PRICE REDUCED!

OFFICE BUILDING FOR SALE:
1200 CORPORATE CENTRE

1200 NW South Outer Road | Blue Springs, MO

- **NEW PRICE: $1,250,000 ($31.66/SF)**
- Prime highway visibility - 60,583 VPD
- New roof and furnace
- Final phase of construction completed in 2000
- Completely built-out for office users with fitness center
- Priced significantly below replacement cost
- 39,484 SF on 1.98 acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,027	51,014	79,722
Average HH Income	$82,028	$84,514	$86,565
# Businesses	720	1,788	2,795
# Employees	**8,240**	**23,089**	**37,235**

For more information contact:

BROOKE SCHOWB
816.268.9110
bschwob@lane4group.com

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