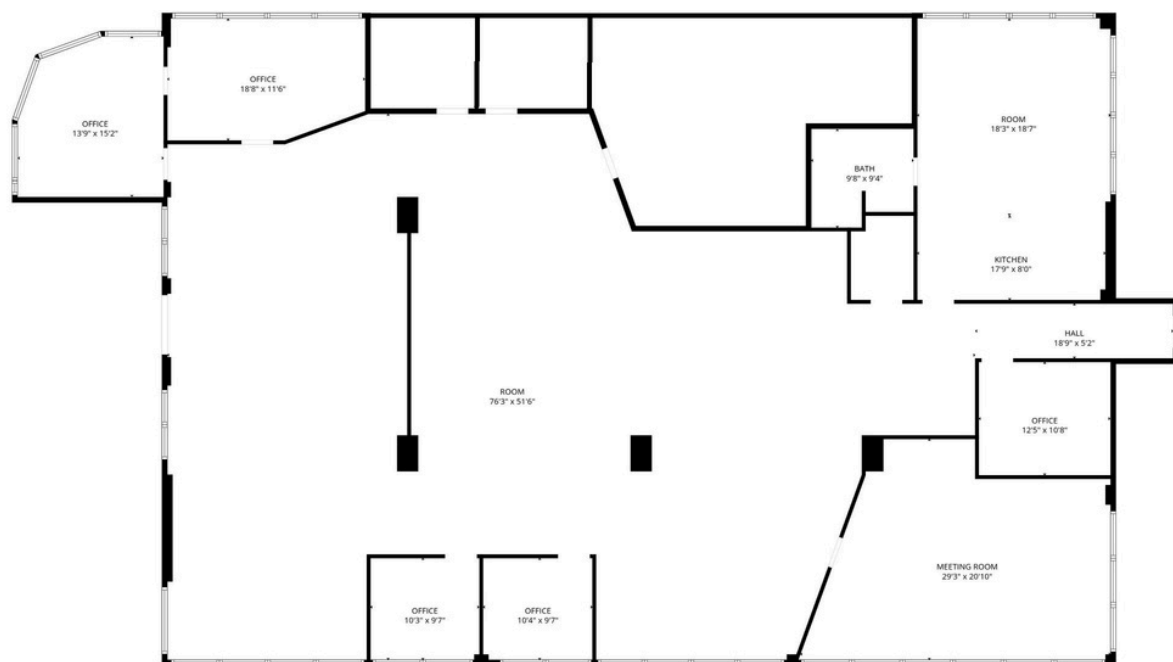
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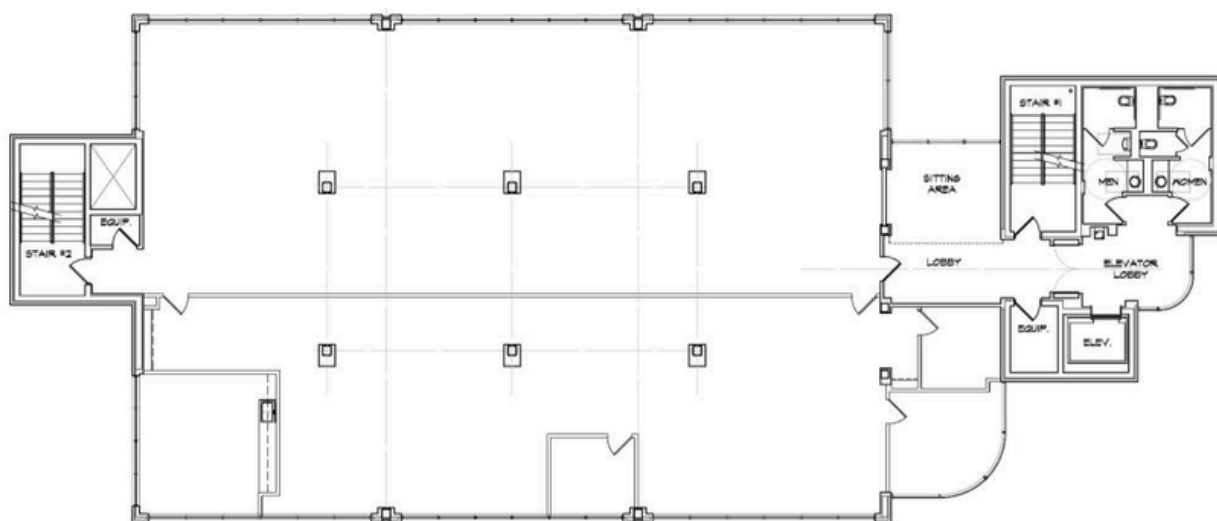
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**Floor Plans | 3,000 - 22,275 SF Available | \$17.00 PSF Full Service
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**2nd Floor
Floor Plan**



