

FOR SALE

ASHER
— REAL ESTATE —
www.asher-kc.com | 816-319-2525

1600 NE Coronado Drive, Blue Springs, MO 64014

- + **PRICE IMPROVEMENT!**
- + Fully leased to a national tenant
- + Investor opportunity:
\$7,250,000 / 6.6% cap rate
- + 41,400 SF
- + Sits on 3.95 acres
- + 3 stories / multiple offices
- + 5 year double net lease to single tenant through 07/2027
- + Well maintained
- + Close to amenities
- + I-70 / Adams Dairy / 7 Highway



DAVE MEYER LLC

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Building Summary

Building Name / ID	Heartland Financial Building
Building Description	Three-story Class A Office Building
Building Class	A
Construction Class	Class A
Construction	Concrete, steel and glass
Construction Quality	Good
Year Built	1998
Renovations	2005
Effective Age	15
Total Economic Life	60
Remaining Economic /	45
Condition	Good
Appeal and Appearance	Good
Number of Stories	3

Parking Attributes

Surface Parking Spaces	120
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Parking Type	Surface lot
Parking Adequacy	Good
Parking Condition	Good
Parking Comments	Adequate surface parking lot
Parking Ratio	2.90 spaces per 1,000 SF

Building Area

Gross Building Area	41,400
Rentable Area	37,000
Source for SF Area	Building plans and current lease
Percent Office	100.00%
Building Efficiency Ratio	0.89
Land to Building Ratio	4.15

