

# Westview 63

8801 East 63rd Street, Raytown, Missouri 64133

# For Lease



## Affordable Office Space

- 975 - 1,283 square feet (corner suites)
- Quick highway access to the entire metro
- Flexible lease terms
- Newly renovated common areas
- Well maintained for professional image
- Superior Exposure
- No Kansas City, Missouri earnings tax

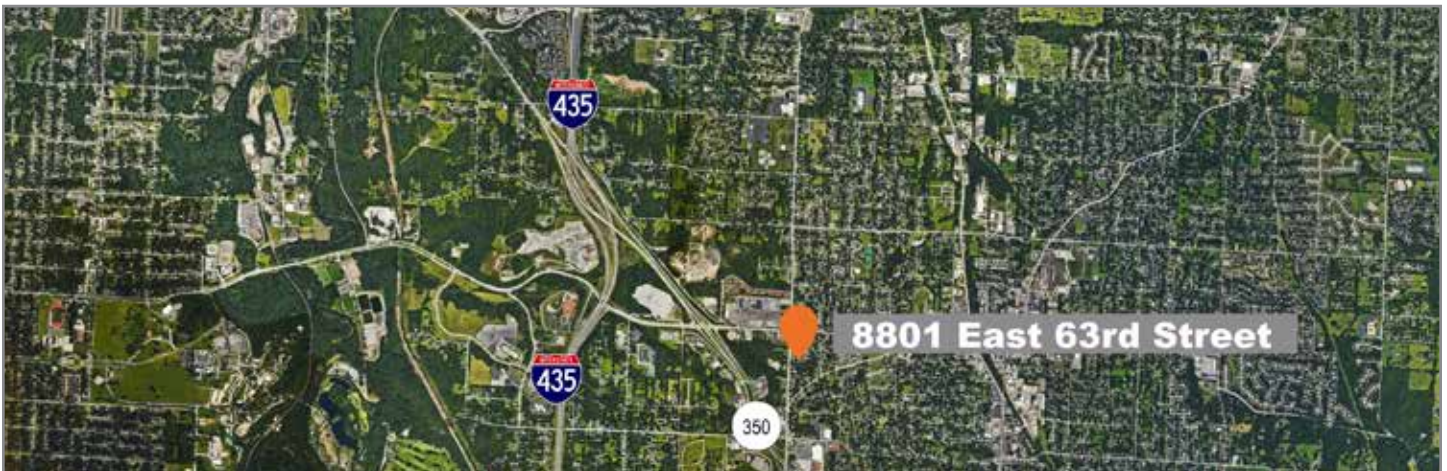
## For more information:

Don Gessen, CCIM  
816.932.5574  
816.616.8895  
dgessen@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

