

561 - 6,669 SF | FOR LEASE

9233 WARD PARKWAY BUILDING



**9233 WARD PARKWAY
KANSAS CITY, MO 64114**



Brent Roberts, CCIM
913.359.0945
broberts@lee-associates.com



Bruce Johnson, CCIM
913.730.9830
bjohnson@lee-associates.com
MO #BRS1999032034

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PROPERTY DESCRIPTION

Perfect building for a variety of tenant sizes. Great parking on both sides of the Building. Minutes to the Country Club Plaza or I-435.

PROPERTY HIGHLIGHTS

- Restaurants, Fitness, Entertainment close by at Ward Parkway Center
- Common areas renovated in 2022
- Abundant parking
- Best layout on Ward Parkway

OFFERING SUMMARY

Lease Rate:	\$21.50 SF/yr (Full Service)
Available SF:	561 - 6,669 SF
Building Size:	74,705 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5	146	546
Total Population	10	239	888
Average HH Income	\$58,615	\$47,509	\$47,015

CONTACT

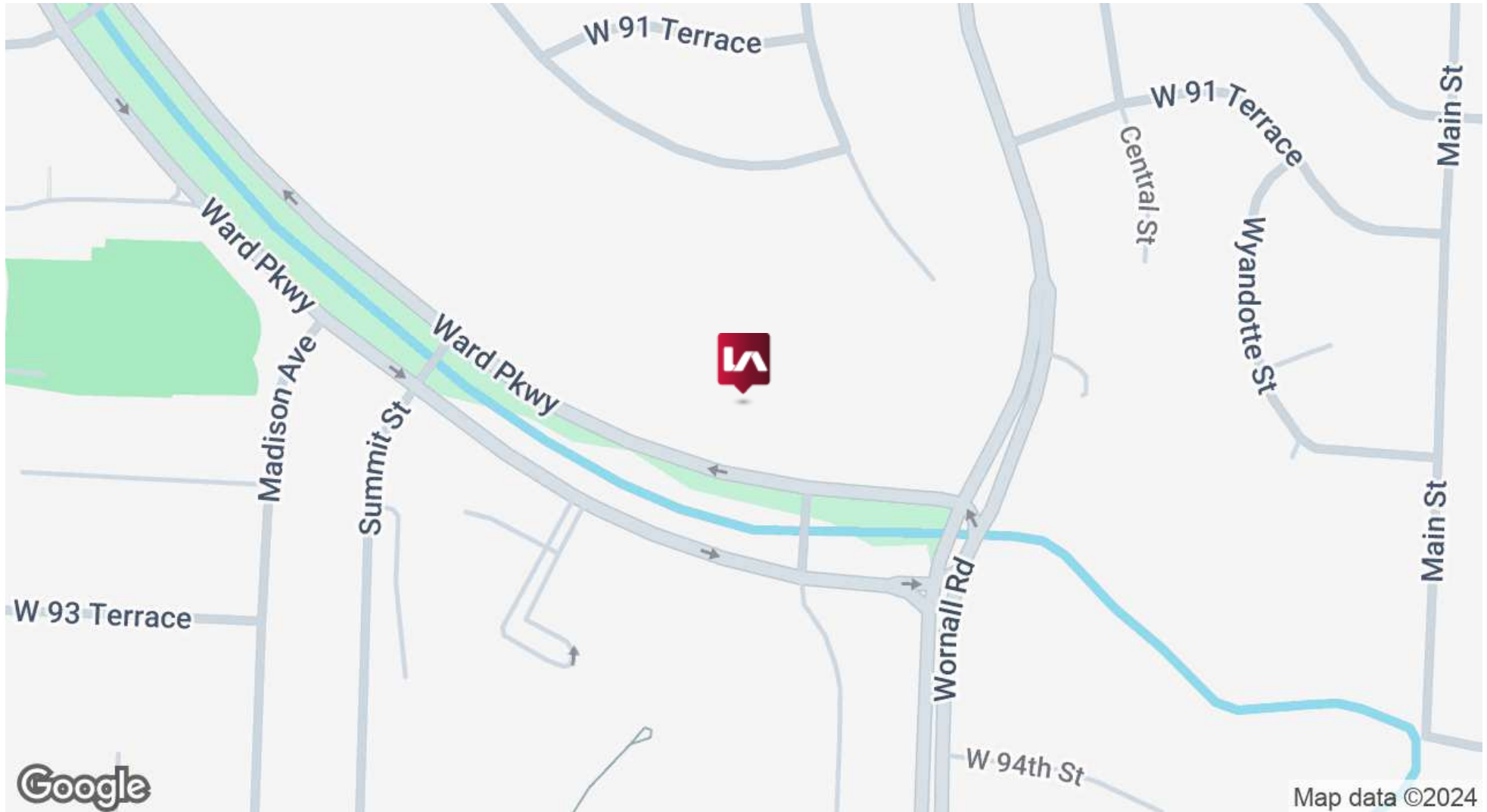
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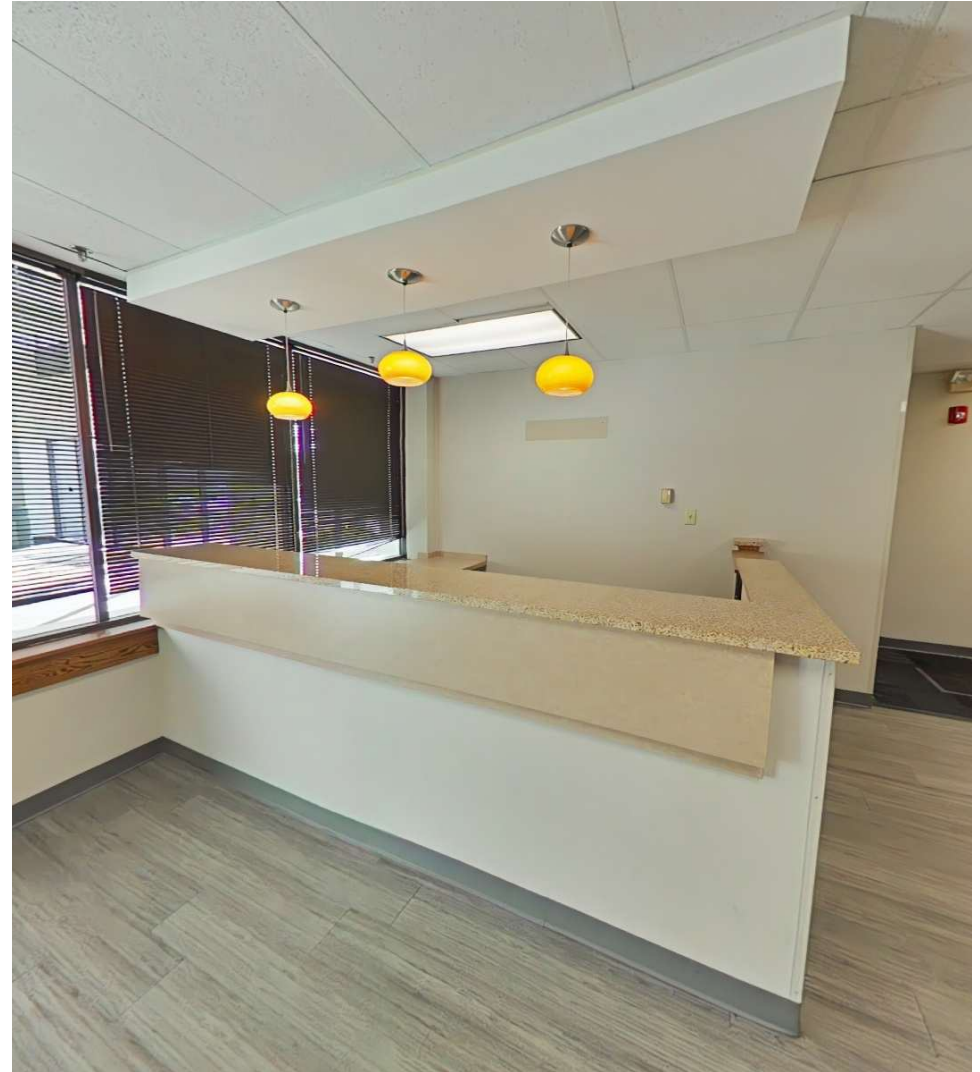
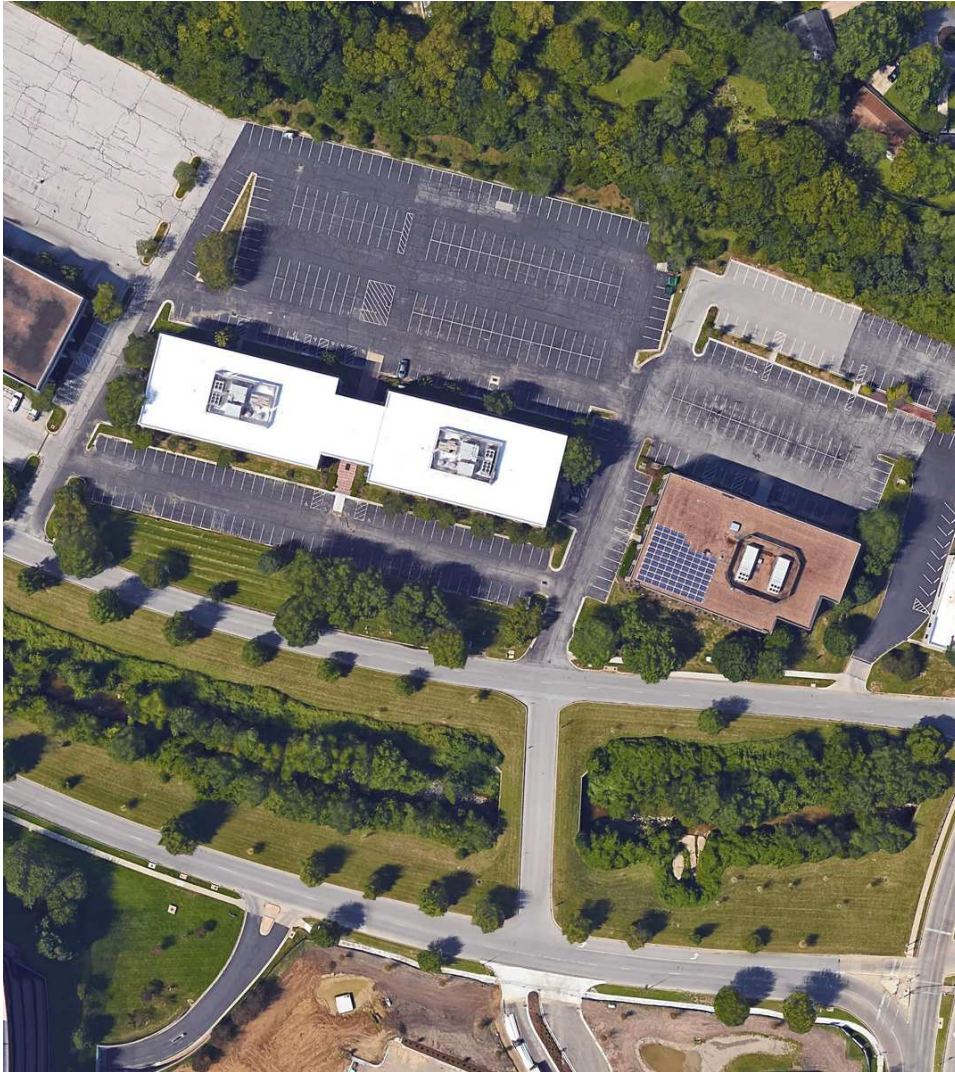
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	561 - 6,669 SF	Lease Rate:	\$21.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	VIDEO
Suite 150	Available	6,669 SF	Full Service	\$21.50 SF/yr	View Here
Suite 160	Available	1,204 SF	Full Service	\$21.50 SF/yr	View Here
Suite 230	Available	755 SF	Full Service	\$21.50 SF/yr	View Here
Suite 250	Available	1,100 SF	Full Service	\$21.50 SF/yr	-
Suite 321	Available	642 SF	Full Service	\$21.50 SF/yr	View Here
Suite 320	Available	620 SF	Full Service	\$21.50 SF/yr	View Here
Suite 330	Available	4,037 SF	Full Service	\$21.50 SF/yr	View Here
Suite 361	Available	561 SF	Full Service	\$21.50 SF/yr	View Here
Suite 365	Available	1,500 SF	Full Service	\$21.50 SF/yr	View Here
Suite 372	Available	2,077 SF	Full Service	\$21.50 SF/yr	-
Suite 394	Available	1,163 SF	Full Service	\$21.50 SF/yr	View Here
Suite 205	Available	2,468 SF	Full Service	\$21.50 SF/yr	-
Suite 180	Available	1,890 SF	Full Service	\$21.50 SF/yr	-