**3rd Floor
Floor Plan**



**4th Floor
Floor Plan**

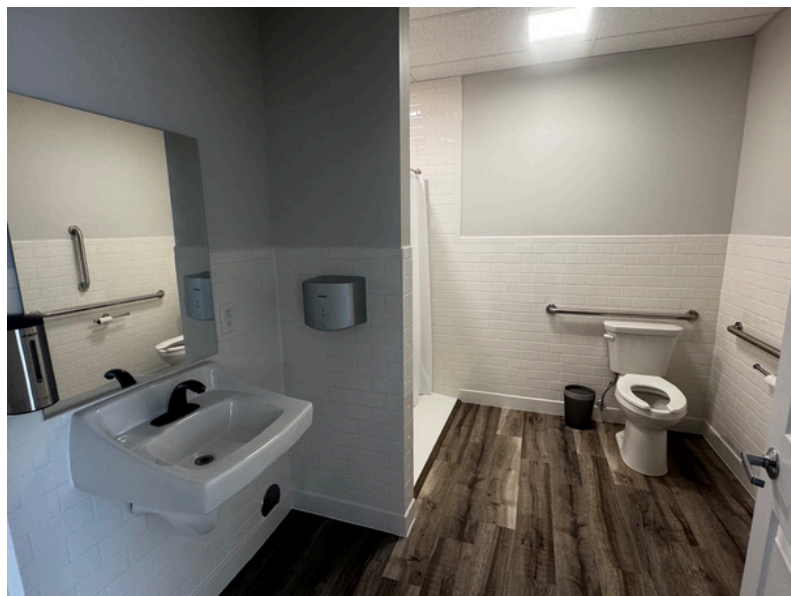


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2nd Floor | 7,575 SF Available | \$17.00 PSF Full Service
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- Entire Floor for Lease
- Available January 2027 or Sooner with Proper Notice
- Extensive Renovations Complete
 - Roof
 - HVAC
 - Elevator
 - Interior Finishes

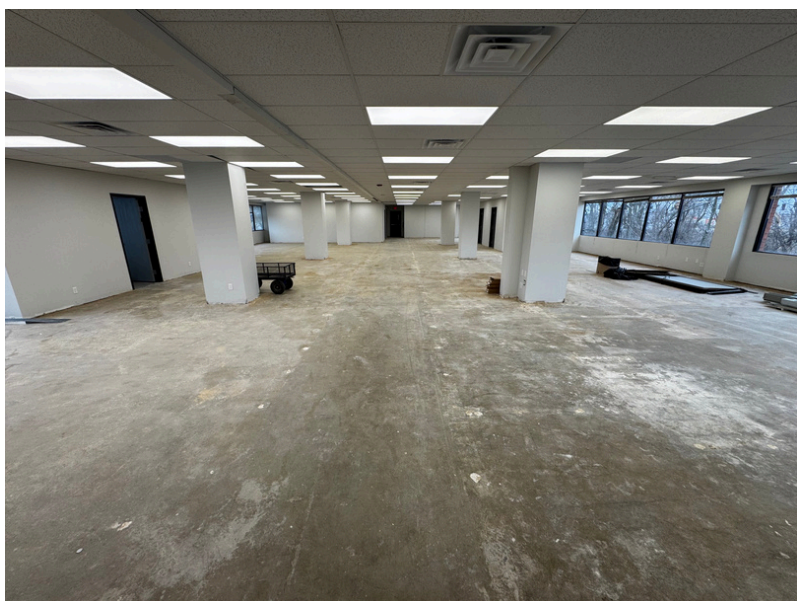
- Extensive Renovations Cont'd
 - Interior Finishes
 - LED Lighting
 - Restrooms
 - Parking Lot

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**3rd Floor | 3,000 - 7,575 SF Available | \$17.00 PSF Full Service
For Lease | 201 E Partridge Ave. Independence, MO 64055**



- Entire Floor for Lease
- Currently Vanilla Shell Space with Open Floor Plan
- TI Available for Term Leases
- Extensive Renovations Complete
 - Roof
 - HVAC
 - Elevator

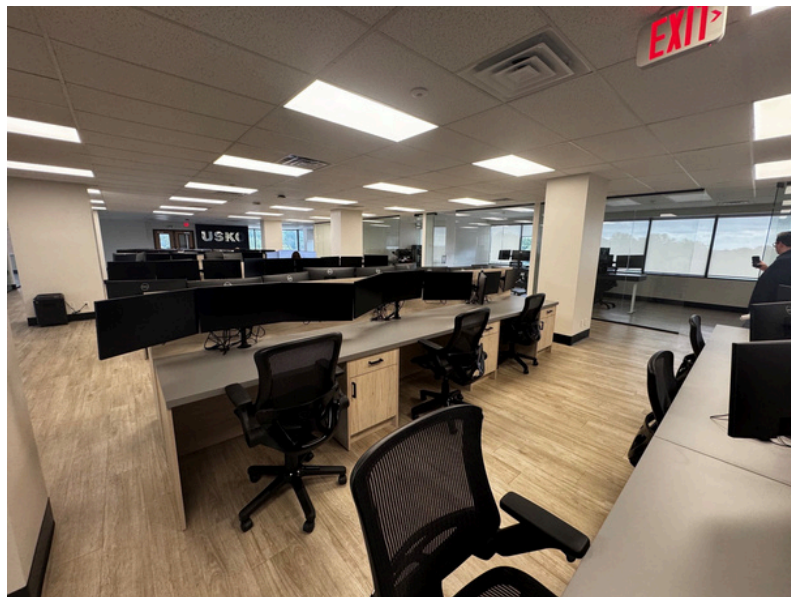
- Extensive Renovations Cont'd
 - LED Lighting
 - 3rd Floor Break Area
 - Restrooms
 - Parking Lot

