

14401 E. 42nd Street S, Independence, MO 64055

For Sale | \$950,000 | 11,095 Gross SF Building

For Lease | Entire Building Must Be Leased | \$12 PSF Full Service



Lower Level - 3,676 SF Office

1st Floor - 3,087 SF Office

2nd Floor - 2,258 SF Office

Penthouse - 1,128 SF Office with Kitchen

Elevator in Building to All Floors - ADA Handicap Ramp in Front  
Newly Renovated - New HVAC, Restrooms, Carpet, Paint, Lighting  
10,195 SF X \$12 PSF = \$10,195 Per Month Lease Rate

Tenant Responsible for Utilities & Janitorial

For more information, or to schedule a tour, please call David Gunter.

Josh Haith  
Josh@Haith.com  
O: (913) 888-3456 x 7  
www.Haith.com



David Gunter  
DGunter@Haith.com  
O: (913) 888-3456 x 8  
M: (913) 265-8029

14401 E. 42nd Street S, Independence, MO 64055

For Sale | \$950,000 | 10,149 SF Building

For Lease | Entire Building Must Be Leased | \$12 PSF Full Service



Major Improvements Include:

- New Lennox HVAC Units
- TPO Roof
- New Carpet
- New Paint
- Vinyl Floors
- Walls, Woodwork
- New Ceilings
- New LED Lighting



Josh Haith  
Josh@Haith.com  
O: (913) 888-3456 x 7  
www.Haith.com



David Gunter  
DGunter@Haith.com  
O: (913) 888-3456 x 8  
M: (913) 265-8029

14401 E. 42nd Street S, Independence, MO 64055

For Sale | \$950,000 | 10,149 SF Building

For Lease | Entire Building Must Be Leased | \$12 PSF Full Service

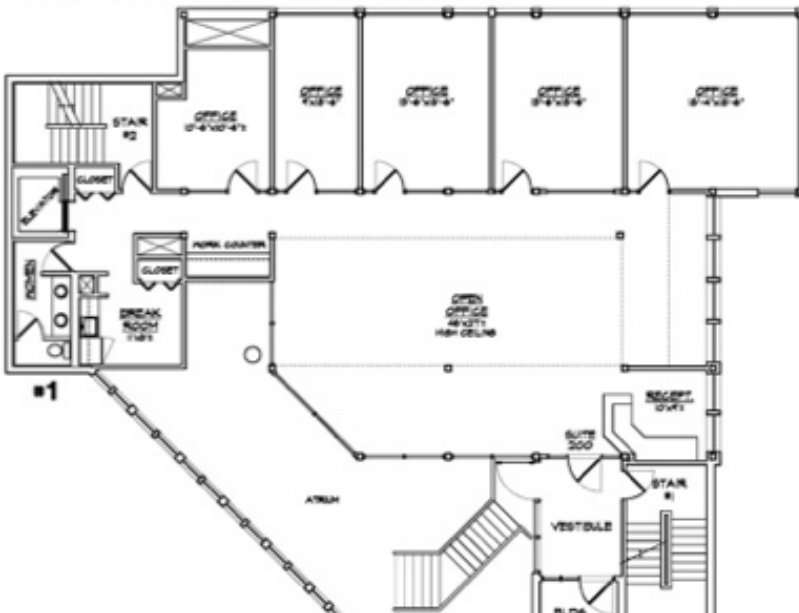


Full Service Lease

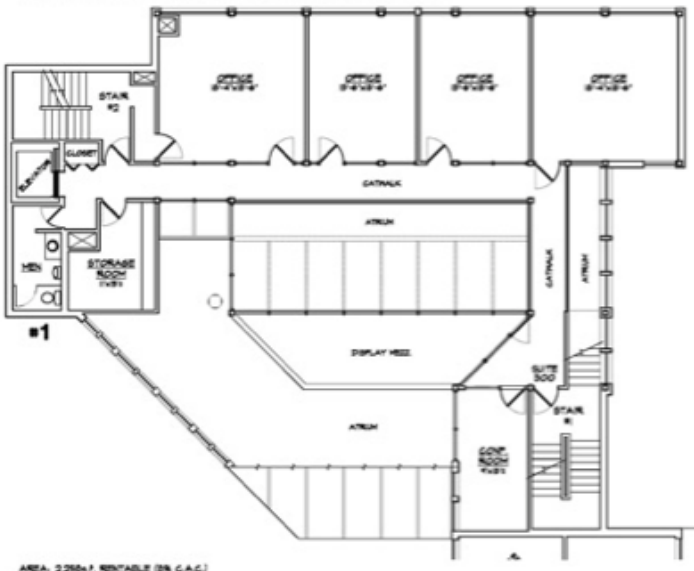
- Break Room on 1st Floor
- Offices & Restrooms on Each Floor
- Common & Private Conference Rooms
- Penthouse with Private Restroom, Full Kitchen & Outdoor Patio