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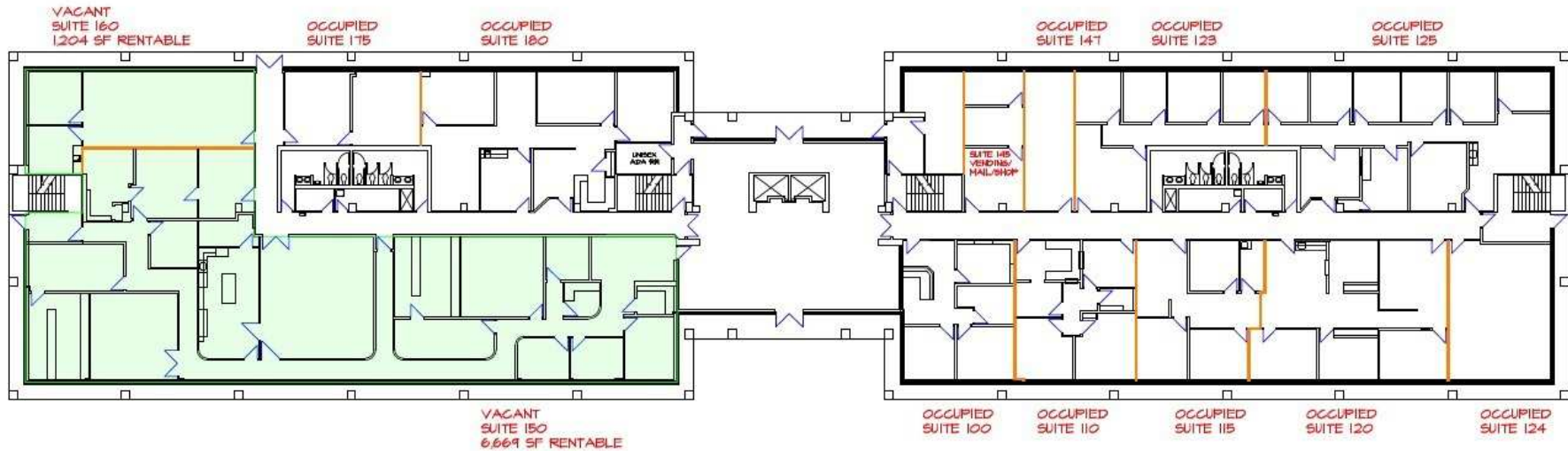
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JULY 2023

