

9229 Ward Parkway Kansas City, MO 64114

Property Information

- 942 - 2,589 RSF Available
- Just minutes from State Line Road, I-435 and Hwy 71
- 52,946 RSF Office building
- 4.4 per 1,000 RSF parking ratio
- Restrooms upgraded 2023
- New building systems to ensure tenant comfort and security
- 38 minute drive to MCI & 20 minute drive to downtown

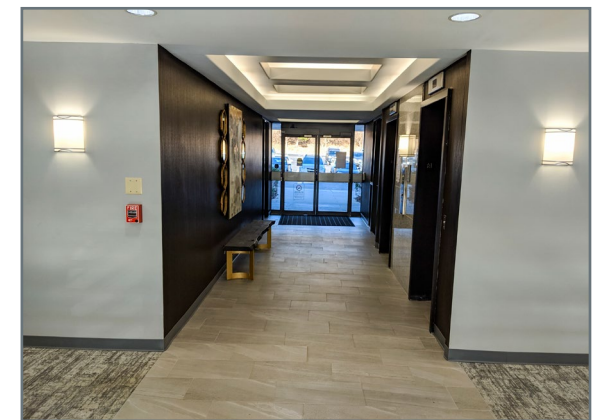
AVAILABLE SUITES

- Suite 100 - 1,095 RSF
- Suite 230 - 1,389 RSF
- Suite 265 - 952 RSF
- Suite 280 - 1,222 RSF
- Suite 305 - 2,589 RSF
- Suite 330 - 942 RSF

For more information:

Mark Talley, CCIM

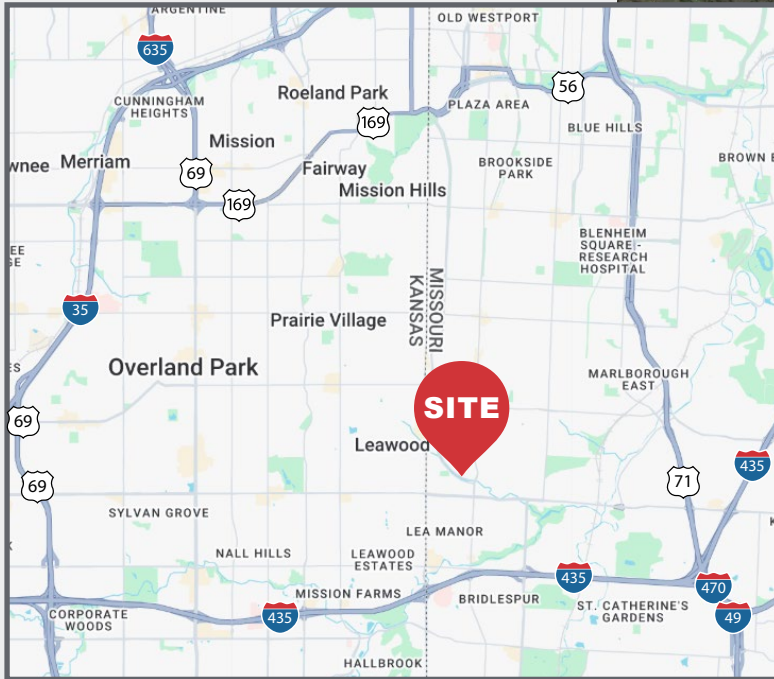
+1 913 956 5810 • mtalley@nai-heartland.com



Available For Lease

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TRADER JOE'S
 AMC THEATRES
 Chick-fil-A
 TARGET
 FIVE GUYS BURGERS and FRIES
 FIREHOUSE SUBS FOUNDED BY FIREMEN
 Starbucks

New Restaurant District
 CHARLESTON'S RESTAURANT
 Modica
 THE GARAGE Burgers & Brews
 Ted's Cafe Escandido