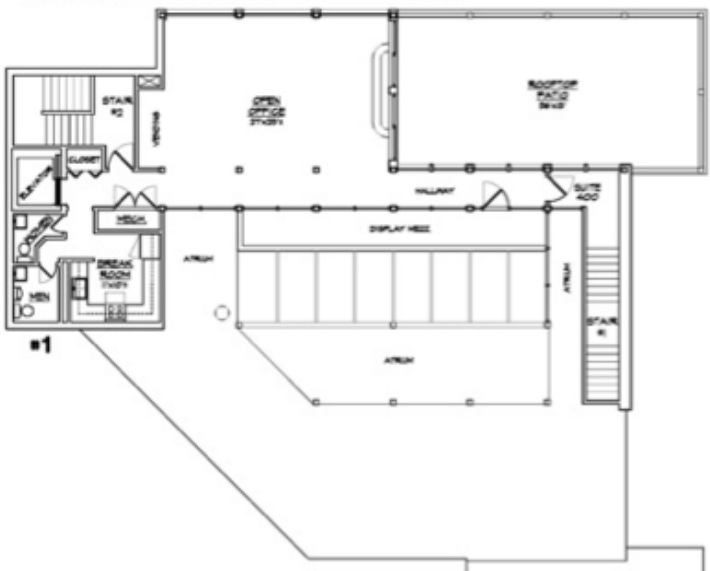
AREA: 5,876 SF, RENTABLE (IN C.A.G.)  
**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



AREA: 5,021 SF, RENTABLE (IN C.A.G.)  
**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



AREA: 2,286 SF, RENTABLE (IN C.A.G.)  
**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



AREA: 1,286 SF, RENTABLE (IN C.A.G.) + 489 SF PATIO  
**FOURTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

