



# TWO STORY OFFICE BUILDING WITH UNDERGROUND GARAGE

3215 Carnegie Drive, Lee's Summit, Missouri



**SALE PRICE: \$3,080,000 | LEASE RATE \$27/SF FULL SERVICE**

## DEMOGRAPHICS

|                       | 1 mile    | 3 miles   | 5 miles   |
|-----------------------|-----------|-----------|-----------|
| Estimated Population  | 3,379     | 25,292    | 107,957   |
| Avg. Household Income | \$105,952 | \$141,307 | \$121,509 |

- 12,230 SF office building on 0.84 acres
- Easy access off I-470
- Fully furnished turn key office for lease
- 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



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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*Exclusive Agent*



## FLOOR PLAN

### GENERAL NOTES

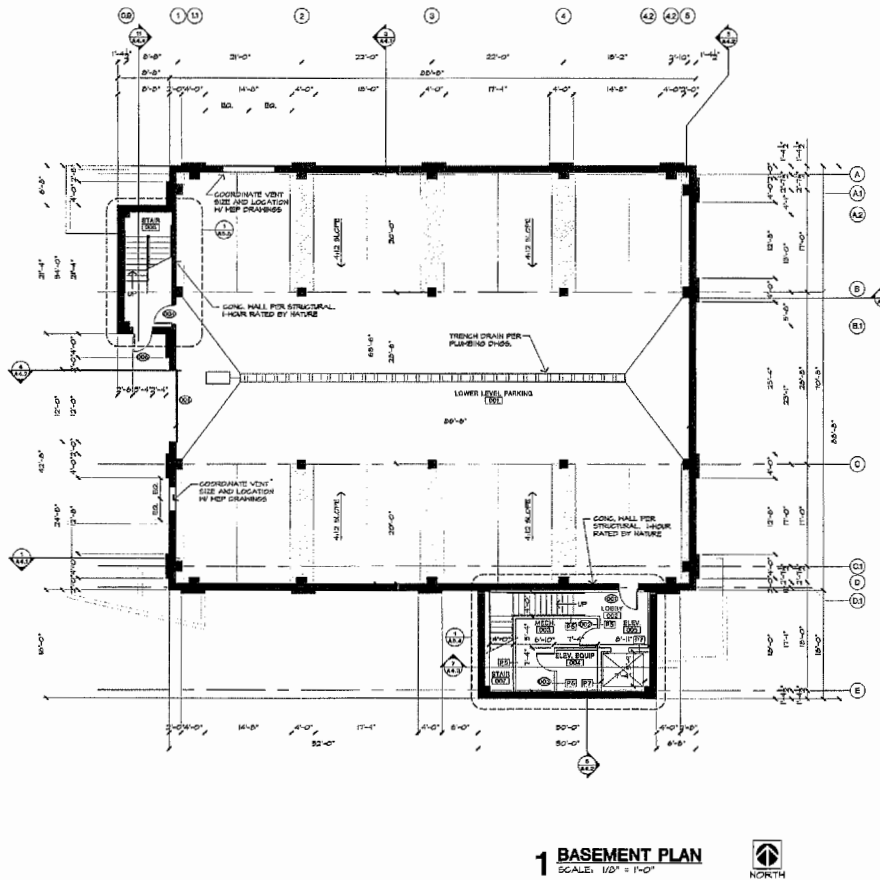
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### CONSTRUCTION NOTES

- [illegible]

## WALL LEGEND

- [illegible]



# 1 BASEMENT PLAN



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ARCHITECTURE  
PLANNING  
INTERIORS  
CONSULTING  
PROGRAMMING  
DESIGN + BUILD

**A PROPOSED OFFICE FOR:  
CEAH REALTORS  
CHAPEL RIDGE  
LEE'S SUMMIT, MISSOURI**

[illegible]

SHEET NUMBER

## A2.0

DRAWING TYPE

## STUDY BASES

$$(\mathbf{m}_1^T, \mathbf{m}_2^T)^T \mathbf{A} \begin{pmatrix} \mathbf{m}_1 \\ \mathbf{m}_2 \end{pmatrix} = \mathbf{m}_1^T \mathbf{A} \mathbf{m}_1 + \mathbf{m}_2^T \mathbf{A} \mathbf{m}_2$$

