



LEE'S SUMMIT OFFICE SUITE

3215 Carnegie Drive, Lee's Summit, Missouri



LEASE RATE: \$28/SF FSG | 2,400 SF SUITE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,391	25,280	106,094
Avg. Household Income	\$96,166	\$139,323	\$120,613

- Fully furnished turn key office
- All utilities included
- Eight offices, reception area, conference room, break room, copier room, and two restrooms
- Two indoor parking spaces and twelve outdoor parking spaces



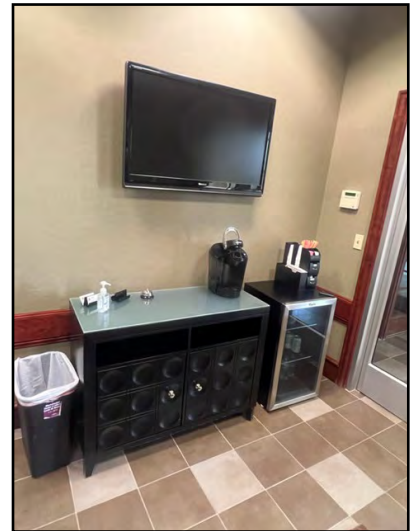
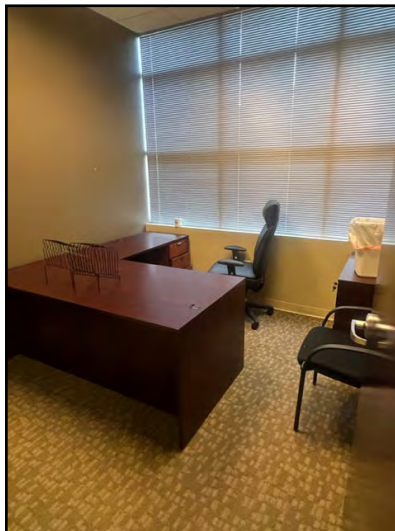
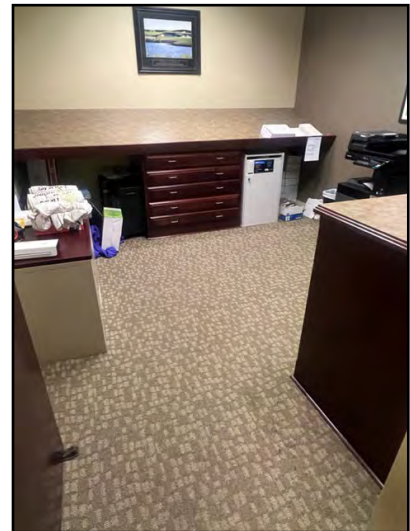
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LISTING INFORMATION

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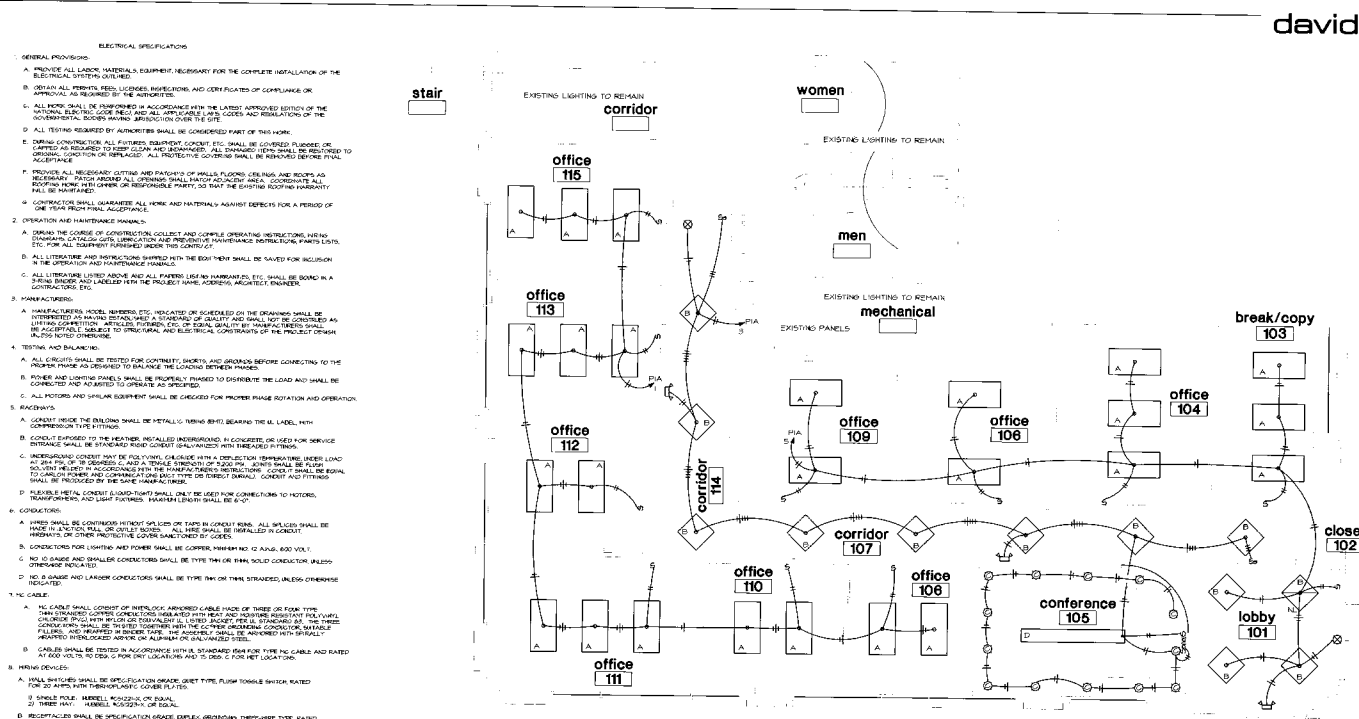
Exclusive Agent

