



## EXCEPTIONAL SINGLE STORY OFFICE BUILDING

**Space for Lease or For Sale by Owner**

**6200 MAIN STREET, GRANDVIEW, MISSOURI 64030**

- Excellent Location with Fast Access to 71 Highway
- Minutes from Kansas City but No Kansas City Earnings Tax!
- 16,050 Sq. Ft. Office Building (also perfect for Call Center)
- Minutes from I-435 Loop around Greater Kansas City & I-470
- 122 Free Parking Spaces (7.6 per 1000 SQ FT)
- State-of-the-Art Communications Network.
- Fiber Terminated in the Building
- 2.2 Acre Corner Lot with Picnic Area & Wooded Path
- Near Public Library & International House of Prayer
- 4 Mi. to New NNSA Facility & Centerpoint Intermodal Center
- Excellent Security Lighting
- All Brick Construction
- New .060 MIL Mechanically Fastened TPR Roof System
- Commercial Lighted Pole Sign on Main Street
- Fire Sprinkler System
- Attractive Private Offices, Meeting Rooms, Kitchen, Open Areas, Storage
- 3 Bay Drive Through Garage (currently used as warehouse)
- Well Constructed in 1991 as a State Farm Claim Center
- Greater Kansas City Area, South Jackson County
- \$10 – \$14 / SQ. FT. Lease or \$1,200,000 Purchase

Contact: Bob Bennett at **COMM**WORLD of Kansas City  
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