

3675 S NOLAND RD

INDEPENDENCE, MO 64055



FOR LEASE

- Recently updated Independence Smart Building with AT&T Fiber
- 470-1700 sq ft available
- \$13/SF Full Service Lease: Includes Janitorial
- Management on Site

- ADA Compliant Building with Ample Parking
- 1/2 Mile North of I-70

CONNOR SWEENEY

Brokerage Associate

816.217.7352

csweeney@reececommercial.com



3675 S NOLAND RD, INDEPENDENCE, MO 64055

PHOTOS

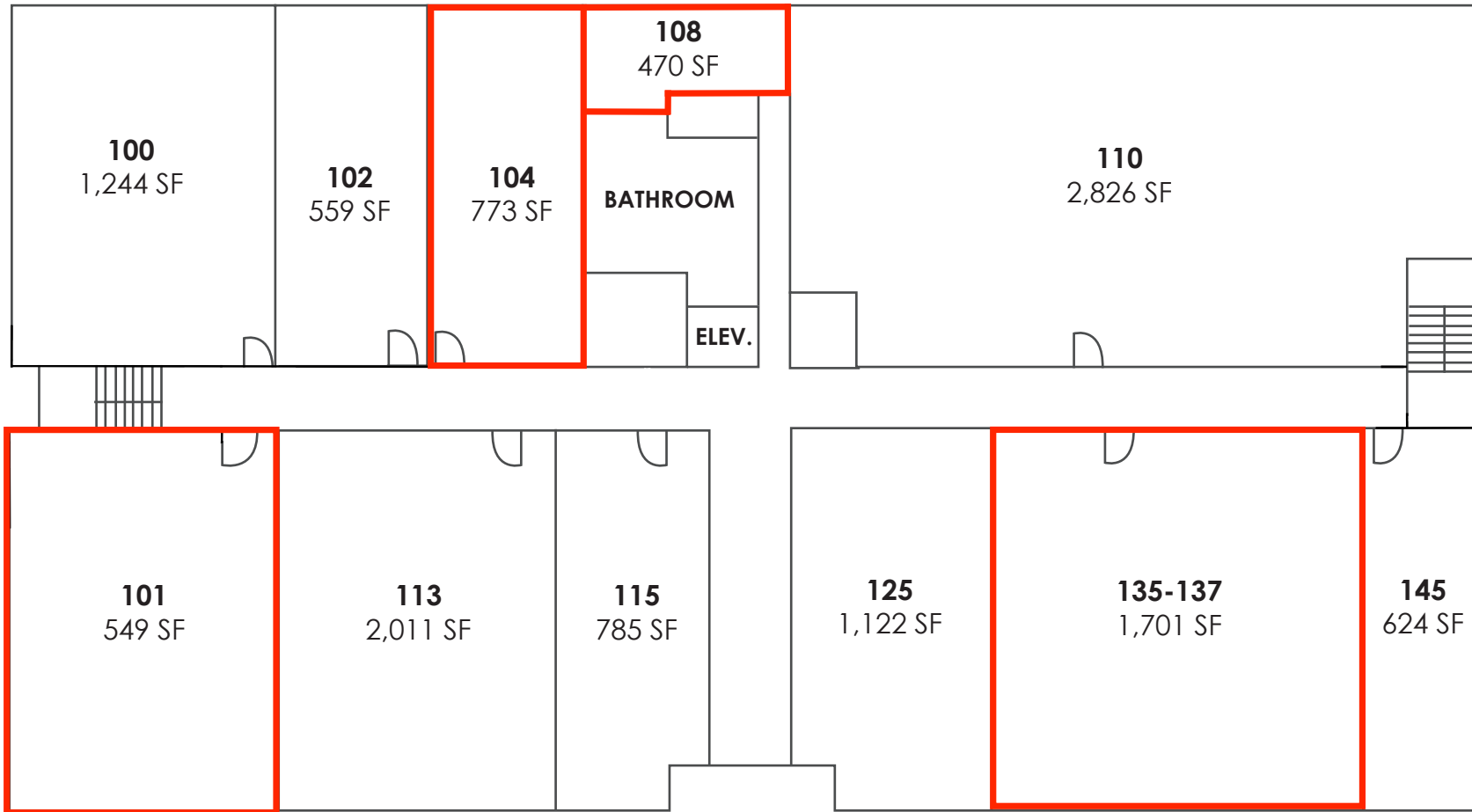


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1ST FLOOR

 = Current Availability

FLOOR PLANS



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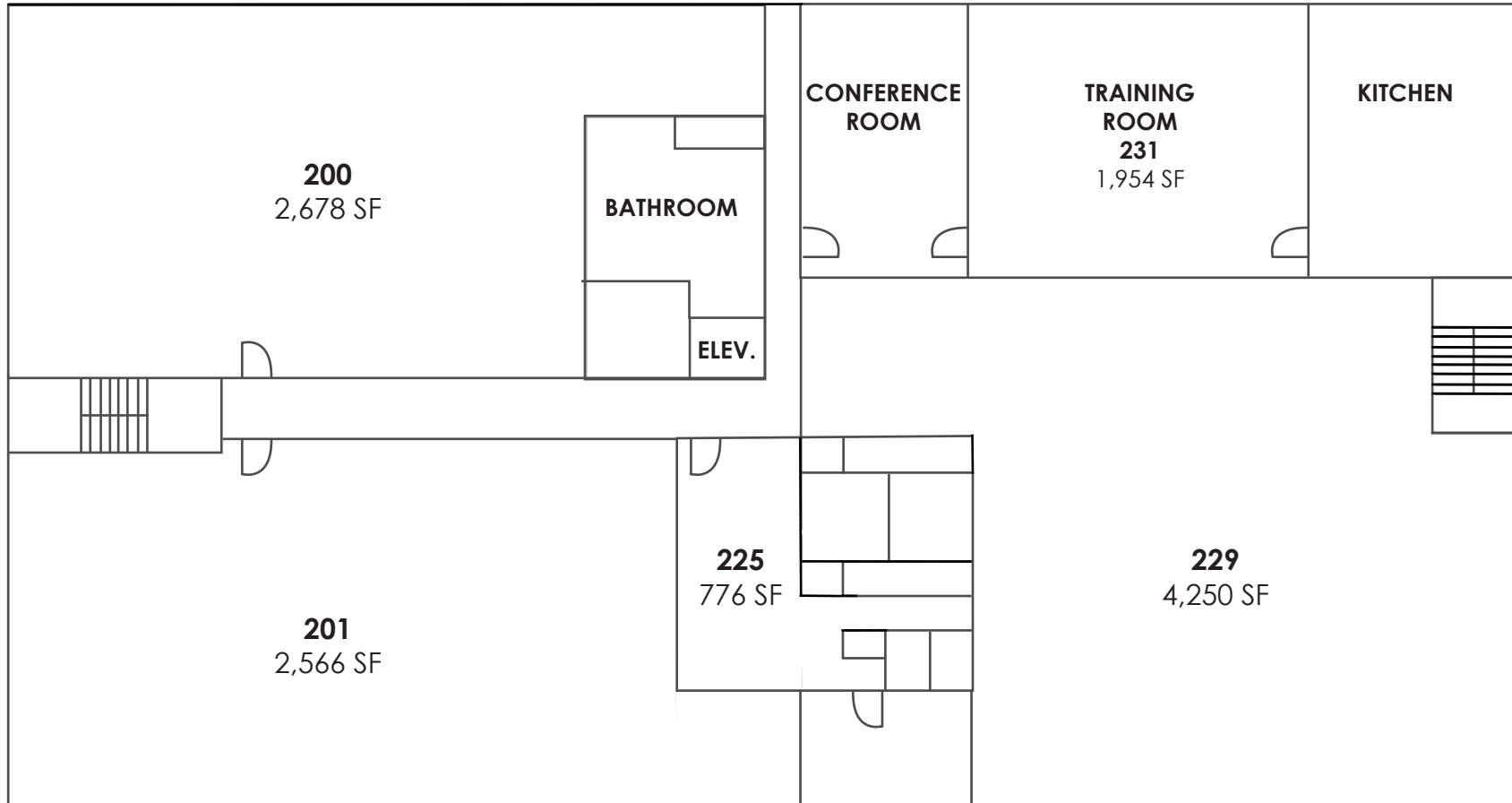
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2ND FLOOR



