

PREMIER OFFICE & INDUSTRIAL SPACE AVAILABLE



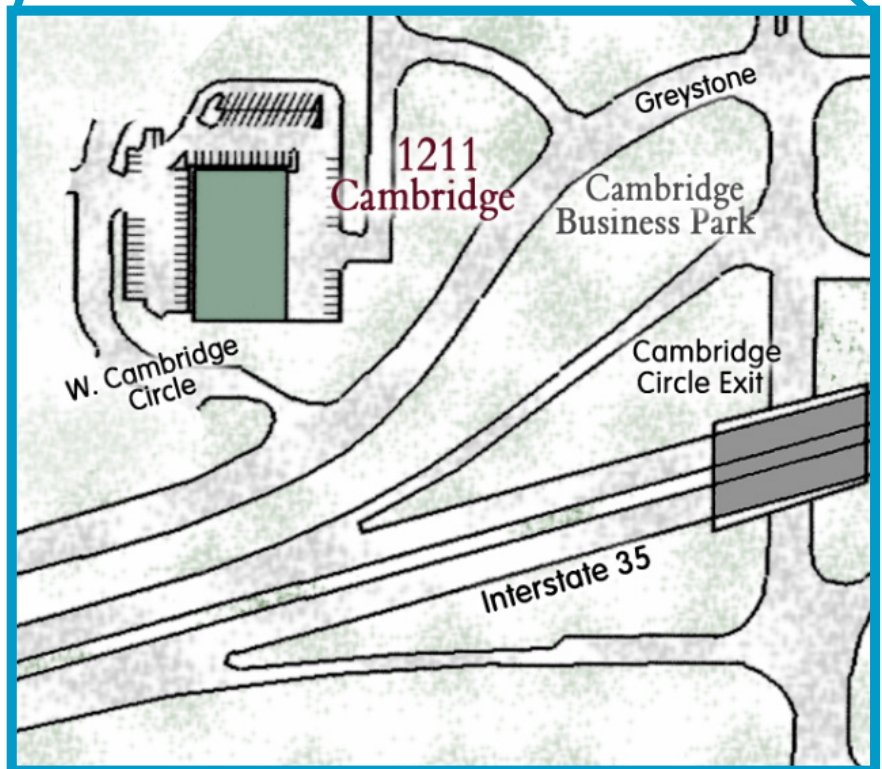
BUILDING HIGHLIGHTS

- 17,206 SF of Office and Industrial Space
- 2 Drive-In Doors (12'x14' & 10'x10')
- 2 Dock High Doors (8'x10')
- 16'6" Ceiling Height
- Traffic Count is 90,000 cars per day
- Abundant parking near building and in additional lot north of building
- Instant accessibility to Interstate 35 and the city's primary thoroughfares
- Signage visible to interstate
- Positioned in well-maintained business park

LEASING CONTACTS

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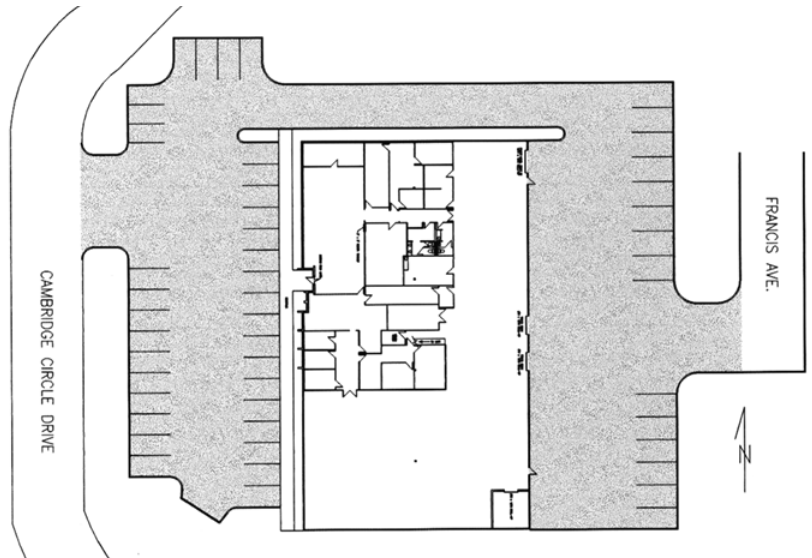
KANSAS CITY, KANSAS



