

Retail Space for Lease

1520- 1524 E. 23rd Street
Independence, MO 64050



Rental Rate \$10.00 / SF \$2.50 NNN

- High Traffic
- Ample Parking
- Across the Street from Hy-Vee on 23rd
- 1,200 - 2,400 SF Available
- Easy Access
- Great Visibility
- Negotiable TI
- Existing Usable Buildout

For more information, questions, or to schedule a tour of the property, please call John Dods



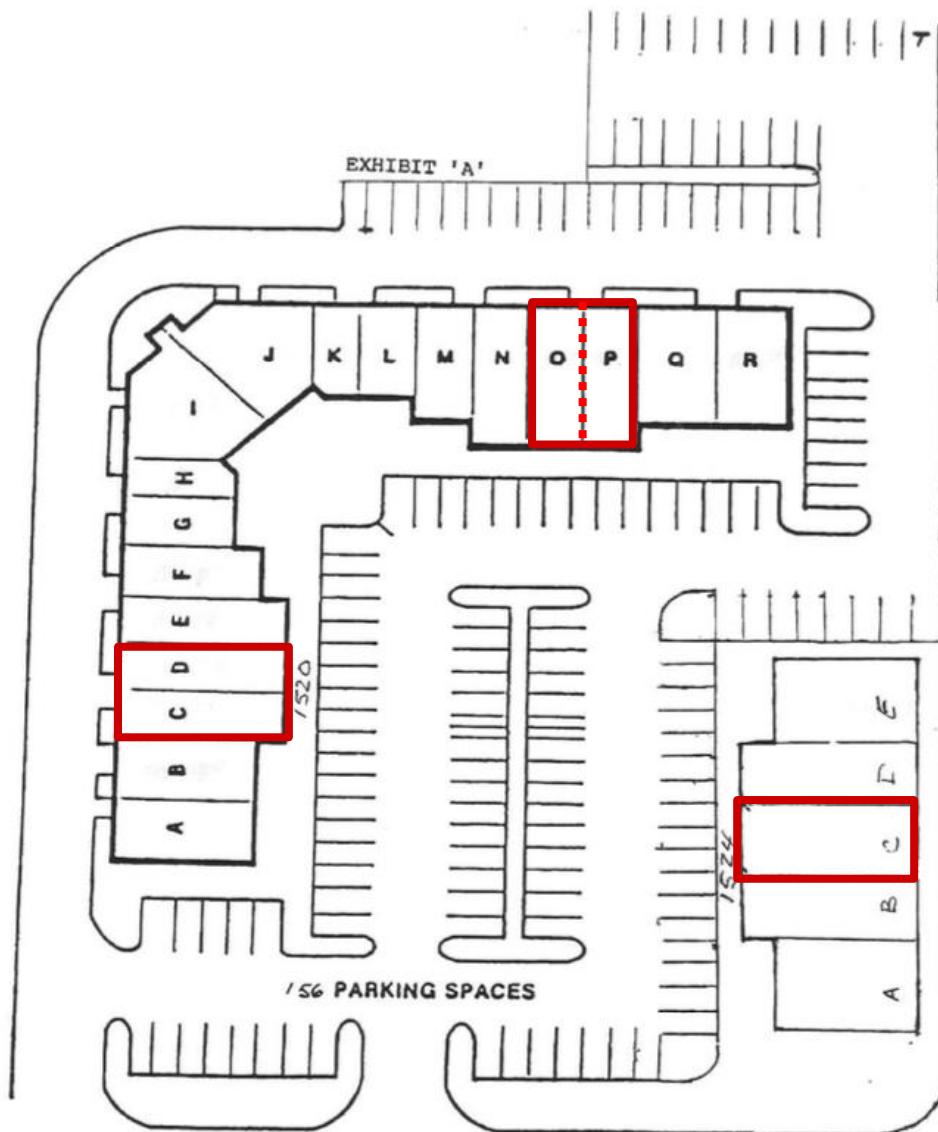
John Dods
Office: (913) 888-3456 x 8
Email: Jdods@Haith.com
Website: www.haith.com

Availability

<u>Suite</u>	<u>Sq Ft</u>	<u>Description</u>
C & D	2,400	Physical Therapy
O & P	2,400	O and P 1,200 SF Each - Combined
1524 C	2,042	Open Office Area - Nice Finishes

- Tenant Handles - Utilities, Trash, Phone, Internet, Security

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FOR LEASE

Suite O & P - 1,200 – 2,400 SF

Suite O & P is a combined unit with 2 Restrooms, Kitchen, Washer Dryer Hookup and separate entrances. Combined to make 2,400 Total SF



Suite C & D - 2,400 SF

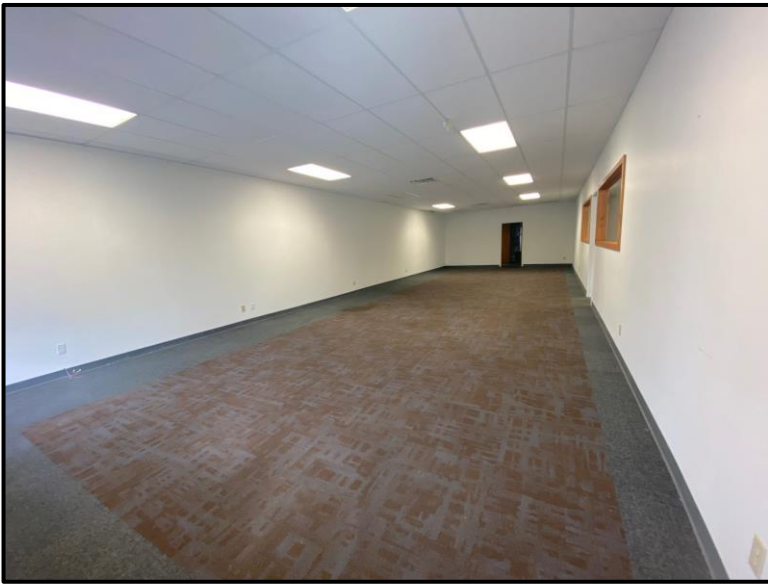
Suite C & D are wide open office space. Two Restrooms, Kitchen Area and Washer Dryer Hookups



FOR LEASE

Suite 1524 C – 2,042 SF

Suite 1524 C is mostly open with two large rooms used by previous tenant as class/employment training rooms. Private Restroom and Office in the Back



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