

16,086 SF For Sale and  
2,008 SF For Lease

**20101 E  
Jackson Drive**  
Independence, MO



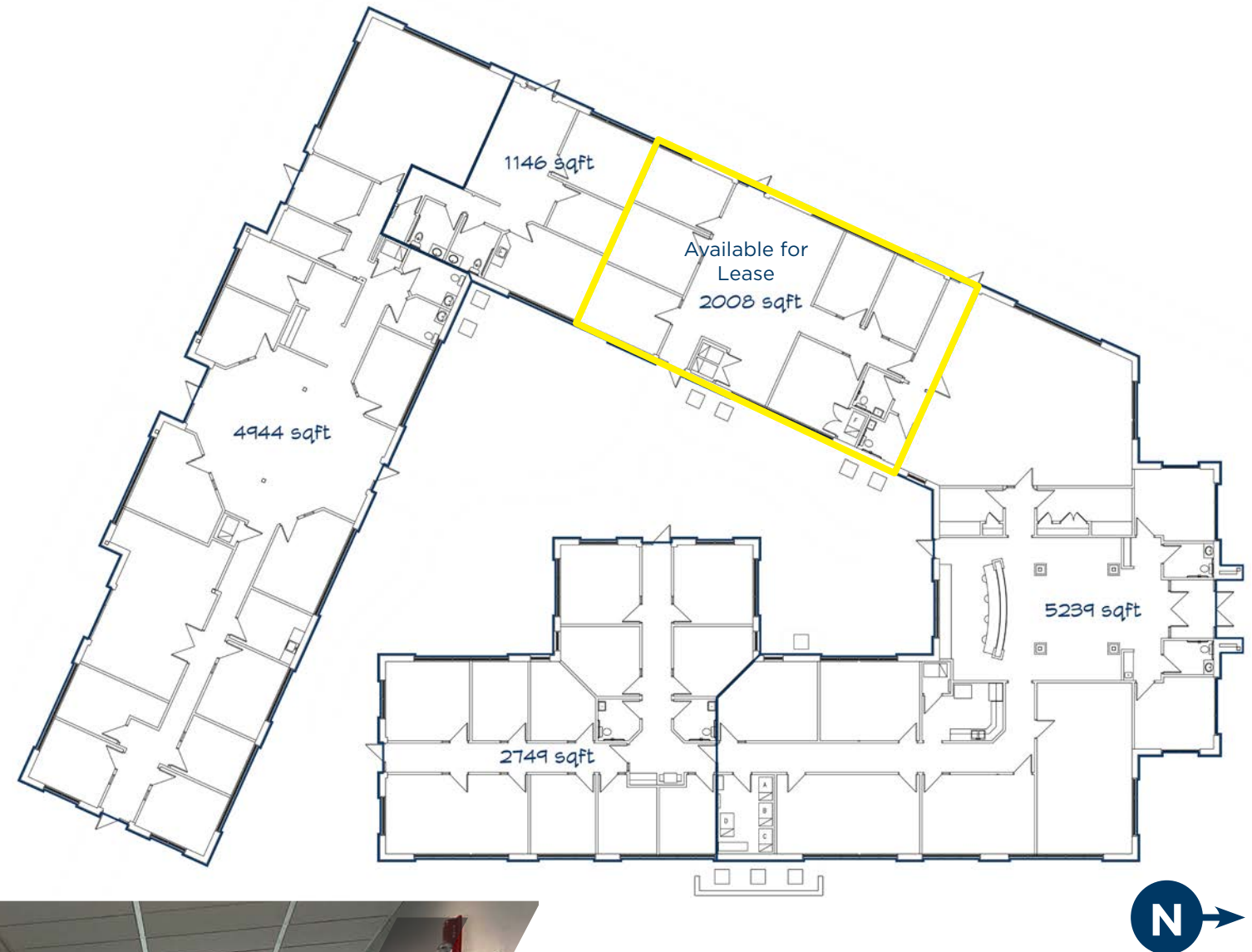
*Ideal 1031 Exchange or Owner/  
User Investment Opportunity  
- Office-Retail*

