## OFFICE AND MEDICAL SPACE FOR LEASE

## The Blue Ridge Tower

4240 Blue Ridge Boulevard, Kansas City, Missouri 64133

Building Size: 104,670 SF

Full Service Rental Rate: \$10 - \$15.50/SF

Maximum Contiguous: Full Floor (10,344 SF)

Property Type: Ten Story Office Building

Parking Ratio: 4.63:1,000 SF

Landmark facility located at the crossroads of I-70, 40
 Highway and Blue Ridge Boulevard

- \* Traffic count 120,000 cars per day
- Adjacent to Blue Ridge Crossing, Walmart, Lowe's, IHOP, Applebee's, McDonalds and Starbucks
- Roof top signage for full floor tenant
- \* KCATA stop near building entrance

NEW: Up to 8,000 SF 1st floor retail/office space





FOR ADDITIONAL INFORMATION,
PLEASE CONTACT

Dan Horn

Property Capital Advisors, LLC

(816) 399-1099

danhorn@blueridgetower.net