

OFFICE SPACE AVAILABLE FOR LEASE

9237 Ward Parkway



9237 Ward Parkway / Kansas City, MO

- Below market rents and occupancy cost
- Available floorplans include suites ranging from 1,800 sf, 2,000 sf, 3,800 sf, 5,126 sf, or up to 9,042 contiguous sf for a single tenant.
- Convenient access directly off both Ward Parkway and Wornall Road, conveniently setback from a signalized intersection.
- Building hosts a complimentary tenant mix occupied by Law Firms, Financial Services, Medical Offices, Tech firms, and other professional services.
- Capital improvements have been consistently implemented including; 60-ton York Premier Cooling Unit (2024), new parking lot (2023), and new roof (2020).



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tuteraestate.com

For more information, contact:

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Site Location

- Located within the coveted South KC Corporate Office Sub-market, which boasts lower rental rates and occupancy costs than competing office in the downtown CBD, Plaza, and I-435 corridors
- Convenient position centralized within the metropolitan area for employees, clients, and patients (1-mile/3-min from I-435)
- Notable neighboring properties to the property include Burns & McDonnell HQ, Rockhurst High School, and the Ward Parkway Pavilion & Center which is amenity rich (Target, Trader Joes, Genesis Health Club, plus multiple restaurant and coffee options)



