



EXCEPTIONAL SINGLE STORY OFFICE BUILDING

SPACE FOR RENT IN THE COMMWORLD OFFICE BUILDING

6200 MAIN STREET, GRANDVIEW, MISSOURI 64030
FROM 3,400 UP TO 16,000 SQUARE FEET OFFICE SPACE

- EXCELLENT LOCATION WITH FAST ACCESS TO 71 HIGHWAY
- MINUTES FROM I-435 LOOP & I-470
- 122 FREE PARKING SPACES (7.6 PER 1000 SQ FT)
- STATE-OF- THE-ART COMMUNICATIONS NETWORK
- 2.2 ACRE CORNER LOT WITH PICNIC AREA & WOODED TRAIL
- CLOSE TO PUBLIC LIBRARY, IHOP & WITHIN 4 MI OF NEW NNSA FACILITY AND CENTERPOINT INTERMODAL CENTER
- EXCELLENT SECURITY LIGHTING
- ALL BRICK CONSTRUCTION
- NEW .060 MIL MECHANICALLY FASTENED TPR ROOF SYSTEM
- SIGNAGE AVAILABLE
- FIRE SPRINKLER SYSTEM
- ATTRACTIVE PRIVATE OFFICES AND OPEN AREAS
- CONSTRUCTED IN 1991
- GREATER KANSAS CITY AREA, SOUTH JACKSON COUNTY
- \$10 - \$15 / SQ. FT.

Contact: Bob Bennett at **COMMWORLD of Kansas City**
816-763-1100
reb@commworld-kc.com