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FIRST FLOOR

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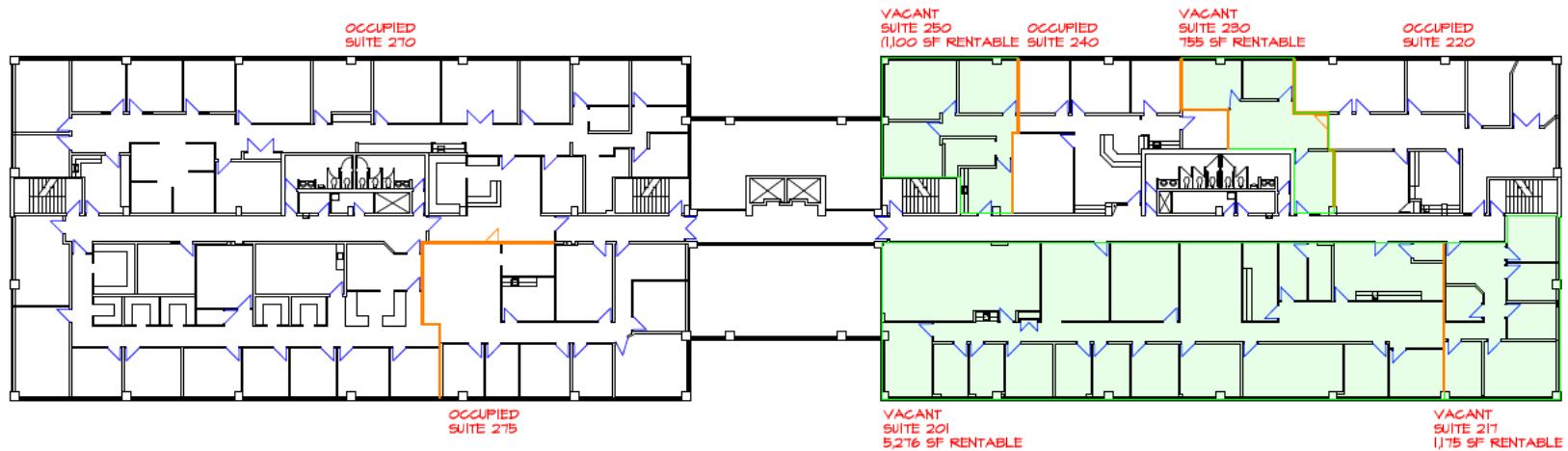
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SECOND FLOOR

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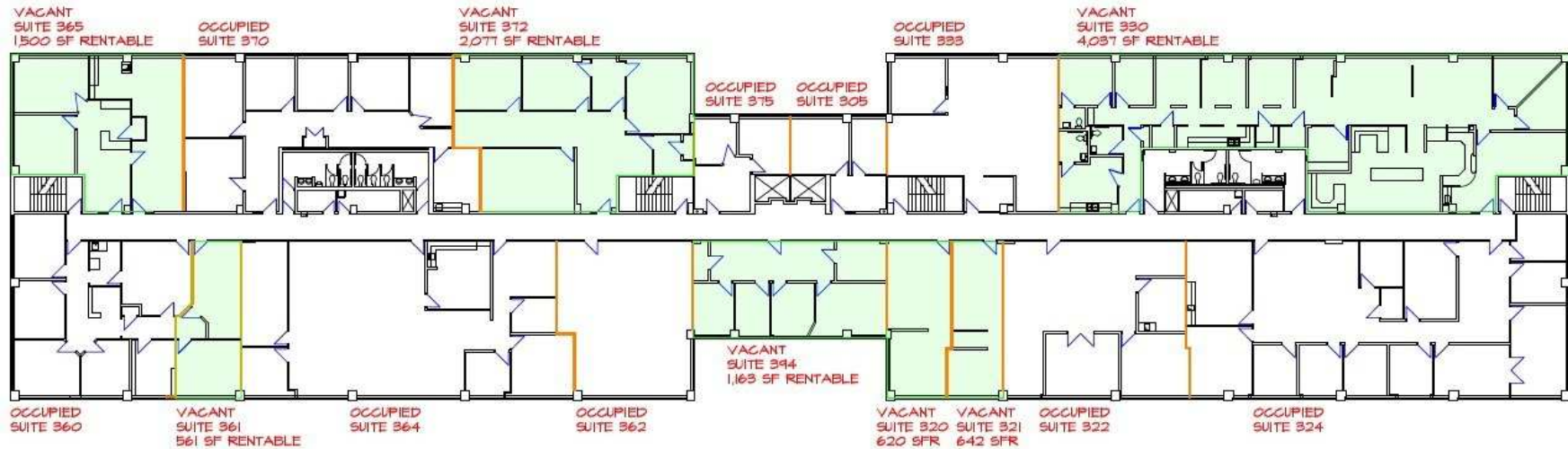
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THIRD FLOOR