PROJECT NUMBER  
C-75-273

# TWO STORY OFFICE BUILDING WITH UNDERGROUND GARAGE

3215 Carnegie Drive, Lee's Summit, Missouri

## FLOOR PLAN

### GENERAL NOTES

1. DOUBLE KEYED LOCKS ARE NOT PERMITTED ON ANY REQUIRED OR HAZARDOUS ENTRY.
2. PROVIDE 2A-100 FIRE EXTINGUISHERS PER 1 LB/L-LOCATION & QUANTITY PER FIRE HAZARD.
3. EXISTING EMERGENCY LIGHTING ARE SUBJECT TO AN ON SITE INSPECTION.
4. PROVIDE FIRE SPRINKLER PROTECTION PER NFPA 435.
5. PROVIDE 5' ACCESS HALLWAYS ON THE FRONT & REAR OF BUILDING.
6. MONITORING (IN LOCATION) OF THE FIRE SPRINKLERS BY AN APPROVED CENTRAL STATION & ADDITIONAL ALARMS IN REST ROOMS & GENERAL USAGE AREAS WILL BE REQUIRED IF MORE THAN 100 HEADS ARE PROVIDED THROUGHOUT BUILDING.
7. HAZ. SYSTEM TO HAVE APPROVED INTERCONNECTED, SMOKE DETECTORS ACTIVATED, AUTOMATIC SHUTDOWNS OF THE DETECTORS LOCATED IN THE RETURN DUCTS.
8. HAZ. RECEPT. INTS SHALL HAVE AN ACCESSIBLE 8" DIA. OUTLET FOR GASES.
9. TENANT FURNISH MUST FULLY COMPLY WITH ALL REQUIREMENTS OF ADA ACCESSIBILITY GUIDELINES.
10. PROVIDE 5'12" BATT INSULATION BETWEEN CONDITIONED & UNCONDITIONED SPACES.
11. DOOR COVERS SHALL BE REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
12. PROVIDE ELECTRICAL OUTLETS @ 5' A.P.F. TO THE LUNDS.
13. PROVIDE FLOORING AREAS WITH DRIVE-IN DOORS, REQUIRE OUTLET FOR A.D.A.
14. FLOORING AREAS WITH DRIVE-IN DOORS, REQUIRE OUTLET FOR A.D.A. AT LEAST 12" FOR GROSS SQ. FT. OF FLOOR AREA. IN AN EQUAL, INDEPT. OF HAZ. OR AIR.
15. STORAGE REPT. IS LIMITED TO 12" UNLESS SPARKLERS & SMOKE EVACUATION SYSTEMS ARE DESIGNED FOR HIGH FIVE (5) GALLON STORAGE (UNLESS STORAGE IS 1 GROSS SQ. FT.).
16. FURN. AREAS WITH STORAGE ARE NOTED.
17. COORDINATE WINDOW MILLION & EXTERIOR OPENING COORDINATE WITH SILL, SLOPE, CONTINGENT & EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
18. PROVIDE EXIST. SUPPLY & RETURN.
19. PROVIDE AT LEAST ONE CABINET IN UPPER GASEWORK WITH BOTTOM SHELF AT 48" PER A.D.A.
20. EXCESS ILLUMINATION WILL BE PROVIDED AT AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL, & AT THE EXTERIOR OF THE BUILDING.
21. PROVIDE 1/4" TYPED REBAR IN ALL WINDOW PROFILES & SECURITIES (TYPICAL, UNLESS NOTED OTHERWISE).
22. PROVIDE 4" MIN. CLEAR IN ALL EX. PARASOLS.
23. ANY NEW EXTERIOR UTILITY SERVICE EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING EXTERIOR COLOR.

