

# Office/Medical Space Available for Lease or Sale

801 NW St. Mary's Drive, Blue Springs MO 64014



- ◆ **22,938 SF Office/Medical Building**
- ◆ Two Story Atrium—Front & Rear Entrances
- ◆ Multi-Tenant
- ◆ 2.23 Acre Lot
- ◆ Excellent Blue Springs Location Near St. Mary's Hospital
- ◆ **Available for Sale at \$1,750,000**
- ◆ **Available for Lease \$12/SF NNN (+ \$8.04)**
- ◆ **Includes Utilities & Janitorial**
- ◆ 2,361-11,469 SF Available
- ◆ Suite 100—8,316 SF (Can Be Combined With Suite 102)
- ◆ Suite 102—3,153 SF (Can Be Combined With Suite 100)
- ◆ Suite 200—3,396 SF
- ◆ Suite 210—2,361 SF



*Committed to  
Client  
and Community*

**Shannon E. Simmermon P.C.**

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**Brokerage ● Consulting ● Development ● Management**

3170 NE Carnegie Drive, Suite 400 ● Lee's Summit, MO 64064

[www.ceahrealtors.com](http://www.ceahrealtors.com)

# 801 NW St. Mary's Drive, Blue Springs, MO 64014

- ◆ Ample Parking
- ◆ Great Architectural Design
- ◆ New LED Parking Lot Lighting & New Curbing for Parking Lot
- ◆ New Monument Signage
- ◆ ADA Accessible
- ◆ Covered Drive Thru Entrance on 1st Floor
- ◆ Tenant Improvements Negotiable