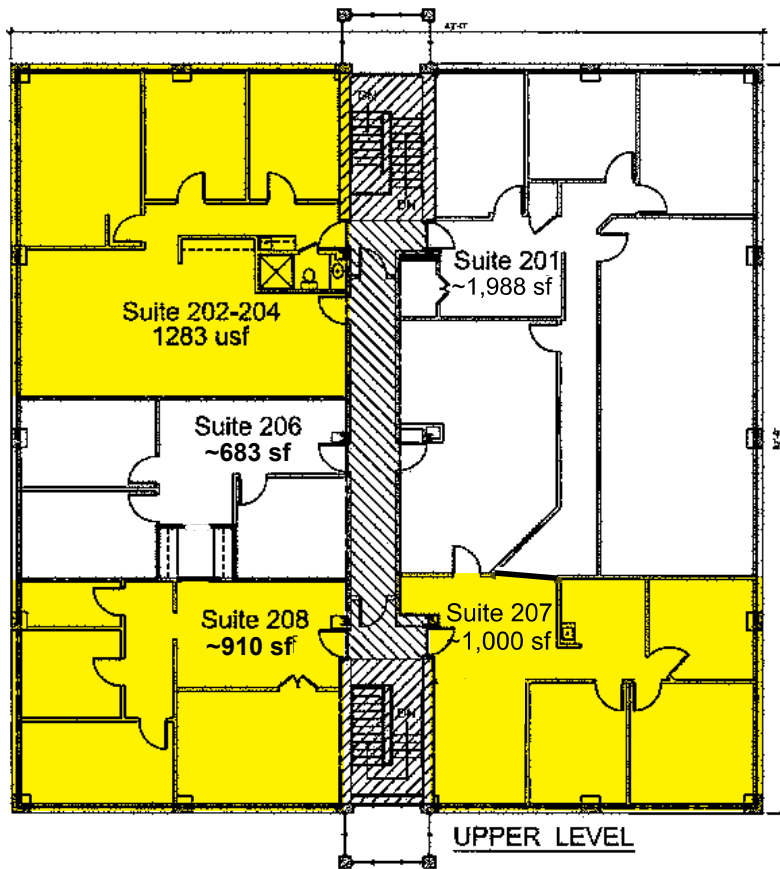
## Building Specifications

Space Available:	930 / 1,000 / 1,283 SF
Building Size:	14,000 SF - 1,025/1,075, 1,050/1,100, 1,200/1250
Rent:	Call for quote
Available Suite:	Suites 202, 207, and 208
Parking:	52 spaces non-reserved 3.7/1,000 ratio Recently resurfaced
Year Built:	1984 (Renovated 2019)
Stories:	2
Land Area:	0.8 acres
Construction:	Masonry
Traffic Counts:	14,818 cars per day on Blue Ridge Cutoff 11,752 cars per day on East 63rd Street



For more information: Don Gessen, CCIM | 816.932.5574 | 816.616.8895 | [dgessen@blockllc.com](mailto:dgessen@blockllc.com)

## First Floor Plan



UPPER LEVEL FLOOR	
USUABLE AREA (ALL 5 TENANTS)	5,864 USF
 VERTICAL STAIR PENETRATIONS 163 + 170	333 SF
 COMMON AREA	311 SF
RENTABLE AREA = 5864 SF + 311 SF =	6175 RSF
FLOOR R/U RATIO = 6175 RSF / 5864 USF =	1.05 (1.053)

