

LANE4

8,275 SF
Freestanding Office
HOLMES & I-435



FOR SALE

CHASE GLAESER
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VALUATION AND PRICING

REAL ESTATE	ASKING PRICE
Price	\$993,000
Building PSF	\$120

PROPERTY HIGHLIGHTS

- Freestanding, multi-story office
- Close proximity to State Line Rd
- Easy access to I-435
- Excellent drive time reach for entire Kansas City metro



10200 HOLMES ROAD **FOR SALE**



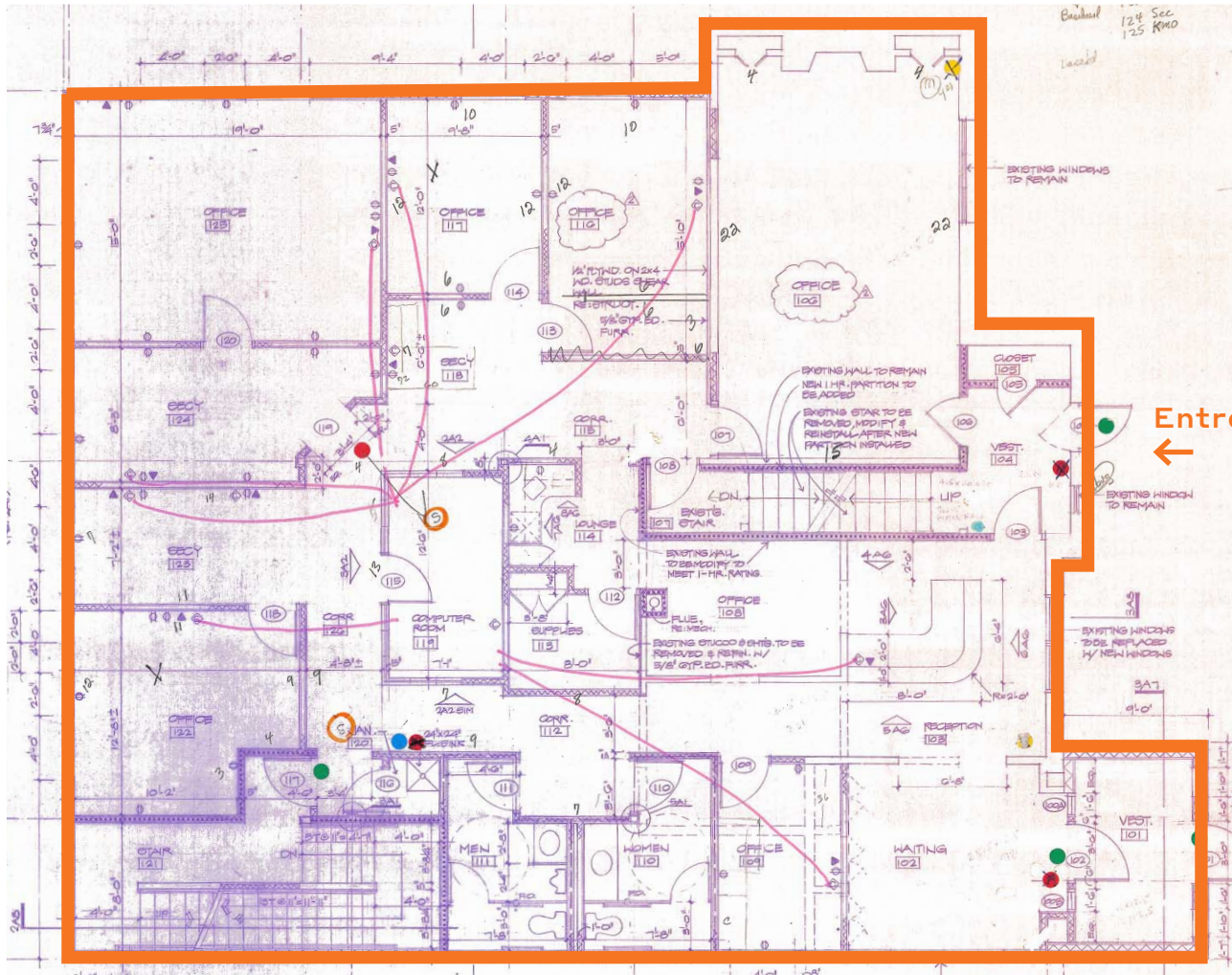
PROPERTY DESCRIPTION

ADDRESS:	10200 Holmes Road Kansas City, Missouri
TYPE:	Freestanding
PARCEL:	0.69 AC
BUILDING SIZE:	8,275 SF
STORIES:	3
PARKING:	17 stalls
ZONING:	O - Office
BUILT:	1940, Renovated in 1990

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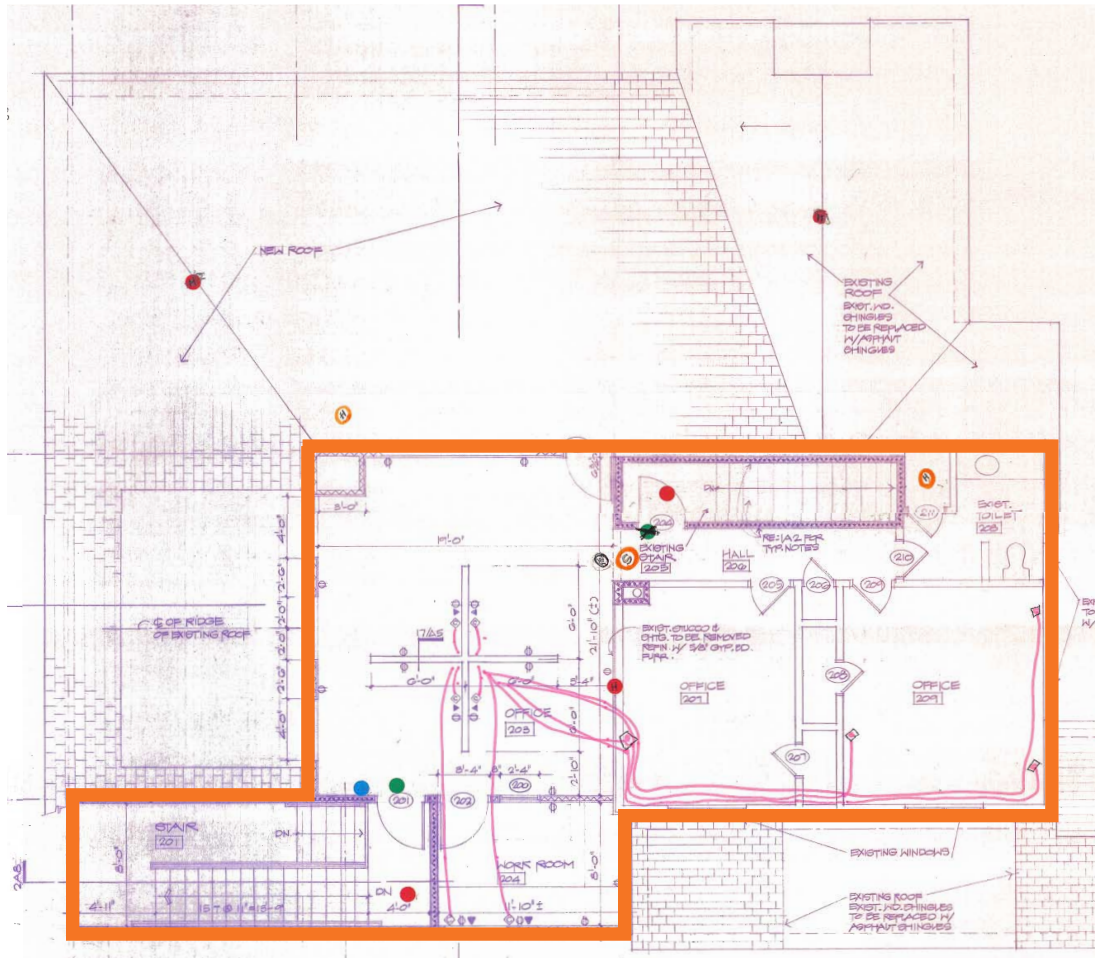
FIRST FLOOR