### CONSTRUCTION NOTES

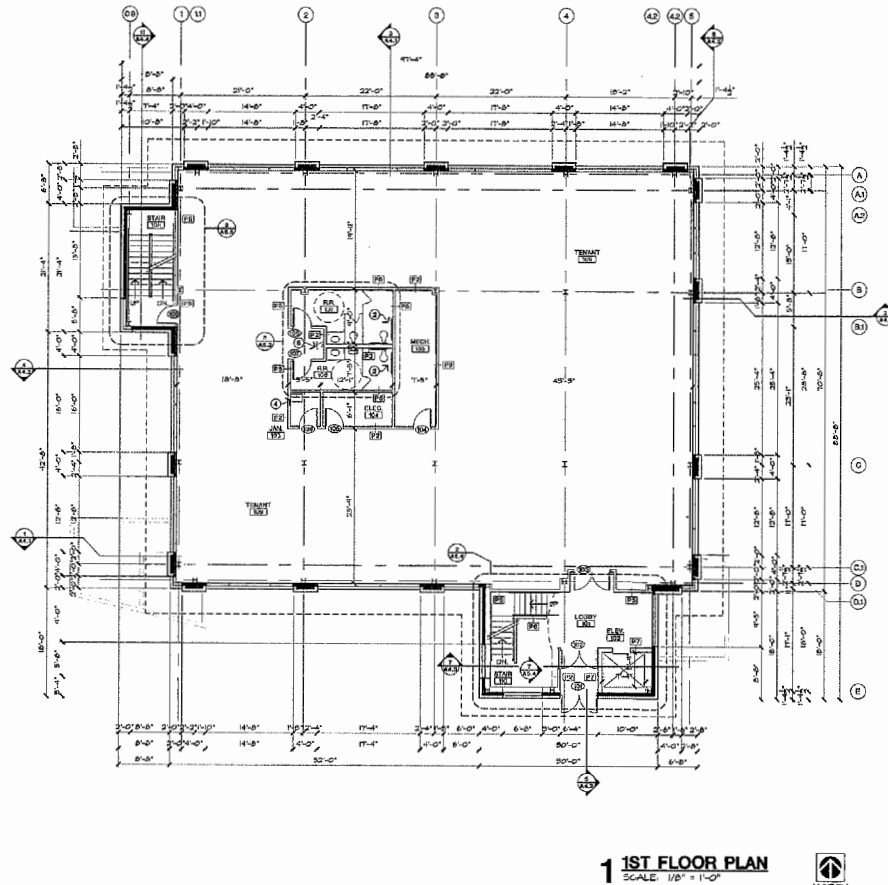
1. FINISH AND INSTALL HALL AND/OR DOOR SIGNAGE AS REQUIRED.
2. FINISH AND INSTALL 2" x 4" GRAD. SABS @ 20" A.P.F. @ 1' TO 12' REAR/REAR FROM CORNER. FINISH AND INSTALL ACCESSORIES MOUNTED PER A.D.A. AND PROVIDE 7" DIA. TURNING RADIUS PER A.D.A. AT REAR/DOOR.
3. FINISH AND INSTALL INTERIOR STONEFRONT SYSTEM 1/4" CLEAR GLASS PER DETAIL - TURNER AS REQUIRED PER DETAIL.
4. FINISH AND INSTALL ANTERIOR SABS IN FIN. EXTERIOR @ 2" DIA. OTHER SABS OF FRONT.
5. FINISH AND INSTALL ADEQUATE ELECTRICAL FOR ALL CORNER STATIONS & TENANT SUPPLIED CABLES, INSIDE VOICE AND DATA AS REQUIRED.
6. FINISH AND INSTALL ADEQUATE POWER FOR OTHER SUPPLIED EQUIPMENT. VERIFY REQUIREMENTS ON SITE.
7. FINISH AND INSTALL HALLS & STORIES AS REQUIRED.
8. FINISH AND INSTALL WATER FEEDBACKS PER A.D.A. AS REQUIRED.
9. FINISH AND INSTALL UPPER AND LOWER GASEWORK IN BUNK @ 2" DIA. A.P.F. PER A.D.A. AND DETAIL.
10. FINISH AND INSTALL LOWER GASEWORK IN BUNK @ 2" DIA. A.P.F. PER A.D.A. STANDARDS.
11. OFFICE FURNITURE AND CABLES TO BE PROVIDED BY TENANT.
12. NOT USED.
13. FINISH AND INSTALL ADEQUATE ELECTRICAL FOR EXHAUSTERS, GARAGE, REFRIG. AND REFRIGERATORS AS REQUIRED IN EXIST. 222.
14. FINISH AND INSTALL ADEQUATE ELECTRICAL/STANDARDS FOR CORNER, FIVE ETC.
15. FINISH AND INSTALL FULCRUMTION GLASS WALL SYSTEM PER SUPPLIERS SPECIFICATIONS.
16. FINISH AND INSTALL 2" x 4" SECURITIES IN HOLLOW METAL FRAMES. TURNER AS REQUIRED.

### WALL LEGEND

- 1. STANDARD OFFICE PARTITION: 5'0" METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD ON EACH SIDE TO 6" ABOVE CEILING (2" DIA.). STD. GANGE PER SUPPLIER.
- 2. ISOLATED OFFICE PARTITION: 5'0" METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD ON EACH SIDE TO 6" ABOVE CEILING & 2" BATT INSULATION (2" DIA.). STD. GANGE PER SUPPLIER.
- 3. ISOLATED PARTITION: 5'0" METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD ON EACH SIDE TO 6" ABOVE CEILING & 2" BATT INSULATION (2" DIA.). STD. GANGE PER SUPPLIER.
- 4. LABOR BAY PARTITION: 5'0" METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD ON EACH SIDE TO 6" ABOVE CEILING & 2" BATT INSULATION (2" DIA.). STD. GANGE PER SUPPLIER.
- 5. ISOLATED OFFICE PARTITION: 5'0" METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD ON EACH SIDE TO 6" ABOVE CEILING & 2" BATT INSULATION (2" DIA.). STD. GANGE PER SUPPLIER.
- 6. PARTIAL HEIGHT PARTITION: 5'0" METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD ON EACH SIDE TO 6" ABOVE CEILING & 2" BATT INSULATION (2" DIA.). STD. GANGE PER SUPPLIER.
- 7. ELEVATOR PARTITION: 6'0" METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD ON EACH SIDE TO 6" ABOVE CEILING & 2" BATT INSULATION (2" DIA.). STD. GANGE PER SUPPLIER.

- \* EXPANSION JOINT NOTE: EXPANSION JOINT SHALL BE INSTALLED AT A MAX. OF 30'-0". JOINTS SHALL ALSO BE LOCATED TO GROUND BY APPROVED BUILDING PRACTICE.
- \* HALL HEIGHT NOTE: UTILIZE 8'0" x 28' GA. METAL STUDS @ 16" O.C. TO AN UNBARRIED HEIGHT OF 10'-0". AT HEIGHTS TO BE MET @ 20' GA. STUDS @ 16" O.C. INITIAL 2' HIGH OR CLACK FROM IT HALLS OVER 25' ADJUST STUD SIZE, GAUGE, & INCREASE AS REQUIRED FOR ALLOWABLE LOAD DEFLECTION FOR 5' PER FLOOR LOAD.

- \* HET HALL NOTE: UTILIZE WATER RESISTANT ENTHALL. IN ALL PARTS WITH WALLS AND ALL WALLS ANTICIPATED TO BE IN CONTACT WITH MOISTURE.
- \* NEW DOOR: SEE DOOR SCHEDULE FOR TYPE & SPEC.