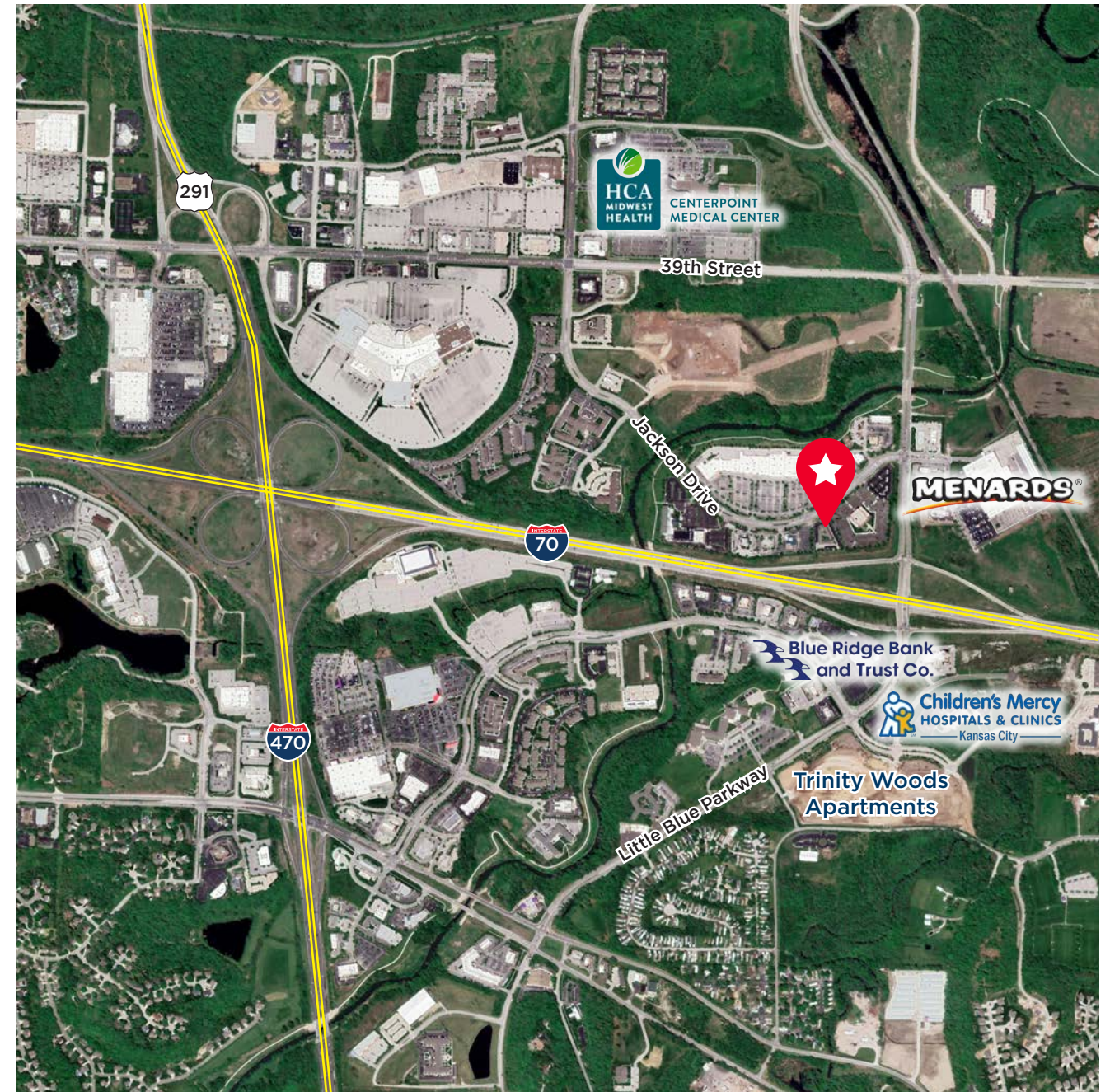


# INVESTMENT OFFERING

## Property Highlights

- Exceptional Investment Sale Opportunity
- 16,086 SF upscale office/retail building
- Well maintained brick and steel structure built in 2002 with new HVAC, hot water heater, parking lot, 50 year tile roof and interior courtyard
- 2,008 SF available for lease for tenant or owner/user occupant with monument sign identity
- Strong credit tenant mix with 87% occupancy at a pro forma cap rate of 8%
- Commanding 1-70 building exposure
- Outstanding location at Little Blue Parkway/I-70 Interchange
- A destination at Eastern Jackson County's most vibrant intersection to include: Menard's, Trinity Woods Luxury Apartments, Children's Mercy's Urgent Care, Blue Ridge Bank, and Centerpoint Medical Center
- Listing Price: \$2,750,000
- Lease Rate: \$20.50 PSF Net of utilities and janitorial







For more information, please contact:

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