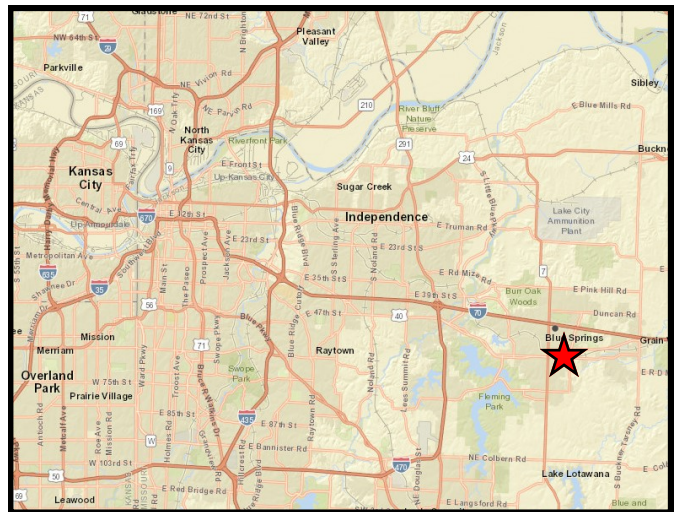
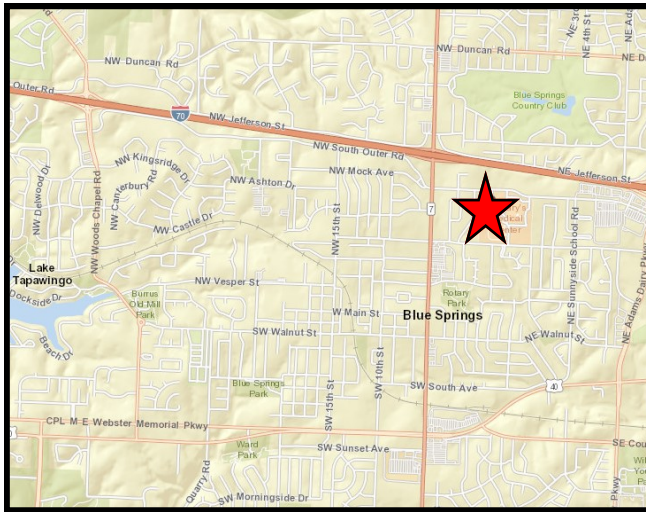
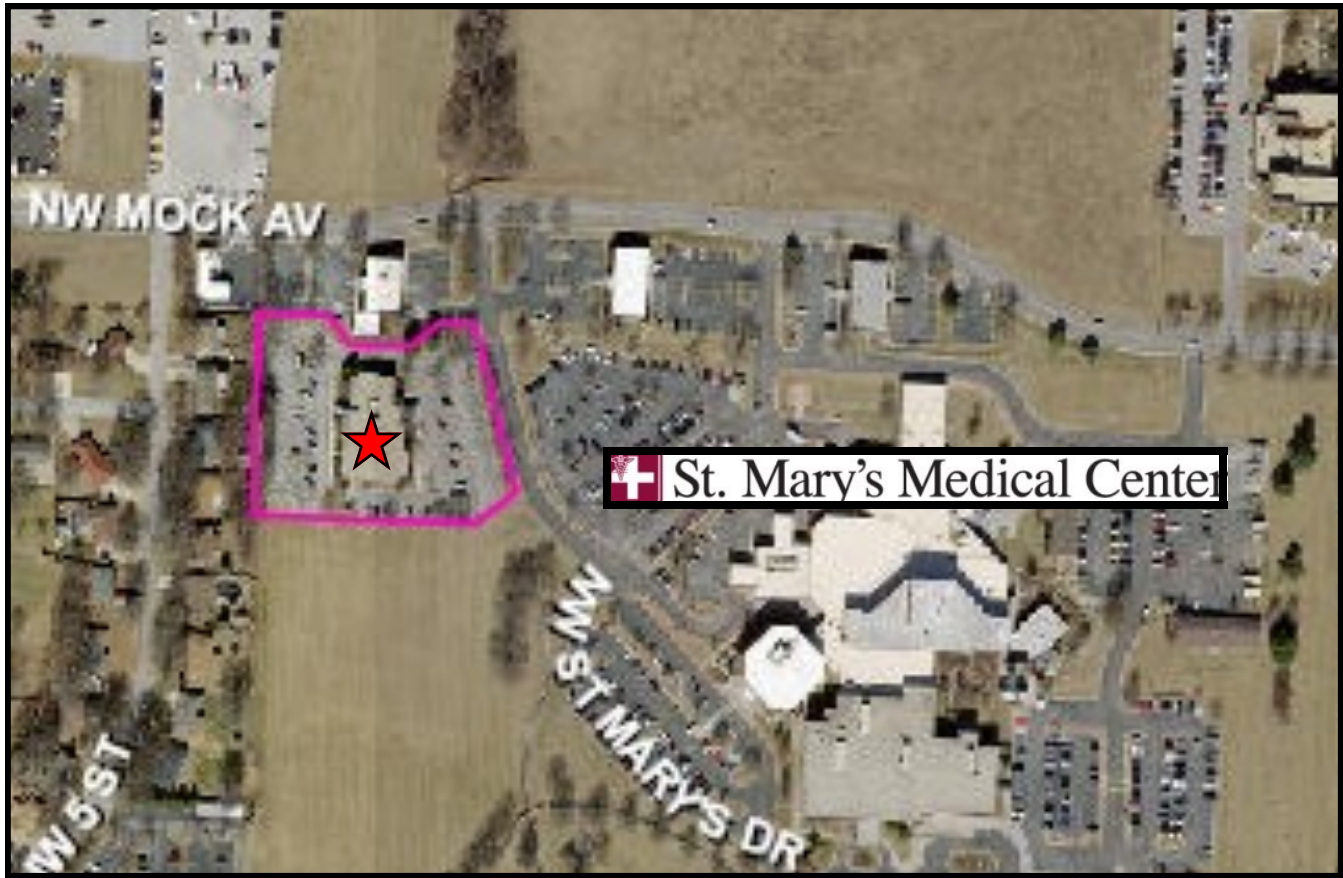


All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior to sale or lease or withdrawal without notice.

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