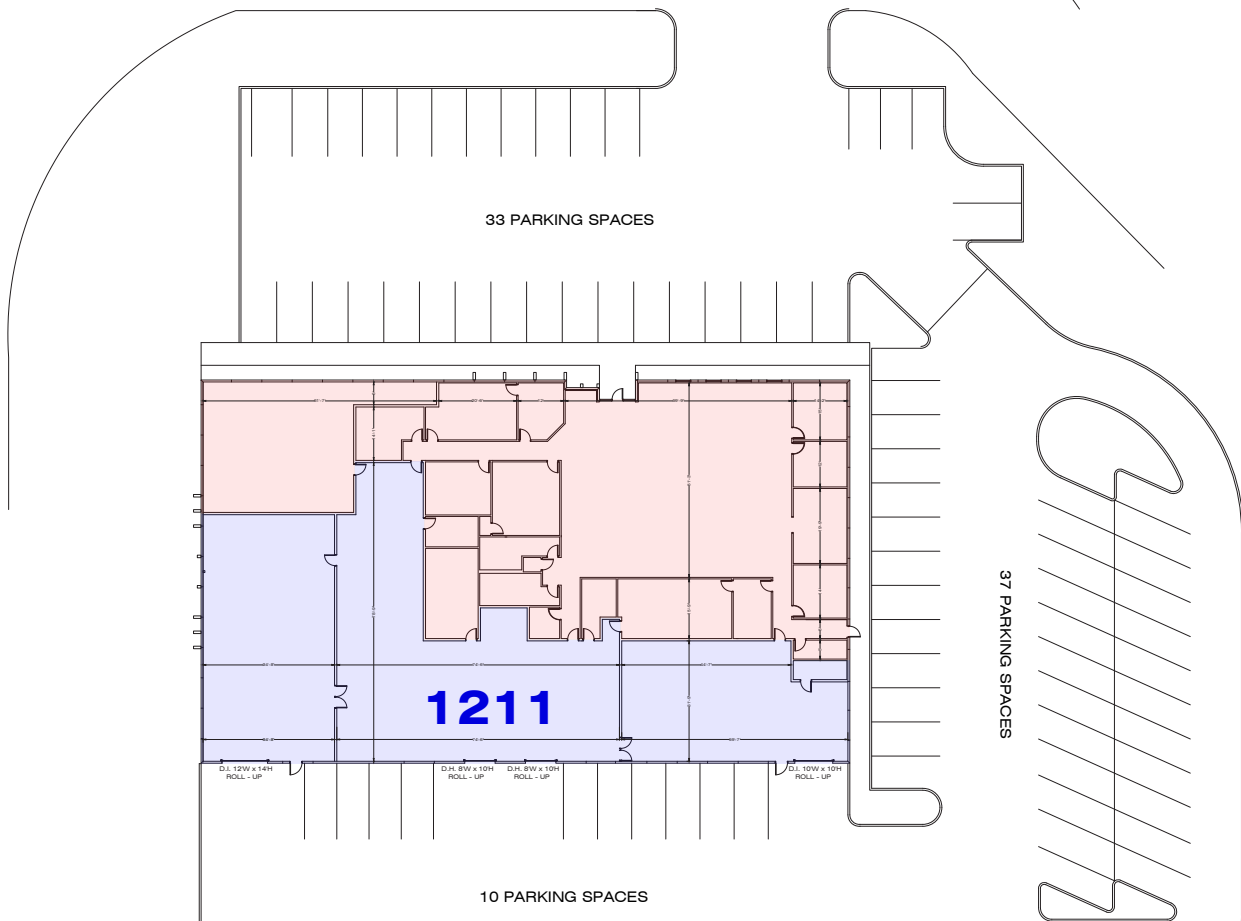
1211 W CAMBRIDGE CIRCLE DRIVE

Cambridge Business Park

- 17,206 SF Available
- 2 Drive-In Doors (12'x14' & 10'x10')
- 2 Dock High Doors (8'x10')
- Ceiling Height: 16'6"
- 80 Free Surface Spaces are available; Ratio of 4.5/1
- Rate: \$9.25/NNN
- Monument signage available



OFFICE TOTAL	WAREHOUSE TOTAL	TOTAL SQ FT
9,374	7,832	17,206



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