= Current Availability

FLOOR PLANS



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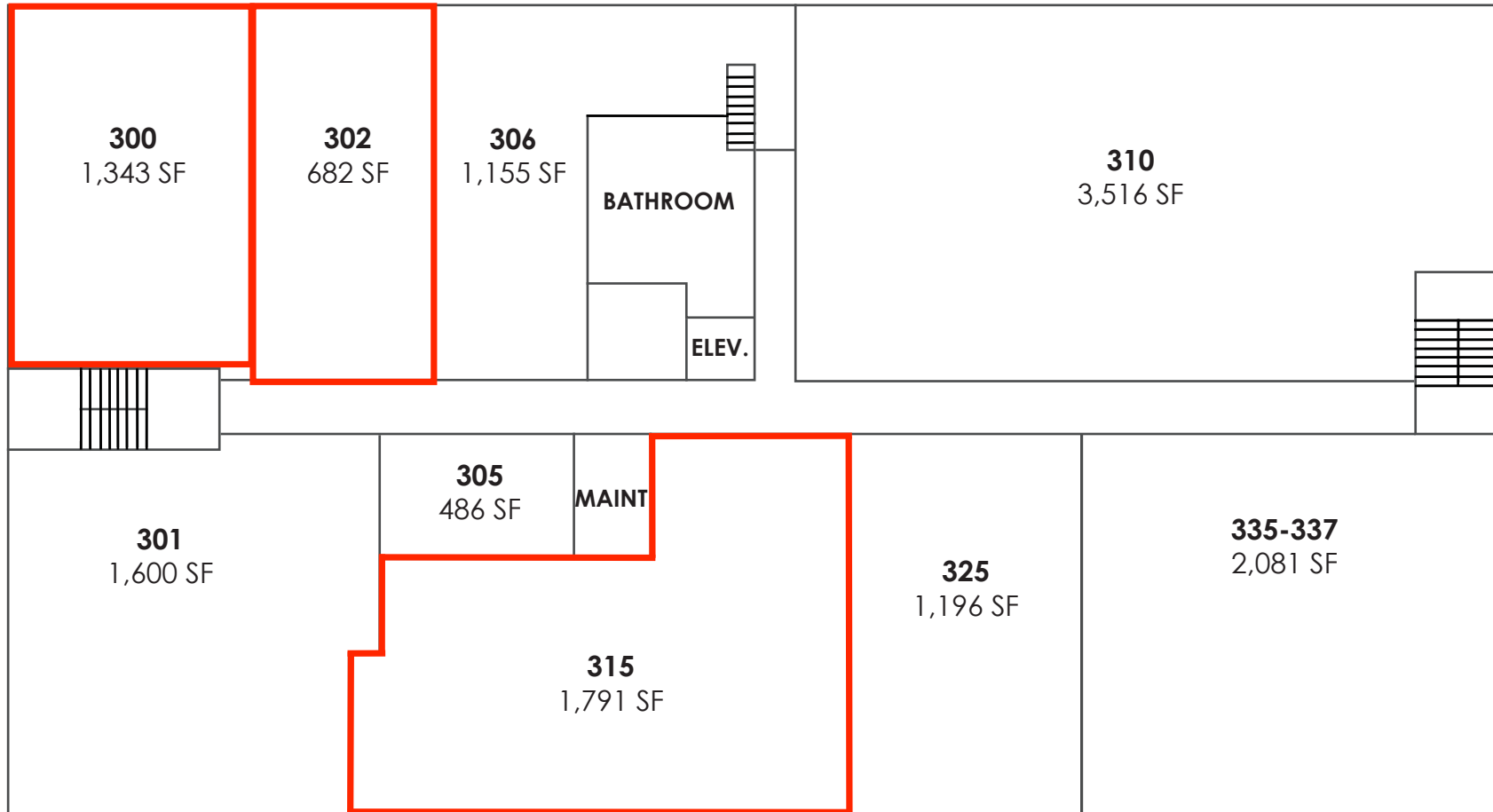
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3RD FLOOR