Josh Haith  
Josh@Haith.com  
O: (913) 888-3456 x 7  
www.Haith.com

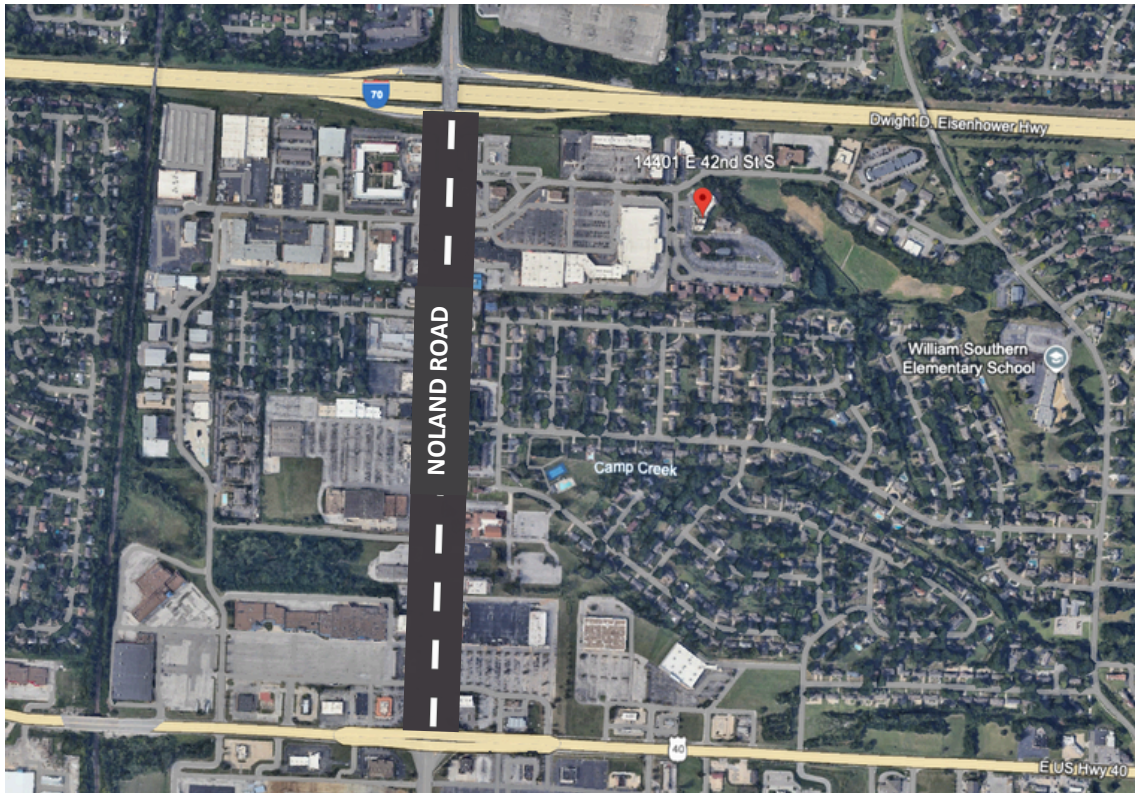
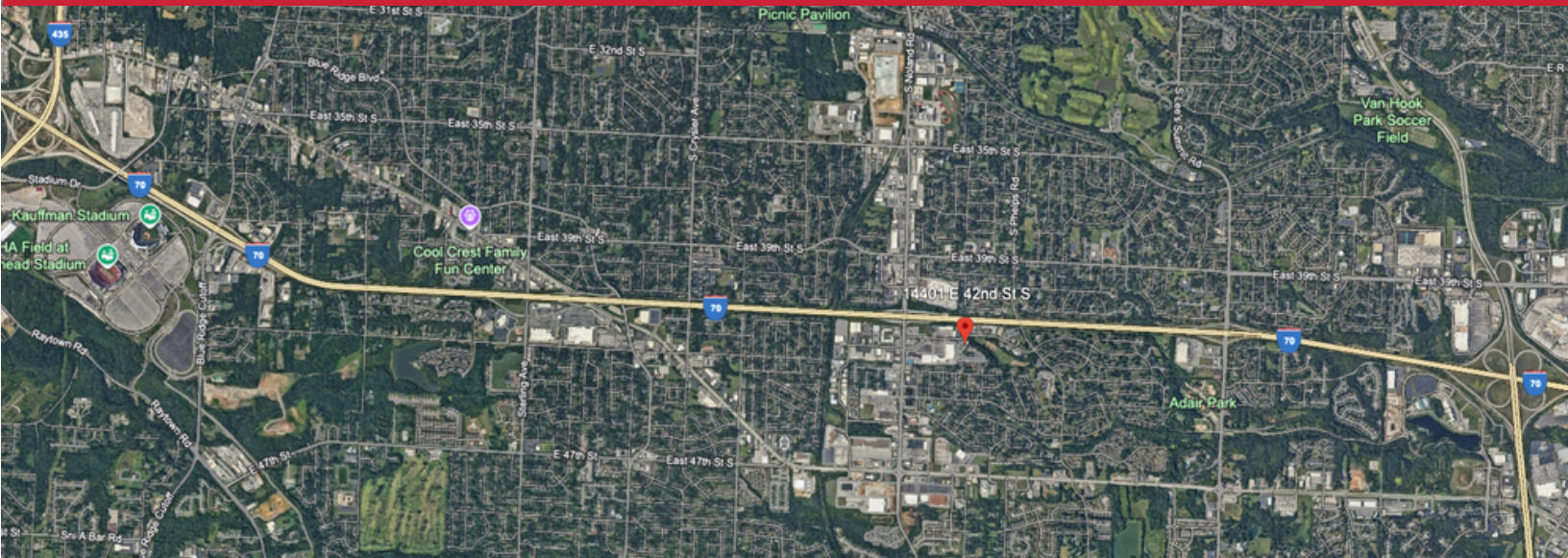


David Gunter  
DGunter@Haith.com  
O: (913) 888-3456 x 8  
M: (913) 265-8029

14401 E. 42nd Street S, Independence, MO 64055

For Sale | \$950,000 | 10,149 SF Building

For Lease | Entire Building Must Be Leased | \$12 PSF Full Service



Excellent Location Off of I-70 in Between I-435 & I-470  
Access via I-70 & Noland Road  
Independence Office Leasing Has Been Strong in 2024

Josh Haith  
Josh@Haith.com  
O: (913) 888-3456 x 7  
www.Haith.com



David Gunter  
DGunter@Haith.com  
O: (913) 888-3456 x 8  
M: (913) 265-8029