## Suite 202-204 Photos



## Suite 207 Photos



## Suite 208 Photos



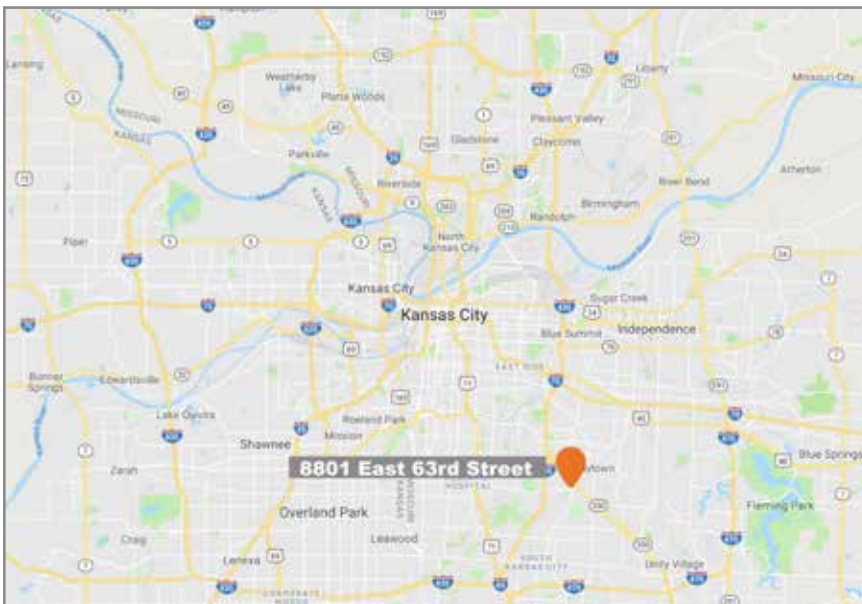
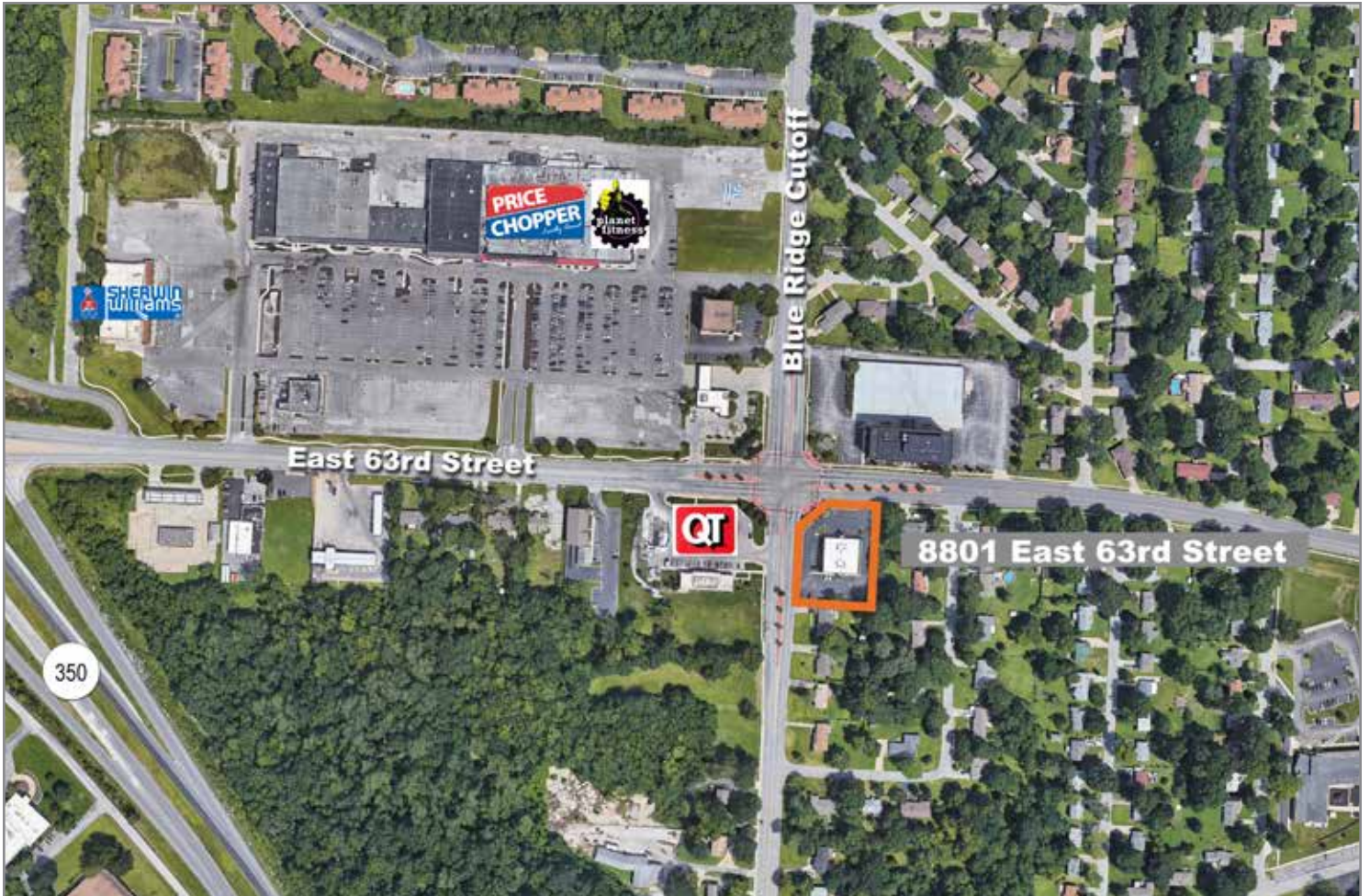
## Exterior Photos



# Westview 63

8801 East 63rd Street, Raytown, Missouri 64133

# For Lease



For more information:

Don Gessen, CCIM

816.932.5574

816.616.8895

[dgessen@blockllc.com](mailto:dgessen@blockllc.com)