PHOTOS



LEE'S SUMMIT OFFICE SUITE
3215 Carnegie Drive, Lee's Summit, Missouri

PLAN



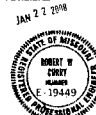
LIGHTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE					
MARK	MANUFACTURER CATALOG REFERENCE	VOLTS	WATTS	DESCRIPTION	EQUIVALENT MANUFACTURER
A	COLUMBIA C-204-1500-120V-60 H=120	120	150-220	2-1/4" FLORESCENT GLOU. TROOPER WITH 3" DEEP 90° SPREAD LAMP HOUSING FOR 150W F50T8 LAMP WITH ELECTRIC BALLAST	LITONIA OR EQUAL
B	COLUMBIA C-204-1500-120V-60 H=120	120	150-220	2-1/4" FLORESCENT GLOU. TROOPER 36" DEEP 90° SPREAD LAMP WITH ELECTRIC BALLAST	LITONIA OR EQUAL
C	FRIGOLITE H=74-202	120	100W	4" RECESSED INCANDESCENT GLOBE FOR 150W PAR38 LAMP WITH CLEAR ALUM. BALLAST	LITONIA OR EQUAL
D	ALFIRA D-1-274K-120V-60 H=115B-120V-60-6	120	4-54W	1" PERMANENT MOUNTED ARCHITECTURAL 120VOLT LAMP FOR 254K PAR38 LAMP WITH BLUE LENS	OR EQUAL
E	ALFIRA D-1-274K-120V-60 H=115B-120V-60-6	120	NCL	INCANDESCENT LIGHT WITH 1" INCH ADJUSTABLE IN HALLWAY AND RECESSED LUGGAGE BATTERY ADJUST AT 0°-6° TO GLASS	CHALDRON OR EQUAL
F	DUAL-LITE L-2500-120V	120	NCL	DAMP LOCATION LIGHT WITH 1" INCH ADJUSTABLE IN HALLWAY AND RECESSED LUGGAGE BATTERY ADJUST AT 0°-6° TO GLASS	CHALDRON OR EQUAL
G	DUAL-LITE L-2500-120V	120	NCL	EXIT LIGHT WITH LED LAMP, RED LETTERS ON WHITE BACKGROUND, UNIVERSAL LAMP BATTERY	CHALDRON OR EQUAL
H	LITONIA L-1400-120V-60 H=1400-120V-60 LX100 REMOTE	120	NCL	EXIT LIGHT WITH LED LAMP, RED LETTERS ON WHITE BACKGROUND, UNIVERSAL LAMP BATTERY	CHALDRON OR EQUAL

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tenant finish for
ceah suites
3215 ne carnegie, suite 150
lee's summit, missouri