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**4th Floor | 3,000 - 7,575 SF Available | \$17.00 PSF Full Service
For Lease | 201 E Partridge Ave. Independence, MO 64055**



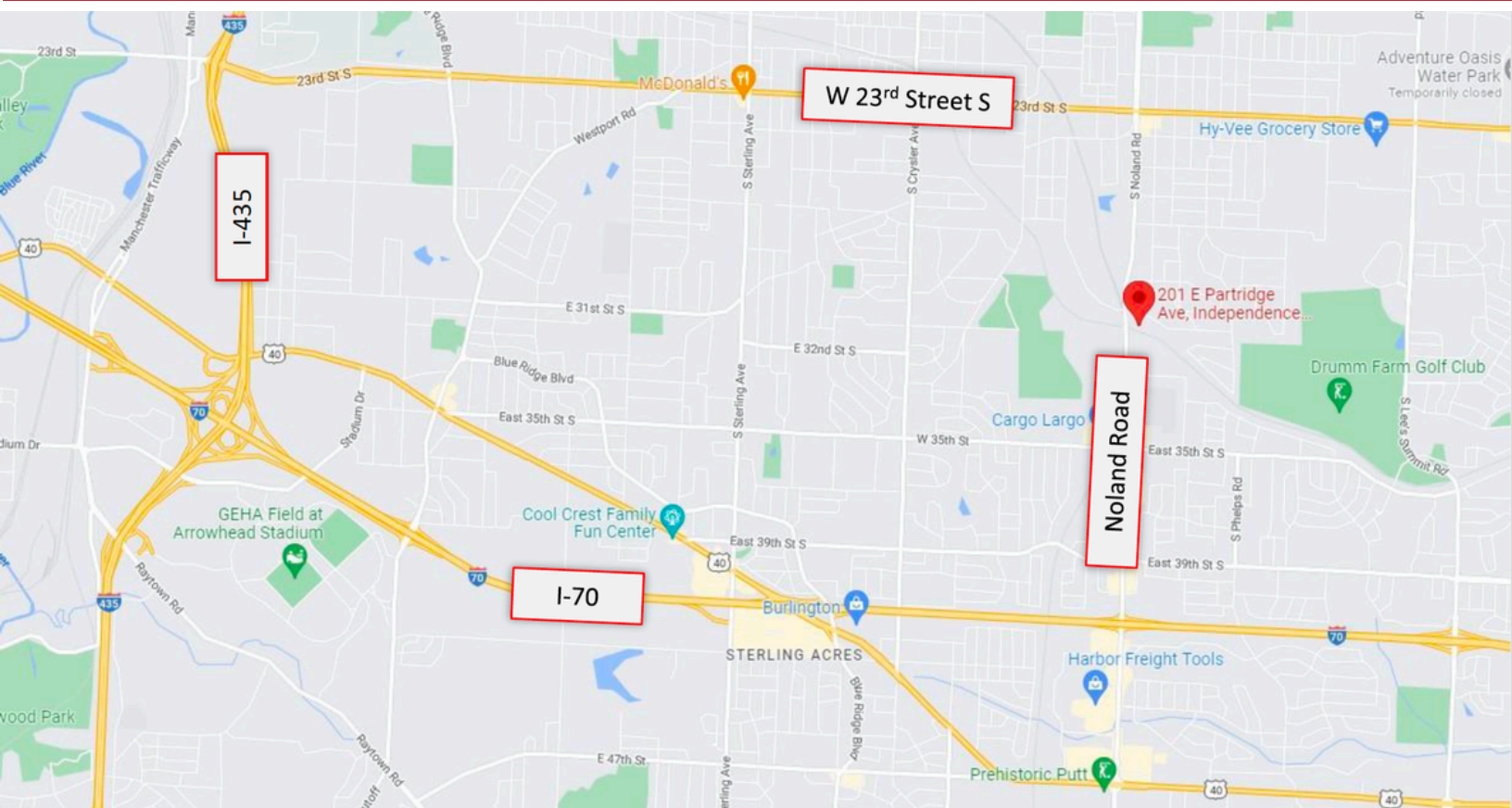
- Class-A Office Space for Lease
- Extensive Renovations Complete
 - Roof
 - HVAC
 - Elevator
 - Premium Interior Finishes
 - LED Lighting
 - Restrooms
- Extensive Renovations Cont'd
 - Wifi Thermostats
 - Exterior Lighting & Landscaping
 - Parking Lot

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