**1 1ST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



ARCHITECTURE  
PLANNING  
INTERIORS  
CONSULTING  
PROGRAMMING  
DESIGN & BUILD

A PROPOSED OFFICE FOR:  
**CEAH REALTORS**  
CHAPEL RIDGE  
LEE'S SUMMIT, MISSOURI

|              |                  |
|--------------|------------------|
| DATE:        | 08/12/2024       |
| DRAWN BY:    | JOHN C. H. (JCH) |
| CHECKED BY:  | JCH              |
| REVISED BY:  | JCH              |
| DESCRIPTION: | 1ST FLOOR PLAN   |

SHEET NUMBER  
**A2.1**  
DRAWING TYPE  
ARCHITECTURE  
GAD FILE  
BLOCK & COMPANY  
PROJECT NUMBER  
012345

## FLOOR PLAN

### GENERAL NOTES

1. DOUBLE KEYED LOCKS ARE NOT PERMITTED ON ANY  
2. REQUIRED OR HANDED EXIT.  
3. ALL EXITS MUST BE UNOBSTRUCTED, N.E. L.B.  
4. LOCATION & QUANTITY PER FIRE MARSHAL.  
5. ALL EXITS MUST BE KEPT UNLOCKED & OPEN ON SITE  
6. PROVIDE FIRE SMOKE PROTECTION FOR INTA NO  
7. BUILDING.  
8. ALL EXITS MUST BE OPENED FROM THE FRONT & REAR OF  
9. BUILDING.  
10. APPROVED CENTRAL STATION & ADDITIONAL ALARMS (IN  
11. ADDITION TO THE EXISTING ALARMS) MUST BE PROVIDED  
12. IF MORE THAN 100 HEADS ARE PROVIDED THROUGHOUT  
13. THE BUILDING.  
14. INFLA SYSTEM TO HAVE APPROVED INTERCONNECTED, SMOKE  
15. DETECTOR, SMOKE DETECTOR, SMOKE DETECTOR, SMOKE  
16. DETECTOR LOCATED IN THE KITCHEN, DINING  
17. ROOM, LIVING ROOM, HALLS, BATHS, BEDROOMS, S.P.C.I.  
18. OUTLET PER ROOM.  
19. ALL EXITS MUST BE FULLY COMPLY WITH ALL REQUIREMENTS  
20. OF A4 AGGRESSIBILITY GUIDELINES.  
21. ALL EXITS MUST BE SEPARATE BETWEEN CONDITION 1  
22. UNCONDITIONED SPACES.  
23. ALL EXITS MUST BE SEPARABLE FROM THE RANGE WITHOUT  
24. THE USE OF A KEY OR ANOTHER SPECIAL KNOWLEDGE OR STRENGTH  
25. OF THE BODY.  
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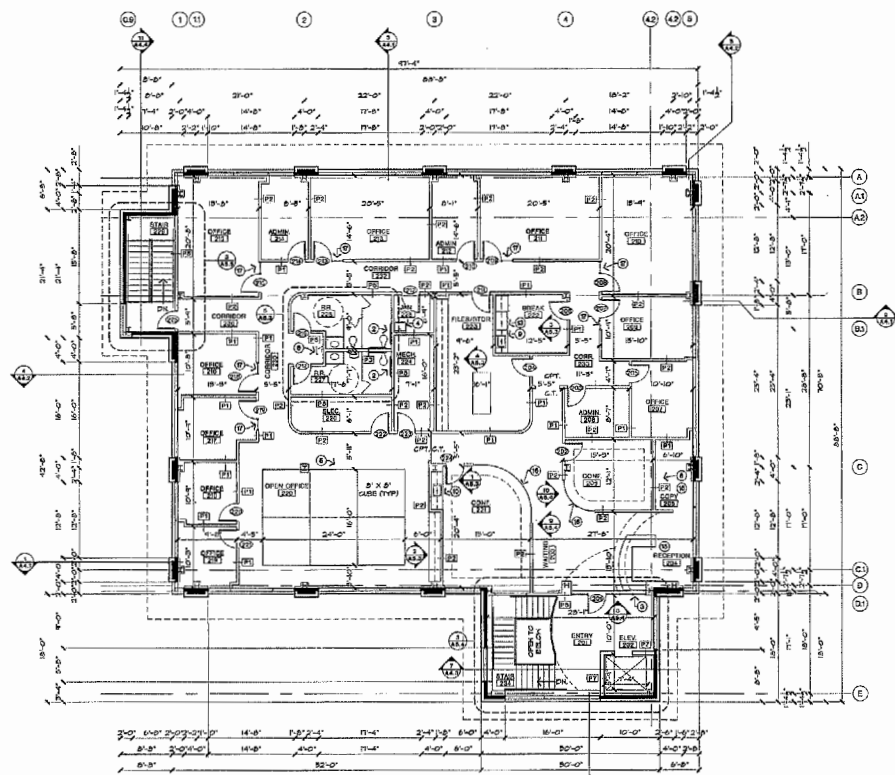
## CONSTRUCTION NOTES

- [illegible]

## WALL LEGEND

- [illegible]