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AERIAL

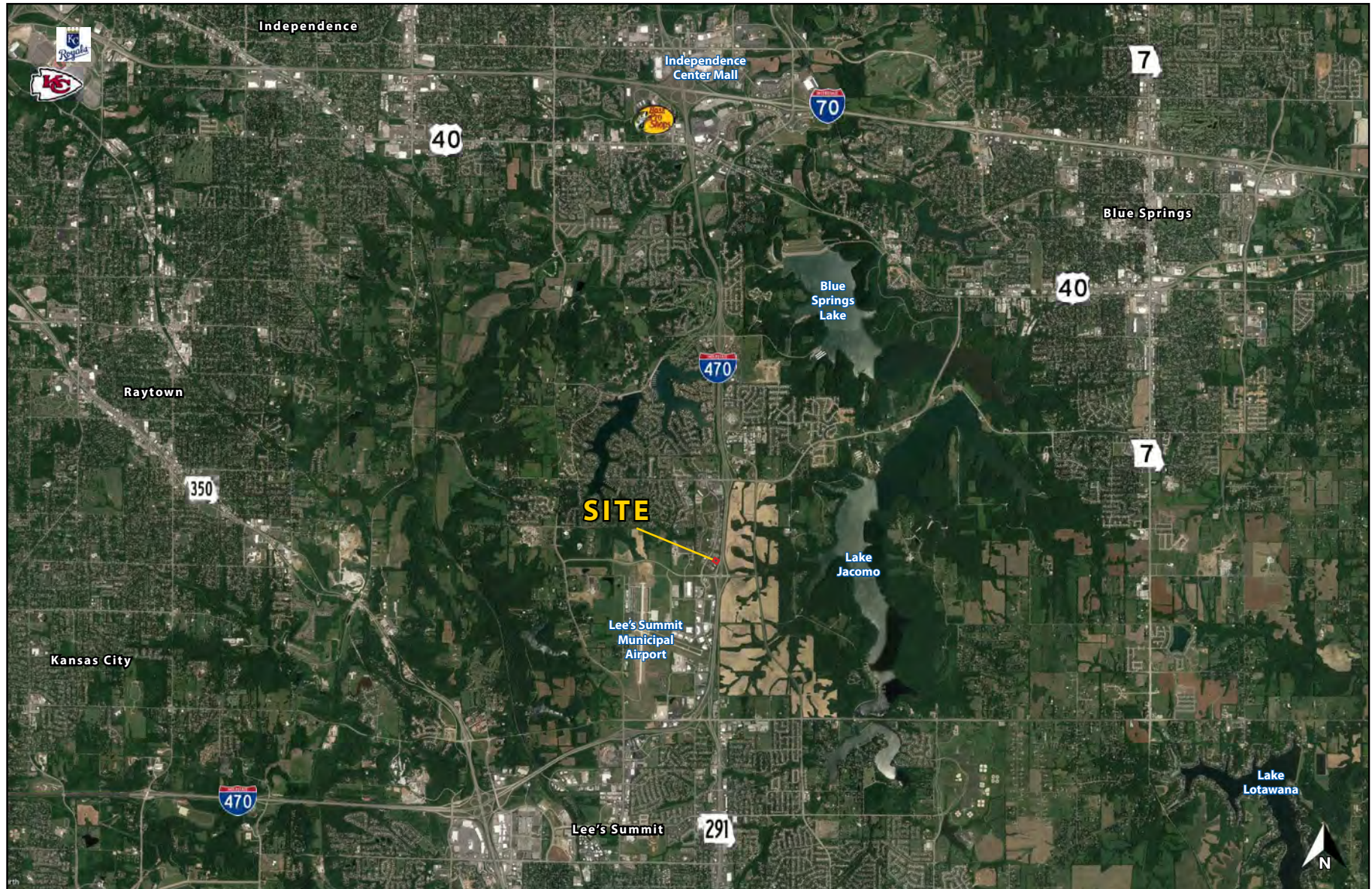




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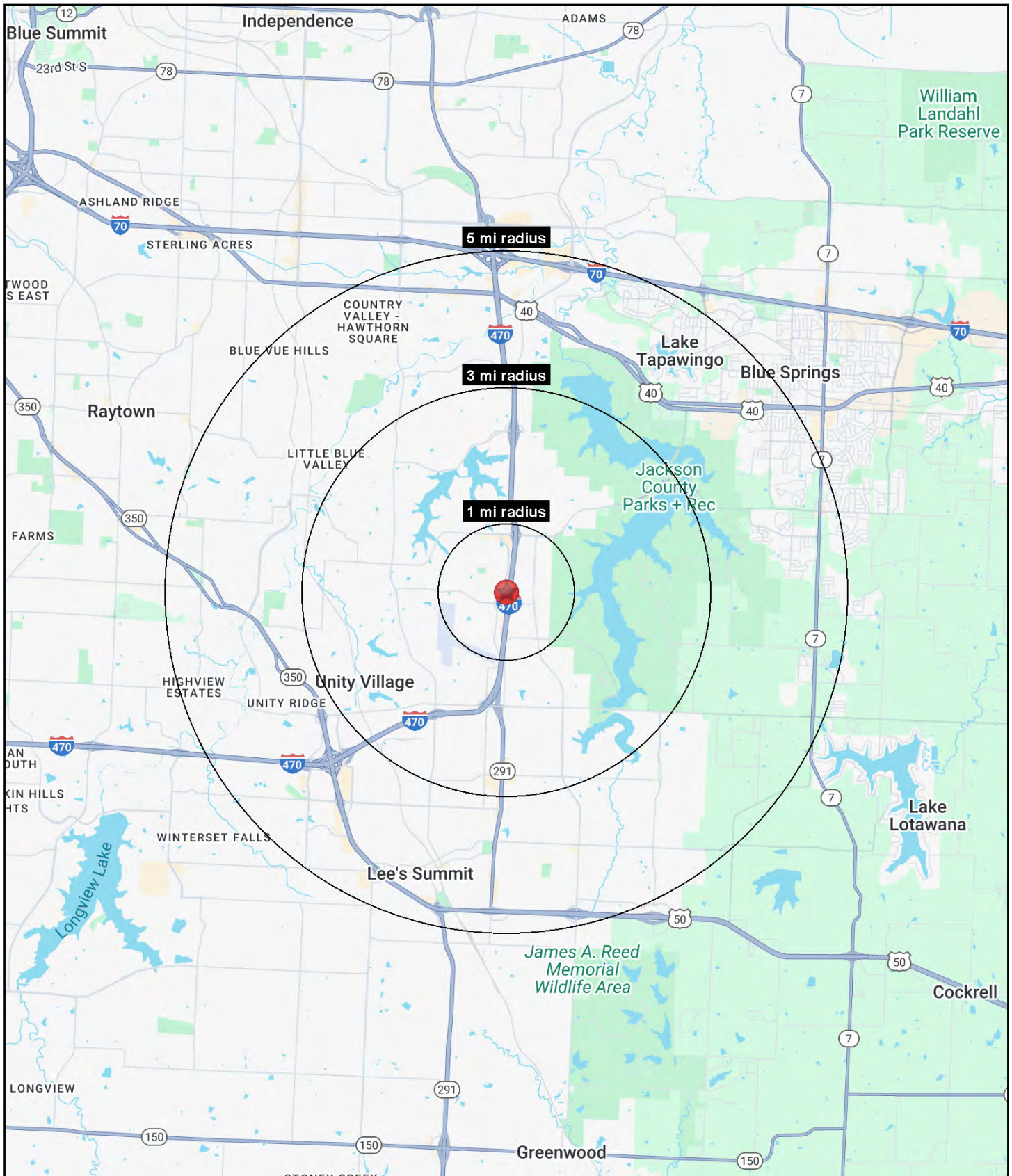
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AERIAL



LEE'S SUMMIT OFFICE SUITE

3215 Carnegie Drive, Lee's Summit, Missouri





LEE'S SUMMIT OFFICE SUITE

3215 Carnegie Drive, Lee's Summit, Missouri

3215 NE Carnegie Drive Lee's Summit, MO 64064	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	3,391	25,280	106,094
2029 Projected Population	3,904	26,211	109,217
2020 Census Population	2,854	24,957	106,655
2010 Census Population	2,653	22,786	98,492
Projected Annual Growth 2024 to 2029	3.0%	0.7%	0.6%
Historical Annual Growth 2010 to 2024	2.0%	0.8%	0.6%
2024 Median Age	36.7	40.8	41.0
Households			
2024 Estimated Households	1,489	10,026	43,366
2029 Projected Households	1,741	10,456	44,792
2020 Census Households	1,093	9,582	42,308
2010 Census Households	986	8,603	38,547
Projected Annual Growth 2024 to 2029	3.4%	0.9%	0.7%
Historical Annual Growth 2010 to 2024	3.7%	1.2%	0.9%
Race and Ethnicity			