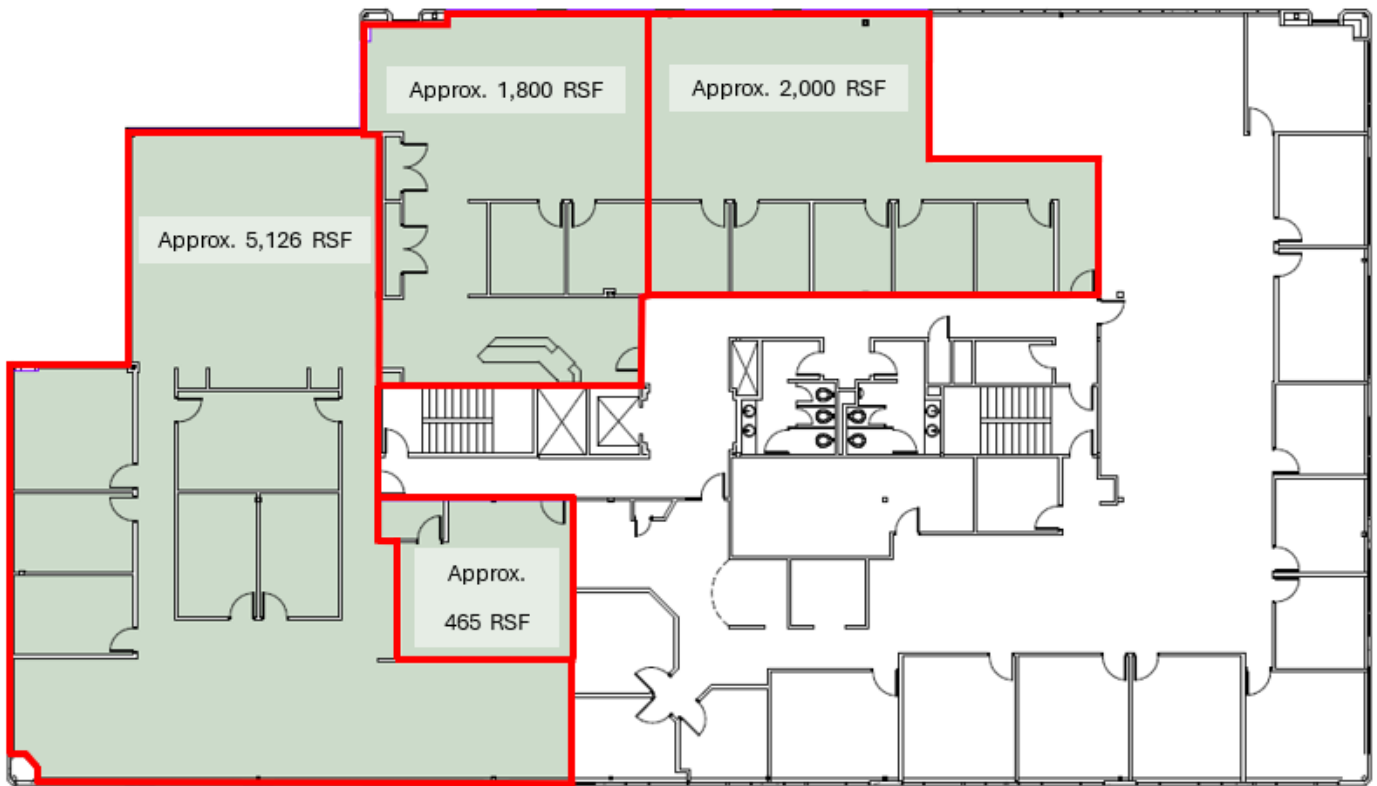
Building Vacancy

Options Available

- Approx. 465 RSF
- Approx. 1,800 RSF
- Approx. 2,000 RSF
- Approx. 5,126 RSF
- or Approx 9,042 RSF