- NEW DODN- SEE DODN SCHEDULE FOR TYPE & SPGS



## 1 2ND FLOOR PLAN



**DAVIDSON DESIGN GROUP**  
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LENEXA, KANSAS 66215

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ARCHITECTURE  
PLANNING  
INTERIORS  
CONSULTING  
PROGRAMMING  
DESIGN | BUILD

**A PROPOSED OFFICE FOR:  
CEAH REALTORS  
CHAPEL RIDGE  
LEE'S SUMMIT, MISSOURI**

|              |                          |
|--------------|--------------------------|
| DATE         | 20/06/2017               |
| DRAWN BY     | Asif Ali Khan / P. Rajul |
| CHECKED BY   | <i>[Signature]</i>       |
| REVISIONS    |                          |
| REVISION NO. | 20/06/2017               |

SHEET NL-400F1

## A2.2

**CRAMMING TIME**

### Activity

**CAD FILE**  
 2.5mm x 3.5mm x 1.5mm

**SUBJECTS**

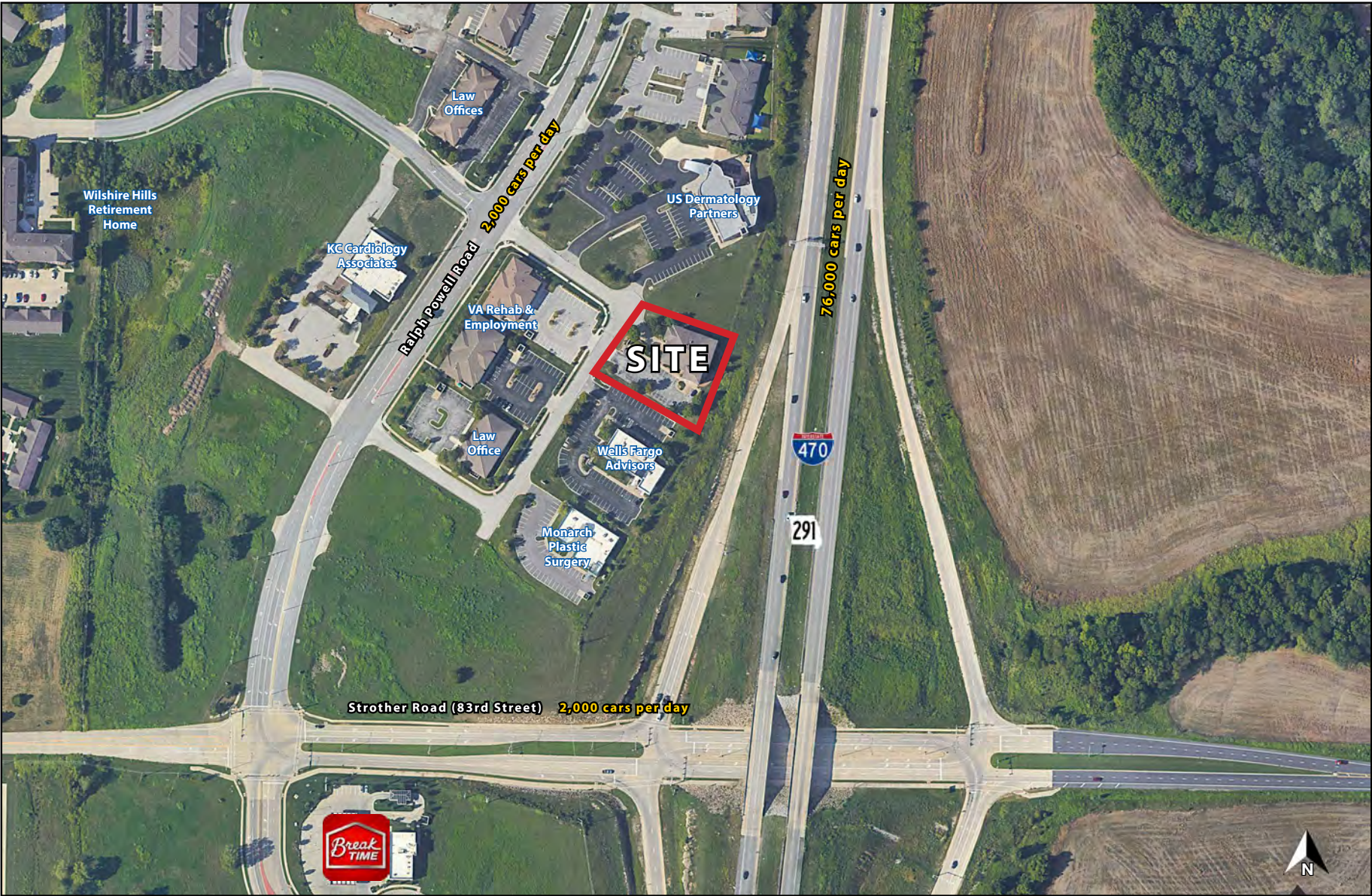
— 1994 年 12 月 25 日



# TWO STORY OFFICE BUILDING WITH UNDERGROUND GARAGE

3215 Carnegie Drive, Lee's Summit, Missouri

AERIAL

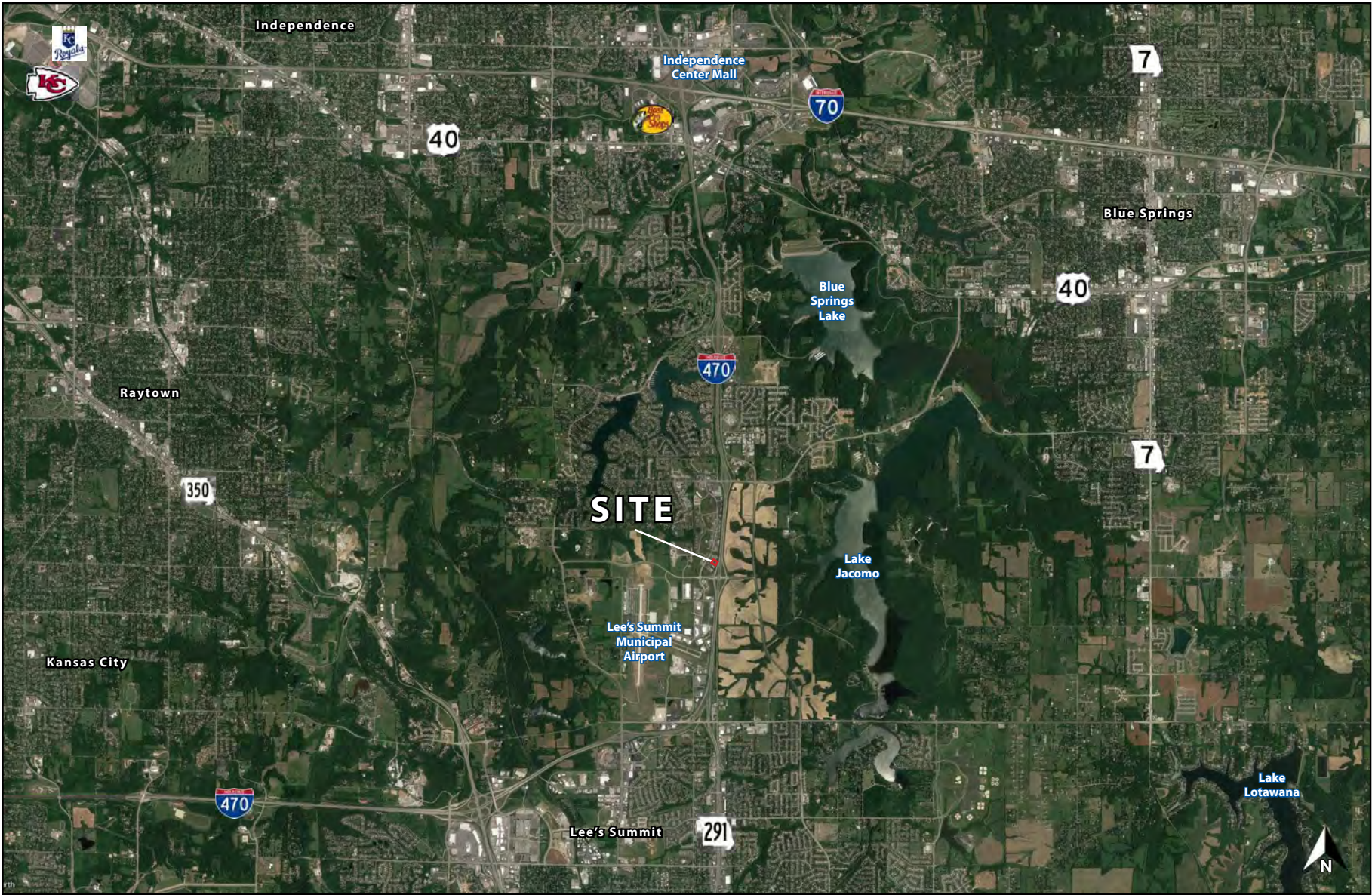




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3215 Carnegie Drive, Lee's Summit, Missouri