2024 Estimated White	67.6%	77.3%	78.0%
2024 Estimated Black or African American	22.5%	12.7%	12.3%
2024 Estimated Asian or Pacific Islander	2.2%	2.9%	2.0%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	7.4%	6.9%	7.4%
2024 Estimated Hispanic	6.0%	6.0%	6.5%
Income			
2024 Estimated Average Household Income	\$96,166	\$139,323	\$120,613
2024 Estimated Median Household Income	\$66,976	\$110,659	\$95,313
2024 Estimated Per Capita Income	\$42,543	\$55,358	\$49,358
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.8%	1.4%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	0.7%	1.4%	2.7%
2024 Estimated High School Graduate	29.0%	19.0%	23.4%
2024 Estimated Some College	24.8%	19.1%	22.9%
2024 Estimated Associates Degree Only	3.4%	6.8%	8.7%
2024 Estimated Bachelors Degree Only	23.7%	30.6%	25.4%
2024 Estimated Graduate Degree	15.6%	21.7%	15.5%
Business			
2024 Estimated Total Businesses	448	1,379	4,526
2024 Estimated Total Employees	4,419	14,075	44,251
2024 Estimated Employee Population per Business	9.9	10.2	9.8
2024 Estimated Residential Population per Business	7.6	18.3	23.4

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