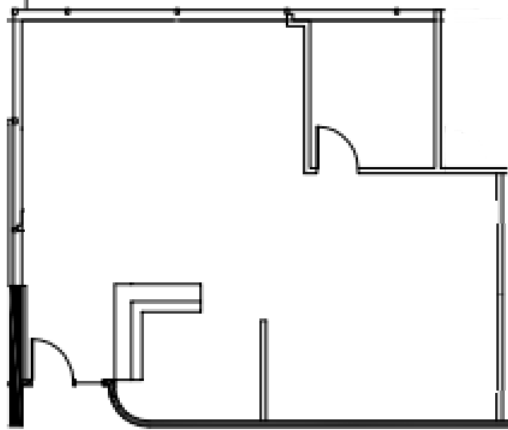


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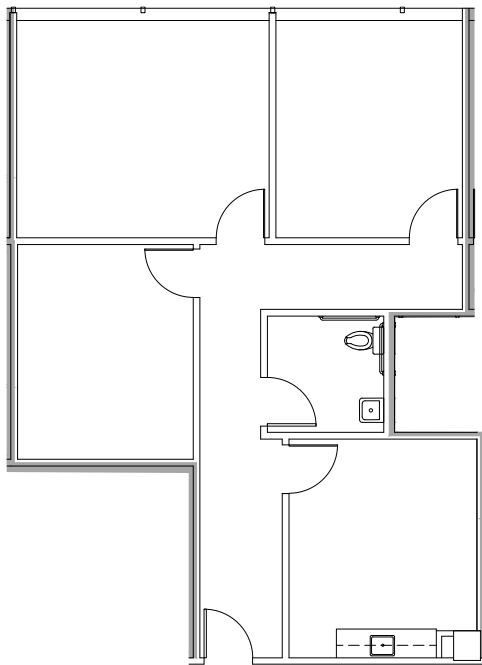
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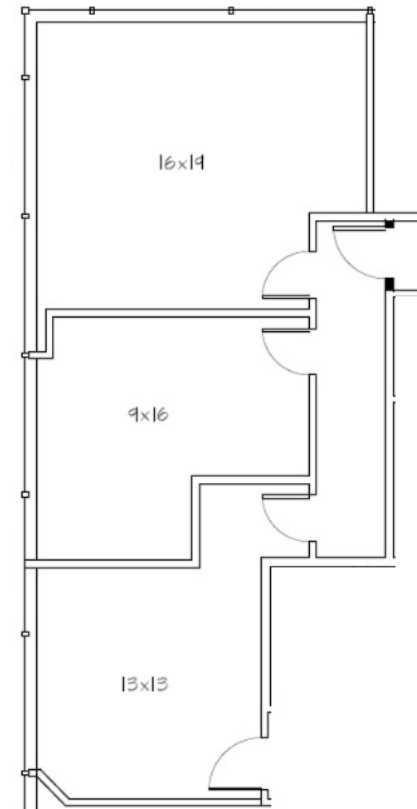
Suite 100 - 1,095 RSF



Suite 230 - 1,389 RSF

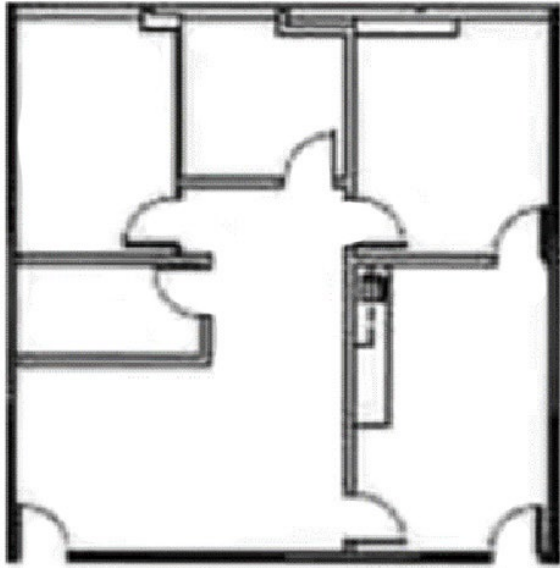


Suite 265 - 952 RSF

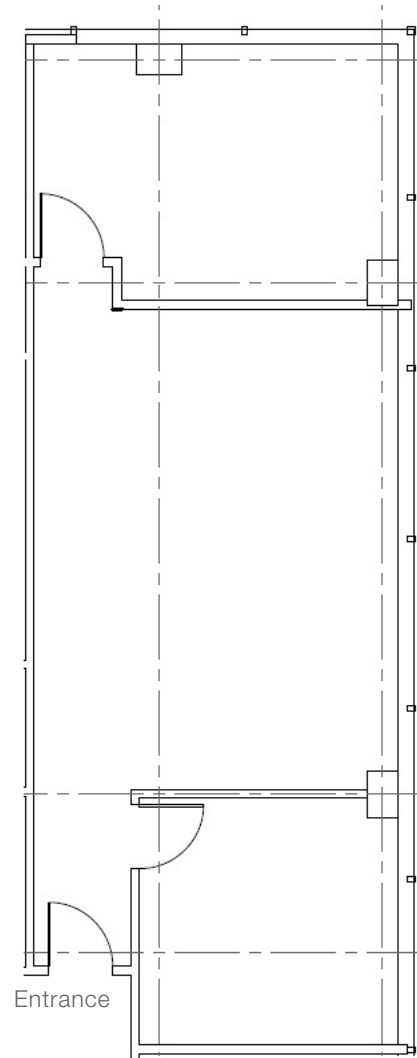


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Suite 280 - 1,222 RSF



Suite 330 - 942 RSF



Suite 305 - 2,589 RSF