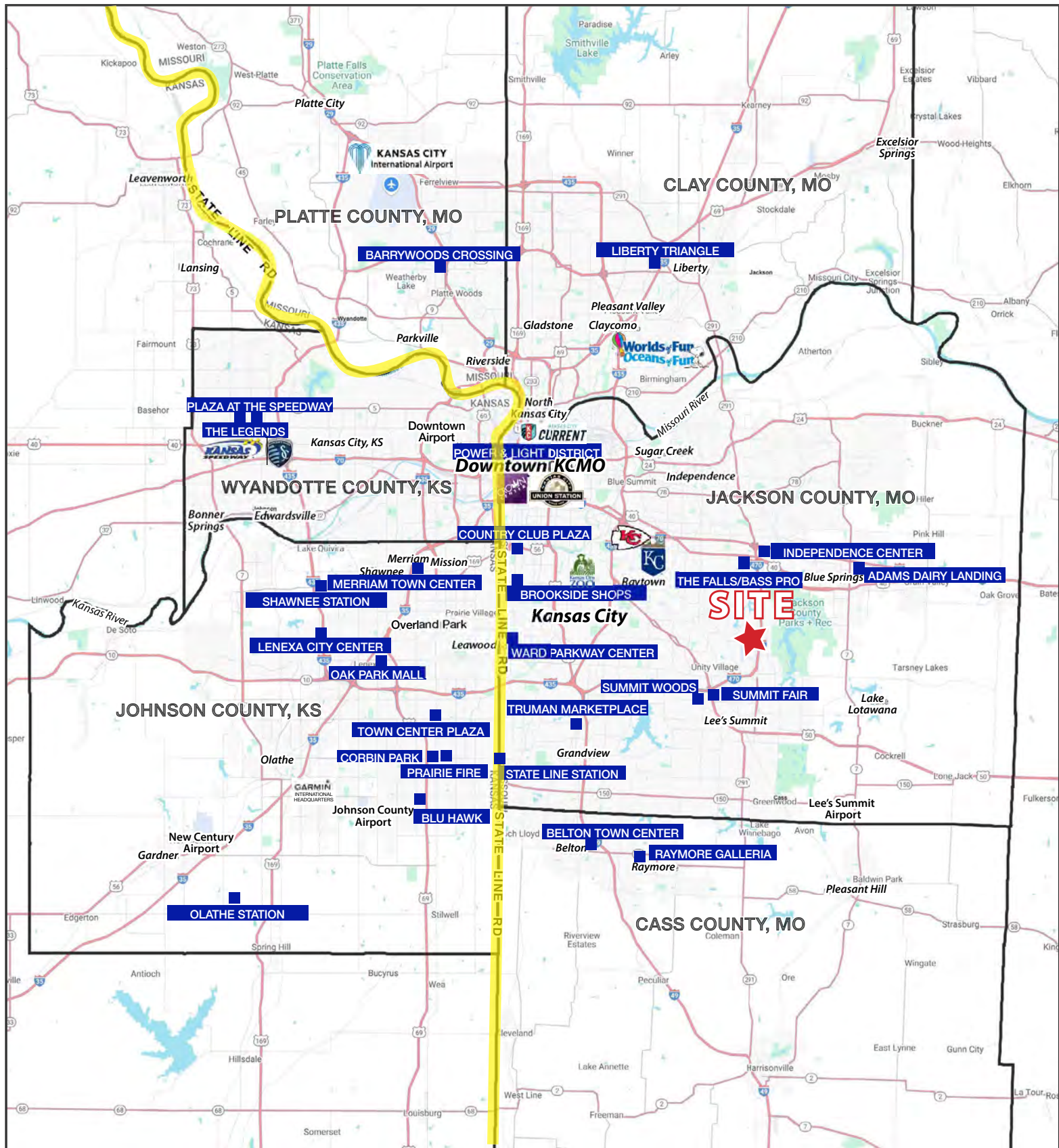
AERIAL





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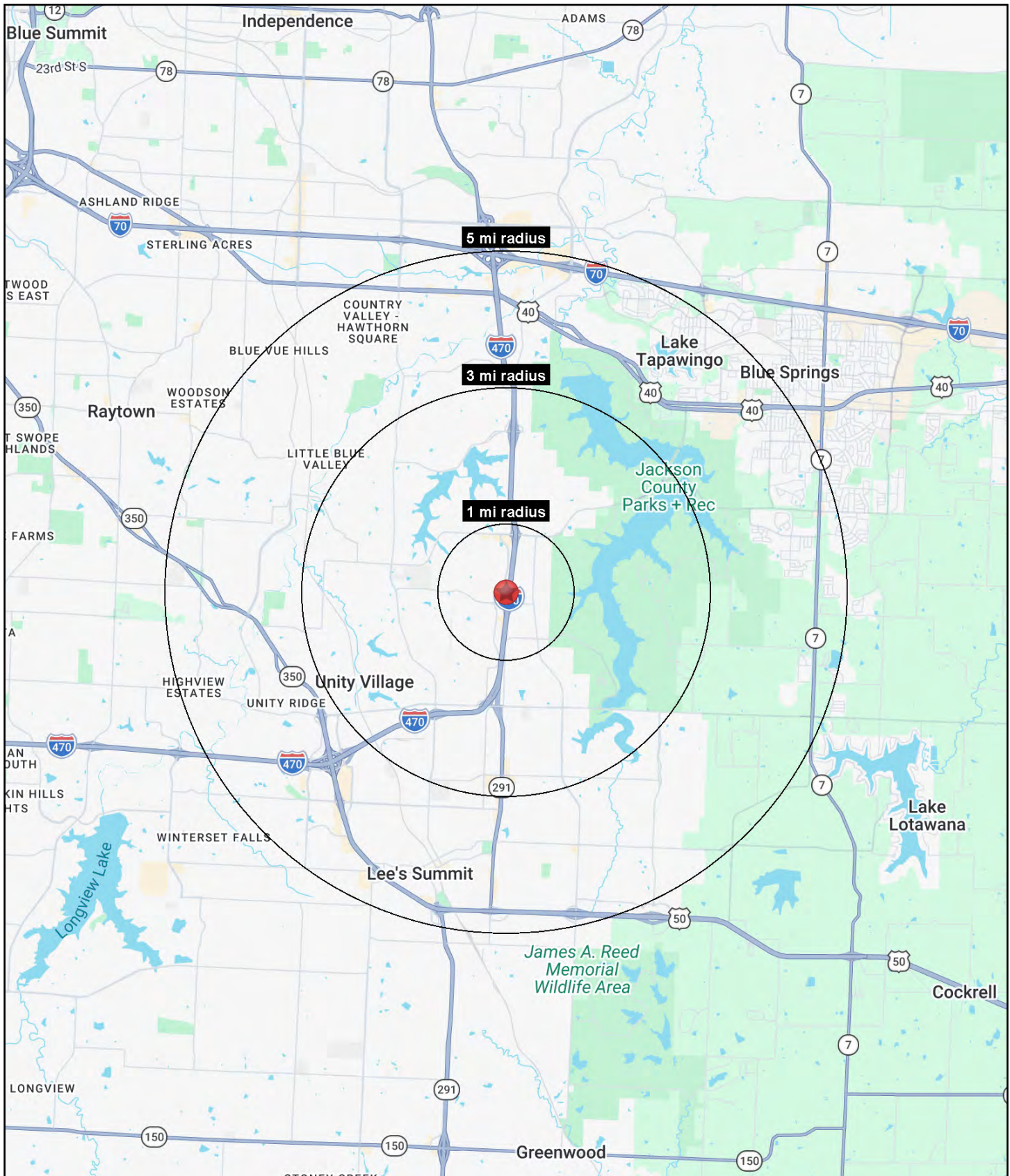
3215 Carnegie Drive, Lee's Summit, Missouri