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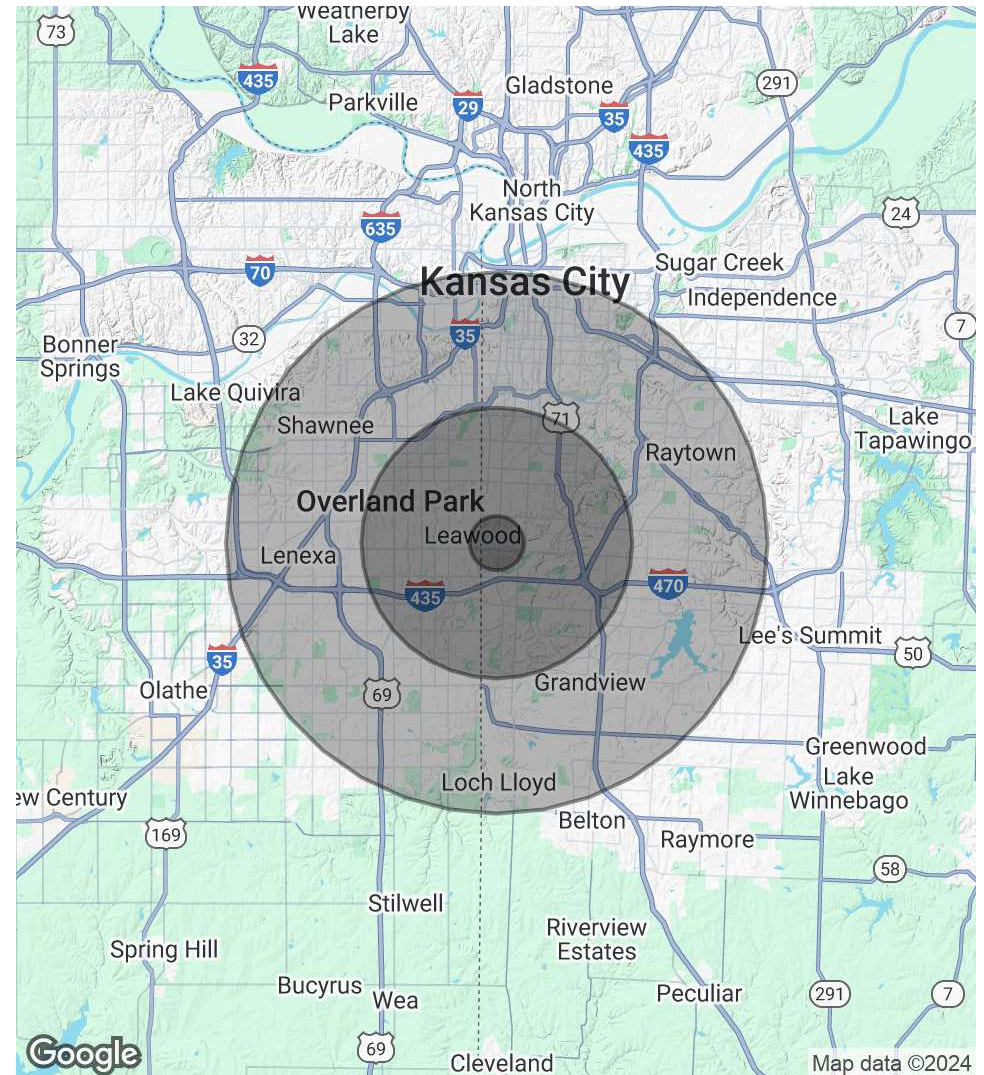
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10	239	888
Average Age	54.1	50.3	49.8
Average Age (Male)	53.9	49.9	48.8
Average Age (Female)	54.6	51.3	51.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5	146	546
# of Persons per HH	2.0	1.6	1.6
Average HH Income	\$58,615	\$47,509	\$47,015
Average House Value	\$148,330	\$87,833	\$88,868

2020 American Community Survey (ACS)



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