

OFFICE OR RETAIL FOR LEASE

3011-3129 Swope Parkway, Kansas City, Missouri 64130



**OVER 500' OF FRONTAGE ON
HIGH TRAFFIC ARTERIAL ROAD**



- Highly visible 41,400± SF retail strip center
 - 3011: 18,000± SF former grocery store for lease at \$4,500.00/MO/NNN (\$1.75)
 - 3021: 1,000± SF retail for lease rate reduced to \$750/MO/MG
 - 3023: 2,289± SF office for lease rate reduced to \$1,720/MO; includes multiple offices, conference room, bull-pen area, kitchen break room & file storage rooms
 - 3119: 600± SF lower level former salon space for lease rate reduced to \$450.00/MO
- Large parking area
- North Town Fork Creek neighborhood
- HUBZone with CP2 Zoning

Susan Scott | 816.668.7276 | sscott@gpattersonassoc.com