Entrance



Entrance

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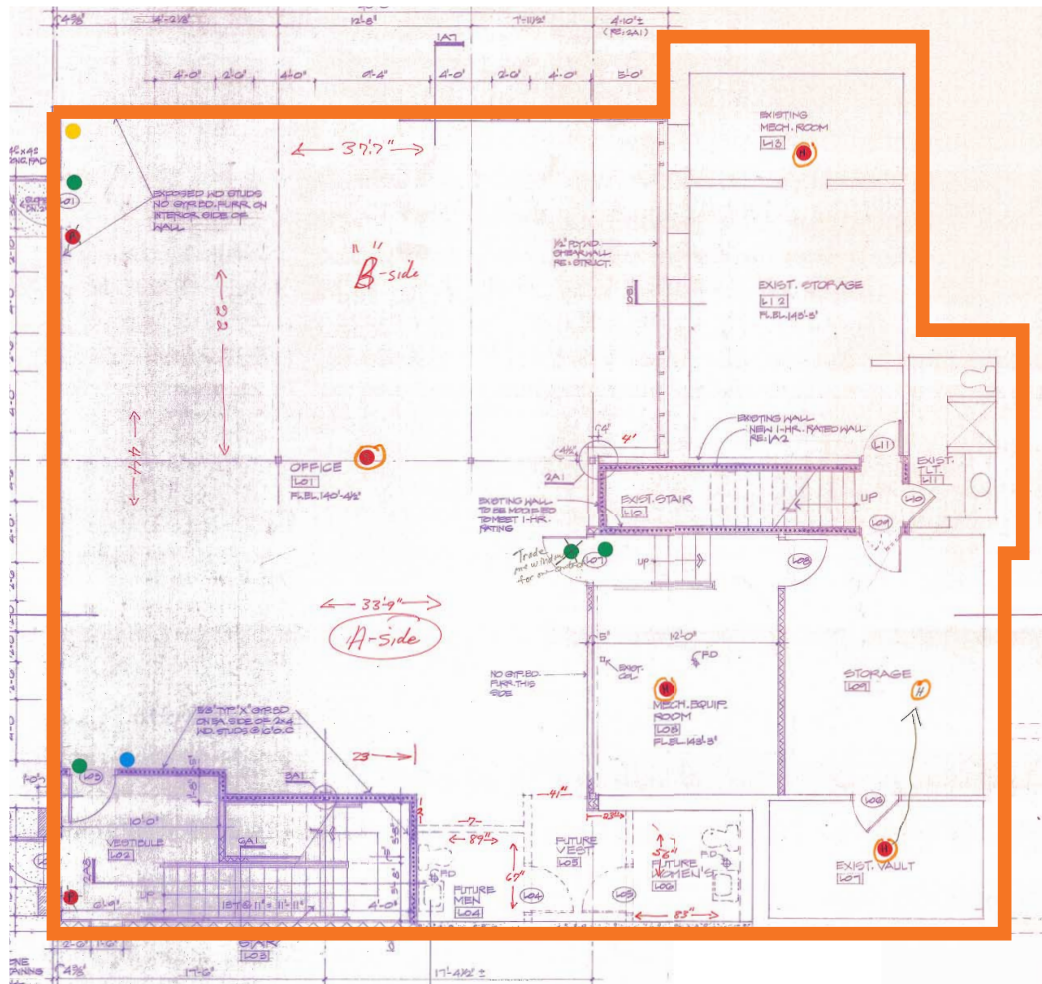


2ND FLOOR

SECOND FLOOR



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LOWER LEVEL



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LOCATION & SUBMARKET

Strong Access The property sits just off the intersection of Holmes Road and I-435, a major highway that connects Kansas City's key business districts, including downtown, the airport, and suburban areas to the south.

With direct access to I-435, this location offers excellent connectivity to the city's growing residential and retail markets.

Surrounding Amenities The property is just minutes away from key retail + restaurant hubs including the 119th & Roe intersection, Red Bridge Shopping Center, Ward Parkway Center, and Mission Farms.

