

**FOR SALE > CLASS A OFFICE/WAREHOUSE PORTFOLIO**

# Lakewood Business Park *Kansas City MSA*

## INDIVIDUAL BUILDINGS FOR SALE

- > 2632–2642 NE Hagen Road, Building I - 29,144 SF
- > 2650–2658 NE Hagen Road, Building II - 29,298 SF
- > 2700–2740 Independence Avenue, Building III - 70,255 SF
- > 2810–2850 Independence Avenue, Building IV - 49,381 SF



## PROPERTY FEATURES

- > \$27,650,000 / 7% cap rate
- > 178,078 SF - individual building acquisitions available
- > Dynamic I-470 corridor with more than 75,000 cars per day
- > Class A office/warehouse buildings, tilt-wall construction
- > Tenancy mix of local, regional, and investment grade tenants
- > Lee’s Summit economy continues to expand and boast diverse businesses in healthcare, telecommunications, engineering, and transportation
- > Strong submarket fundamentals
- > Lakewood Business Park is surrounded by high quality developments, including senior housing, apartments, office, and retail services

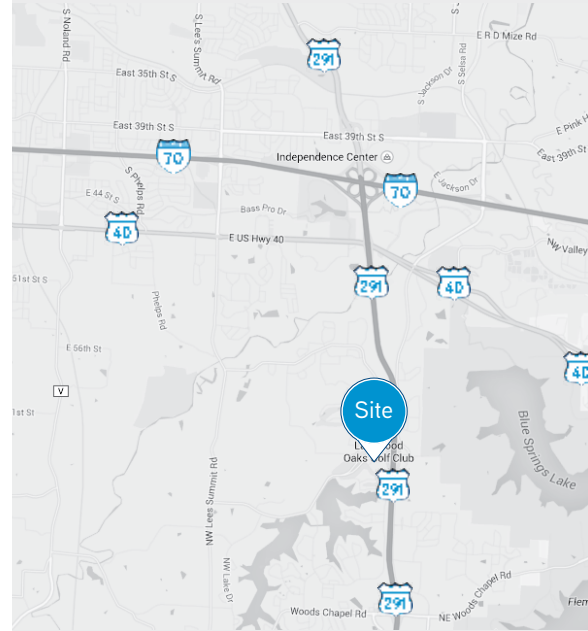
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## Contact Us

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## Aerial



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