

FOR SALE

PROMINENT VISIBLE 30,704 SF OFFICE BUILDING
WITH 6 ACRES FOR FUTURE EXPANSION - \$3,200,000



10380 N. AMBASSADOR DRIVE
KANSAS CITY, MO 64153



**CUSHMAN &
WAKEFIELD**

10380 N. AMBASSADOR DRIVE | KANSAS CITY, MO 64153

PROPERTY HIGHLIGHTS

- Excellent Owner-User Opportunity - Single-story office building of 30,704 SF
- Drive-up convenience on 9.19 acre site with 6 acres available for future expansion
- Prominent location with frontage on 1-29/MCI airport corridor
- Identifying building façade or monument signage available
- Possible leaseback of 15,000 SF from seller
- Optimal mix of open space and private offices on glass line
- Parking ratio of 7 per 1,000
- Less than 5 minutes from new MCI-Kansas City International Airport

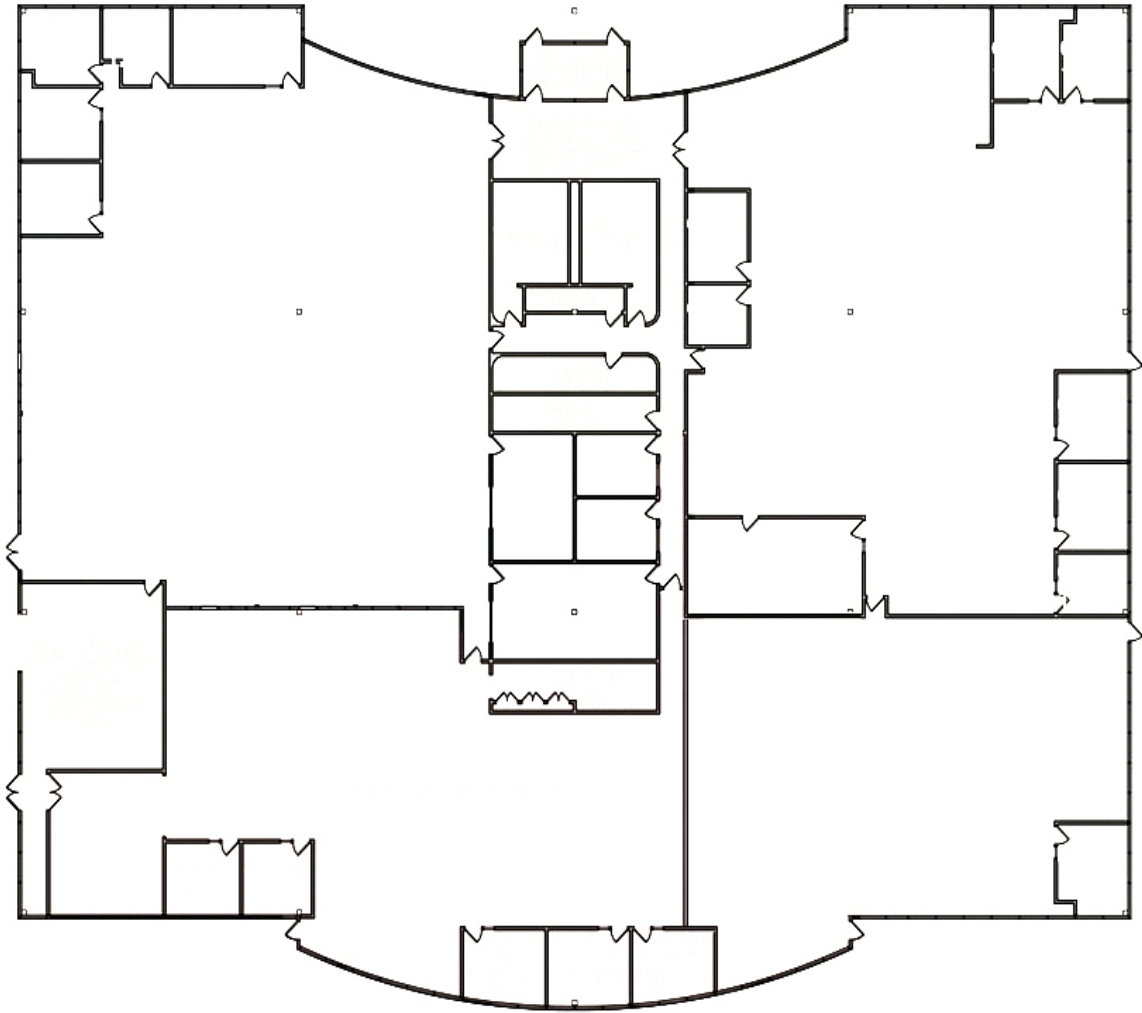


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PROPERTY PHOTOS



FLOOR PLAN



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SITE PLAN



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AERIAL MAP





FOR MORE INFORMATION,
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