



FOR LEASE

Blue Ridge Financial Center

4200 Little Blue Parkway / Independence, MO

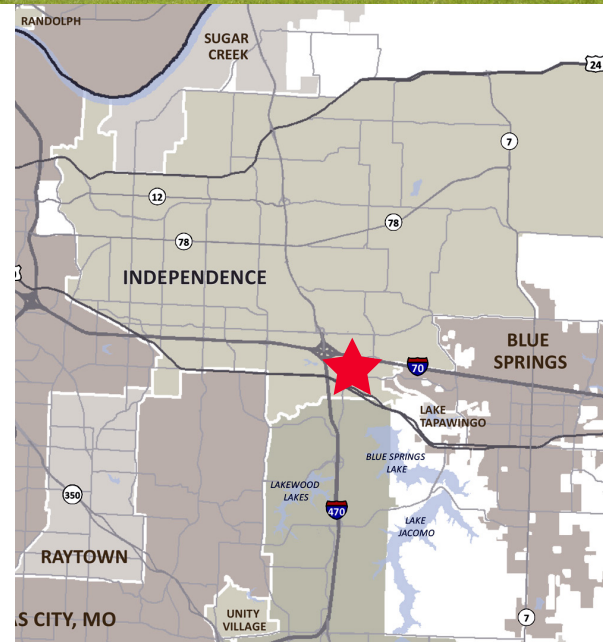


CLASS A OFFICE SPACE

Only One Suite Remaining!
Perfect for Small Office User - 1,107 RSF with 3 Private Offices - Move-In Now
Lease Rate Starting at \$25.00/RSF

Property Highlights

- Small Office Suite - 1,107 RSF - Tenant Ready
- Eastern/Southeastern Jackson County's only Class A office building with commanding exposure and interstate access at I-70/Little Blue Parkway interchange
- Building conference room with seating for 50 available at no cost to tenants
- Secure environment with Blue Ridge Bank as anchor tenant/owner
- Abundant retail services at Bass Pro Shops, Costco, Menards and Independence Center
- Close to Cable Dahmer Arena, Centerpoint Medical Center and Children's Mercy
- Upscale finishes and exceptional architectural details in elevator and building lobbies



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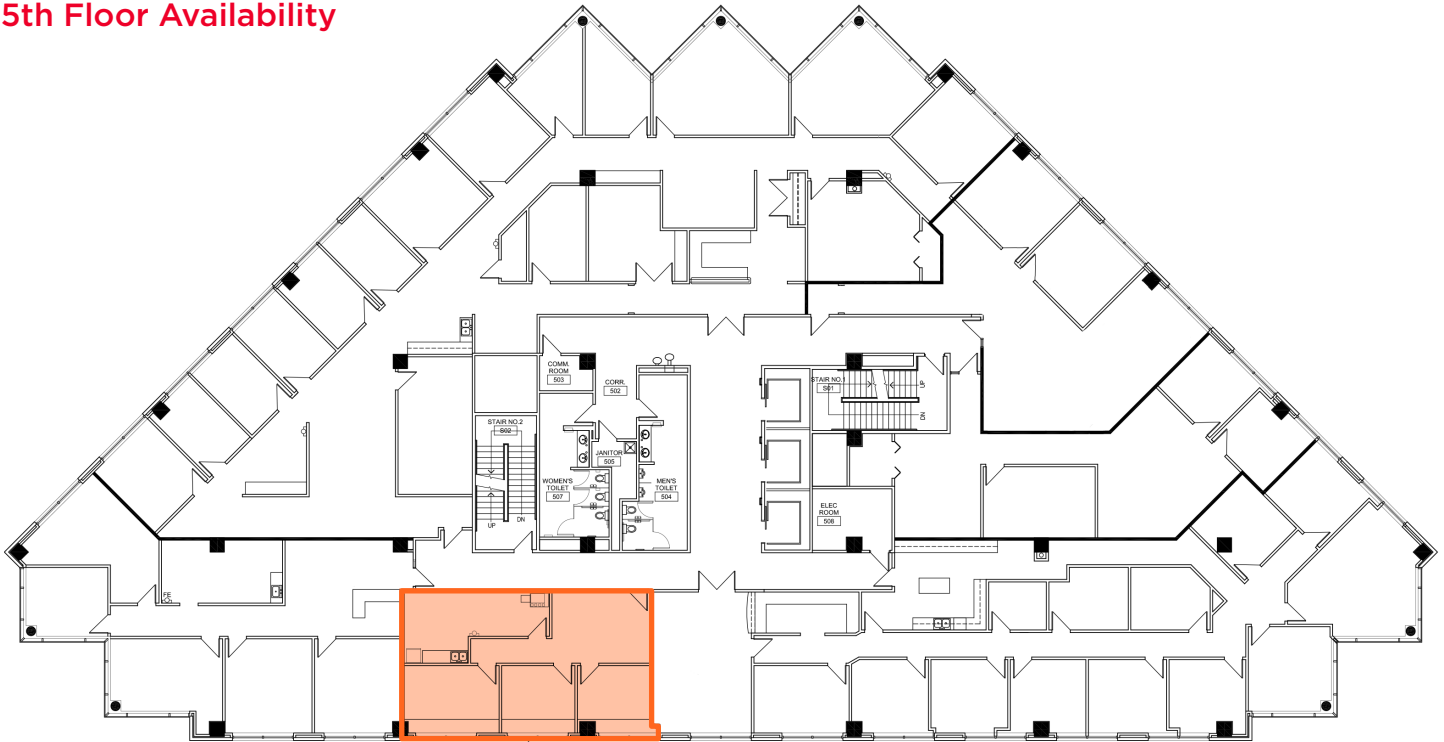


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5th Floor Availability

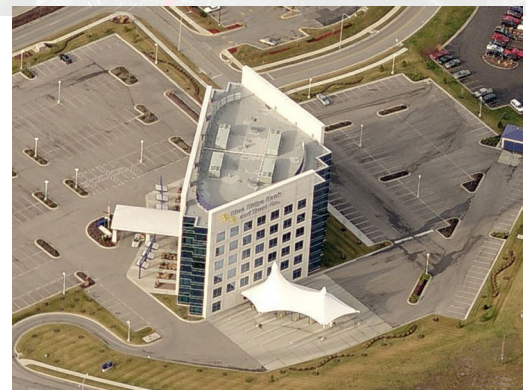


1,107 RSF

Aerial



Aerial View



Demographics

	1 Mile	3 Miles	5 Miles
Population	2,634	47,090	127,032
Households	1,263	18,870	50,720
Average HH Income	\$83,490	\$92,862	\$85,640
Daytime Population	3,343	39,884	111,415
# Businesses	267	1,447	4,137

Drive Time Info

	Drive Time
E 39th Street Shopping Center	5 Minutes
Access to Interstate 70	> 1 Minute
Access to Interstate 435	5-10 Minutes
Downtown Kansas City	20-25 Minutes

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