Floor Plan Options

- Can accommodate any office floor plan



1 Level 3 LOD - Suite 300
1/16" = 1'-0"



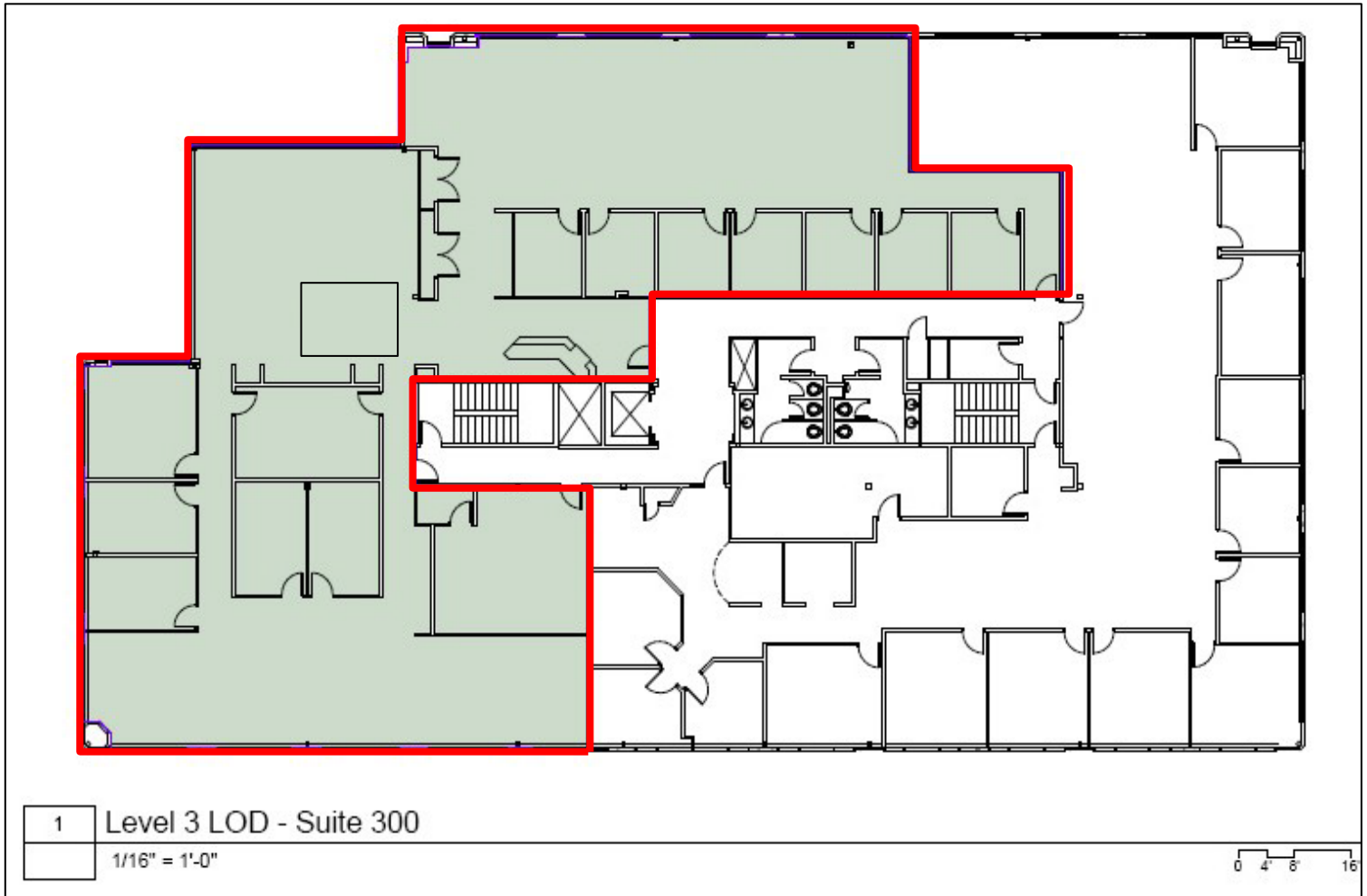
Building Vacancy

Available Space

- Suite 300 – 9,042 RSF

Space Features

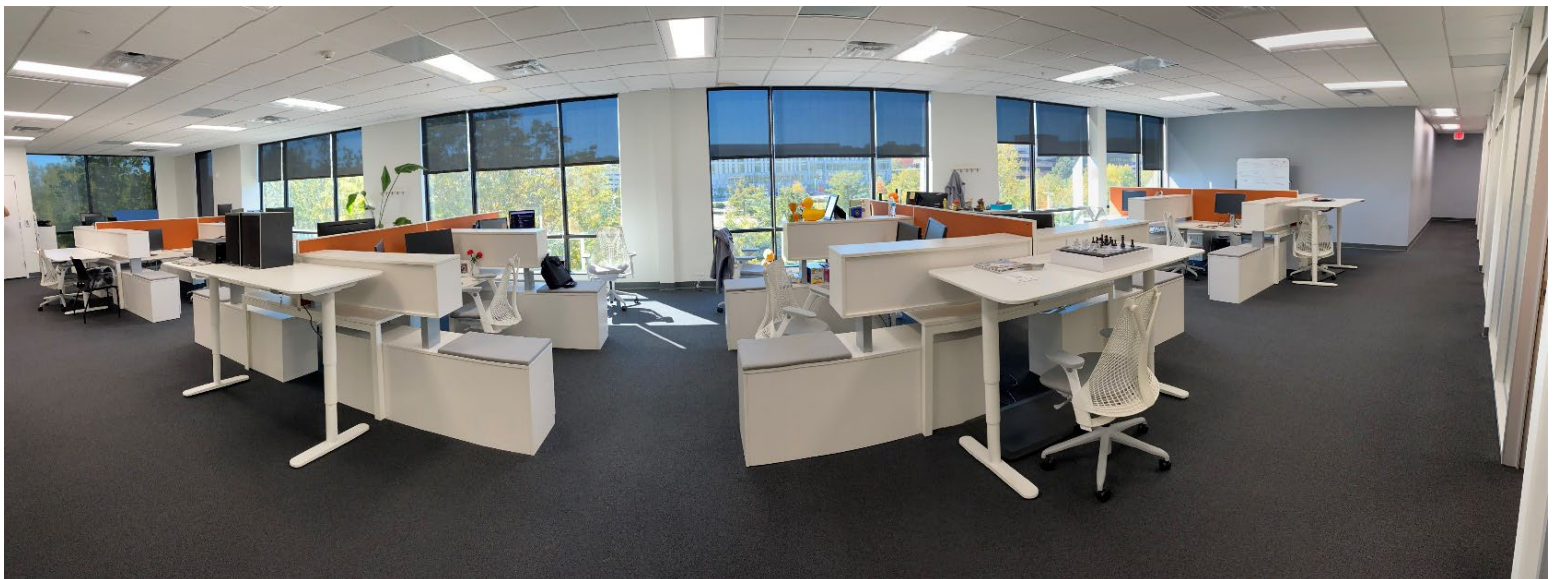
- Kitchenette w/ large lounge area
- Conference Room
- Great Windows
- Nice Reception Area
- Large Bullpen Area
- Fitness room w/ shower



Photos



Photos



Photos



Other Tintera Properties



9001 Office Building
9001 State Line Road, Kansas City, MO



7611 Office Building
7611 State Line Road, Kansas City, MO



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