 = Current Availability

FLOOR PLANS



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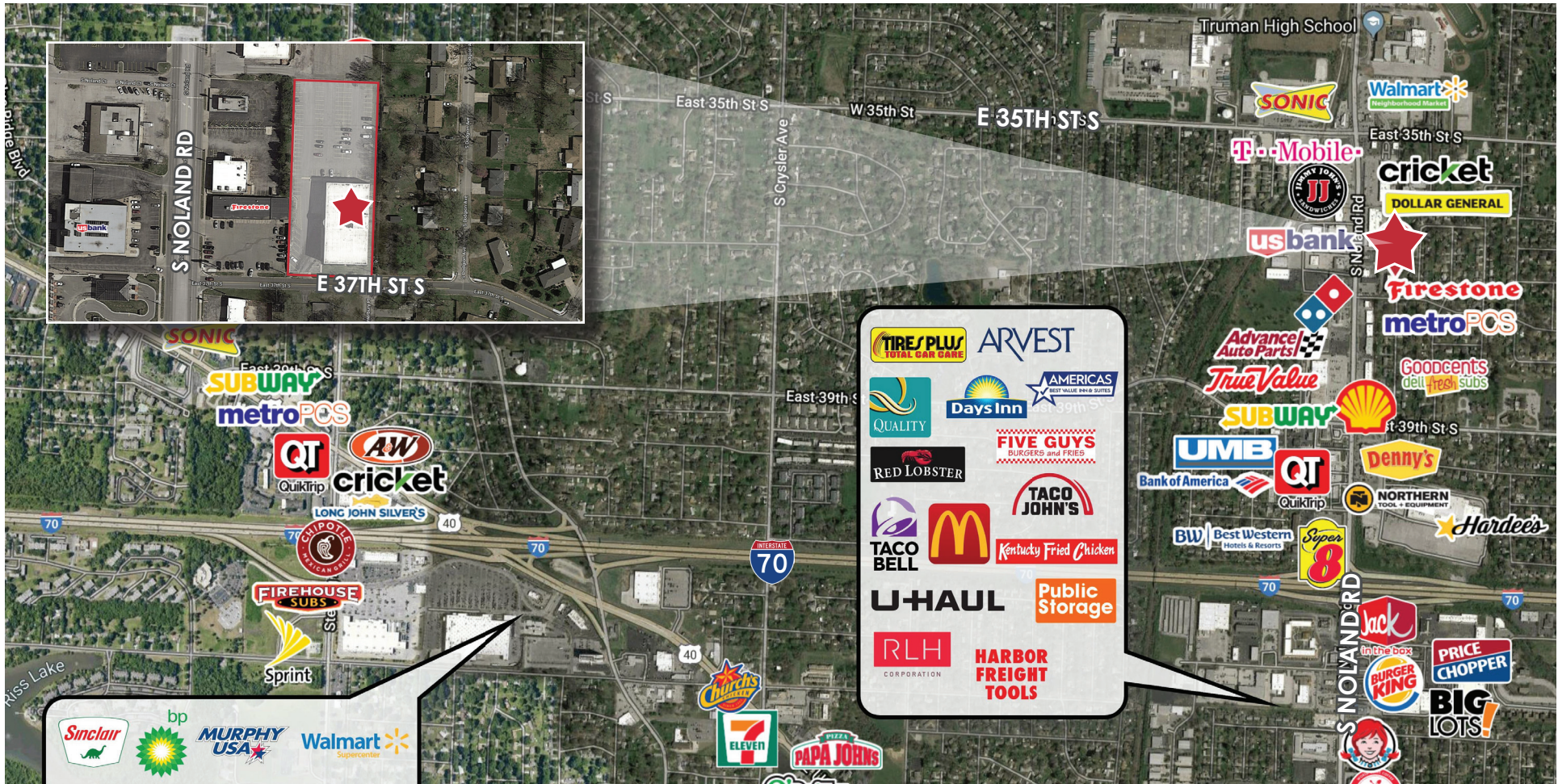


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AERIALS



TOTAL POPULATION |

1 Mile: 8,453 3 Miles: 73,759 5 Mile: 150,645



AVG HOUSEHOLD INCOME |

1 Mile: \$84,118 3 Mile: \$66,316 5 Mile: \$65,082



DAYTIME POPULATION |

1 Mile: 4,671 3 Mile: 25,151 5 Mile: 54,767

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