# TWO STORY OFFICE BUILDING WITH UNDERGROUND GARAGE

3215 Carnegie Drive, Lee's Summit, Missouri





# TWO STORY OFFICE BUILDING WITH UNDERGROUND GARAGE

3215 Carnegie Drive, Lee's Summit, Missouri

| 3215 NE Carnegie Drive<br>Lee's Summit, MO 64064      | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2026 Estimated Population                             | 3,379          | 25,292         | 107,957        |
| 2031 Projected Population                             | 3,634          | 26,199         | 111,989        |
| 2020 Census Population                                | 2,810          | 24,992         | 106,814        |
| 2010 Census Population                                | 2,614          | 22,822         | 98,640         |
| Projected Annual Growth 2026 to 2031                  | 1.5%           | 0.7%           | 0.7%           |
| Historical Annual Growth 2010 to 2026                 | 1.8%           | 0.7%           | 0.6%           |
| 2026 Median Age                                       | 37.0           | 40.8           | 41.1           |
| <b>Households</b>                                     |                |                |                |
| 2026 Estimated Households                             | 1,417          | 9,975          | 44,305         |
| 2031 Projected Households                             | 1,522          | 10,299         | 45,733         |
| 2020 Census Households                                | 1,077          | 9,592          | 42,372         |
| 2010 Census Households                                | 971            | 8,614          | 38,606         |
| Projected Annual Growth 2026 to 2031                  | 1.5%           | 0.6%           | 0.6%           |
| Historical Annual Growth 2010 to 2026                 | 2.9%           | 1.0%           | 0.9%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2026 Estimated White                                  | 67.7%          | 76.2%          | 76.8%          |
| 2026 Estimated Black or African American              | 22.0%          | 13.3%          | 12.9%          |
| 2026 Estimated Asian or Pacific Islander              | 2.5%           | 3.0%           | 2.2%           |
| 2026 Estimated American Indian or Native Alaskan      | 0.3%           | 0.3%           | 0.3%           |
| 2026 Estimated Other Races                            | 7.5%           | 7.2%           | 7.8%           |
| 2026 Estimated Hispanic                               | 6.3%           | 6.5%           | 7.1%           |
| <b>Income</b>                                         |                |                |                |
| 2026 Estimated Average Household Income               | \$105,952      | \$141,307      | \$121,509      |
| 2026 Estimated Median Household Income                | \$89,612       | \$110,117      | \$93,779       |
| 2026 Estimated Per Capita Income                      | \$44,785       | \$55,847       | \$49,932       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2026 Estimated Elementary (Grade Level 0 to 8)        | 4.3%           | 1.4%           | 1.8%           |
| 2026 Estimated Some High School (Grade Level 9 to 11) | 2.0%           | 1.4%           | 2.7%           |
| 2026 Estimated High School Graduate                   | 28.2%          | 18.2%          | 23.5%          |
| 2026 Estimated Some College                           | 26.8%          | 21.1%          | 22.7%          |
| 2026 Estimated Associates Degree Only                 | 5.4%           | 7.2%           | 9.0%           |
| 2026 Estimated Bachelors Degree Only                  | 19.7%          | 29.4%          | 24.6%          |
| 2026 Estimated Graduate Degree                        | 13.5%          | 21.2%          | 15.7%          |
| <b>Business</b>                                       |                |                |                |
| 2026 Estimated Total Businesses                       | 495            | 1,468          | 4,570          |
| 2026 Estimated Total Employees                        | 4,695          | 14,513         | 44,453         |
| 2026 Estimated Employee Population per Business       | 9.5            | 9.9            | 9.7            |
| 2026 Estimated Residential Population per Business    | 6.8            | 17.2           | 23.6           |

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