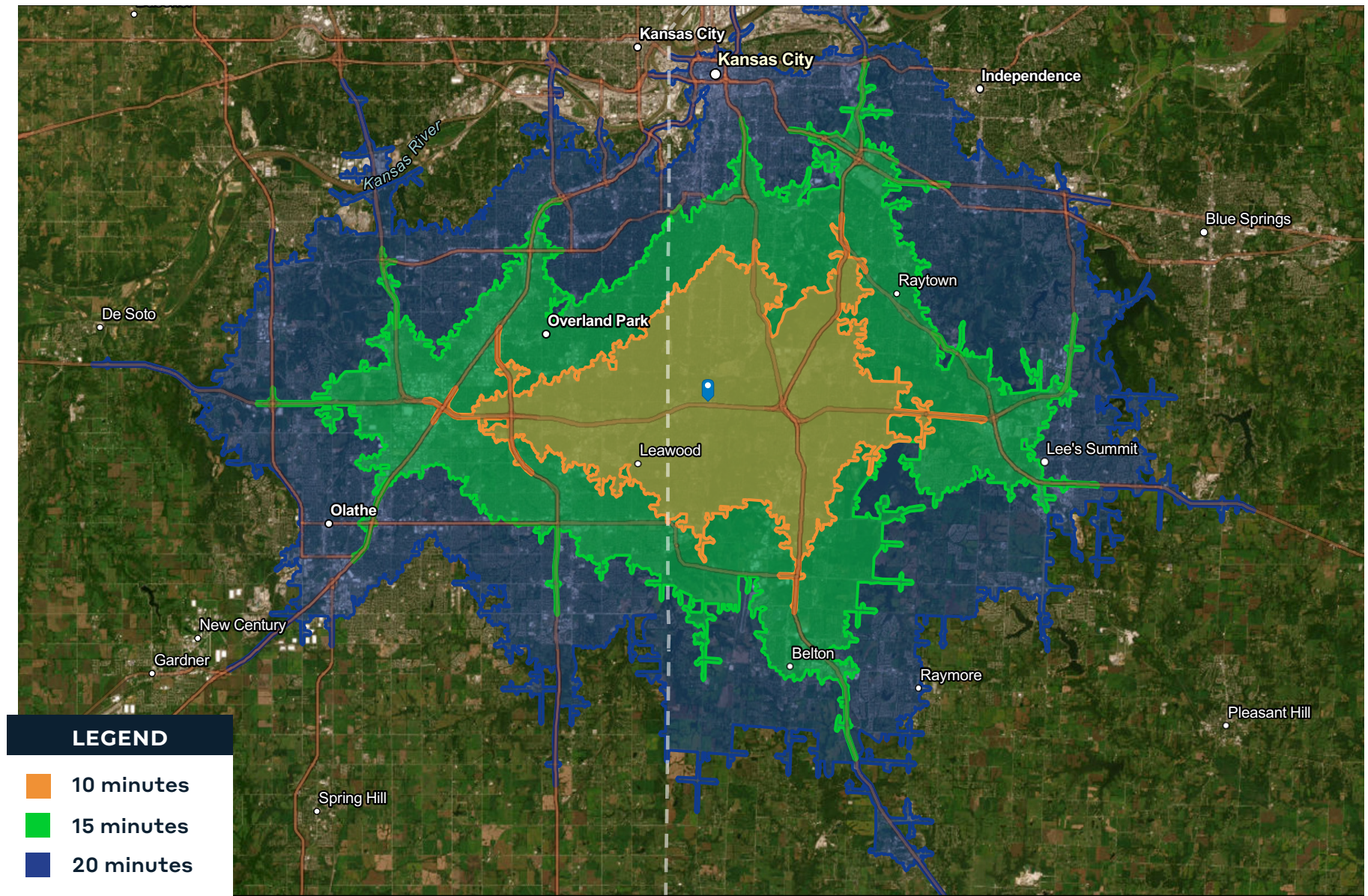


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DRIVE TIME REACH



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