

## FREESTANDING MEDICAL OFFICE OR FLEX SPACE FOR LEASE

3400-3406 Broadway Blvd., Kansas City, Missouri 64111



**CENTRALLY LOCATED BETWEEN  
DOWNTOWN & THE PLAZA WITH  
EXCELLENT ACCESS TO I-35**



- 9,692± SF single story bldg divisible to 3,758± SF
- Dock with roll up door
- On-site management & maintenance with extraordinary service
- Excellent signage opportunity
- Adjacent free visitor parking
- Multiple free conference rooms, secretarial service, travel agency & barber in the adjacent VFW bldg
- Near Metropolitan Community College headquarters, Penn Valley Community College, historic Redemptorist Catholic Church, & the historic neighborhoods of Coleman Highlands, Valentine, Old Hyde Park & Roanoke
- \$17.95/SF on a useable, full service basis

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