

9233 Ward Parkway

Kansas City, Missouri

For Lease



Prime Corporate Location!

- Suites from 525 \pm to 6,151 \pm SF
- Aggressive lease rates and terms
- Abundant on-site parking
- Great access & visibility
- Strong, stable ownership
- Generous finish allowance

For more information:

Brent W. Roberts, CCIM
816.932.5520
broberts@blockllc.com

Bruce Johnson, CCIM
816.412.8442
bjohnson@blockllc.com

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Building Specifications

Building Size:	72,447 SF		
Building Description:	Three story pre-cast concrete with insulated reflective glass		
Square Feet Available:	<u>First Floor:</u>	<u>Second Floor:</u>	<u>Third Floor:</u>
	Suite 120: 2,746 ± RSF	Suite 220: 1,707 ± RSF	Suite 364: 3,220 ± RSF
	Suite 170: 1,206 ± RSF	Suite 230: 1,388 ± RSF	Suite 365: 1,449 ± RSF
	Suite 175: 2,616 ± RSF	Suite 275: 2,330 ± RSF	Suite 370: 4,177 ± RSF Suite 375: 525 ± RSF
HVAC Systems:	Two new roof-mounted Carrier variable air volume systems		
Parking:	4 cars per 1,000 SF		
Operating Costs:	Base year		
TI Allowance:	Negotiable		

Remarks: Recent renovation completed, including new HVAC, upgraded lobby and common areas, new elevator cabs, and ADA restroom upgrades. Exterior renovations include new landscaping, outdoor lighting, building entries.

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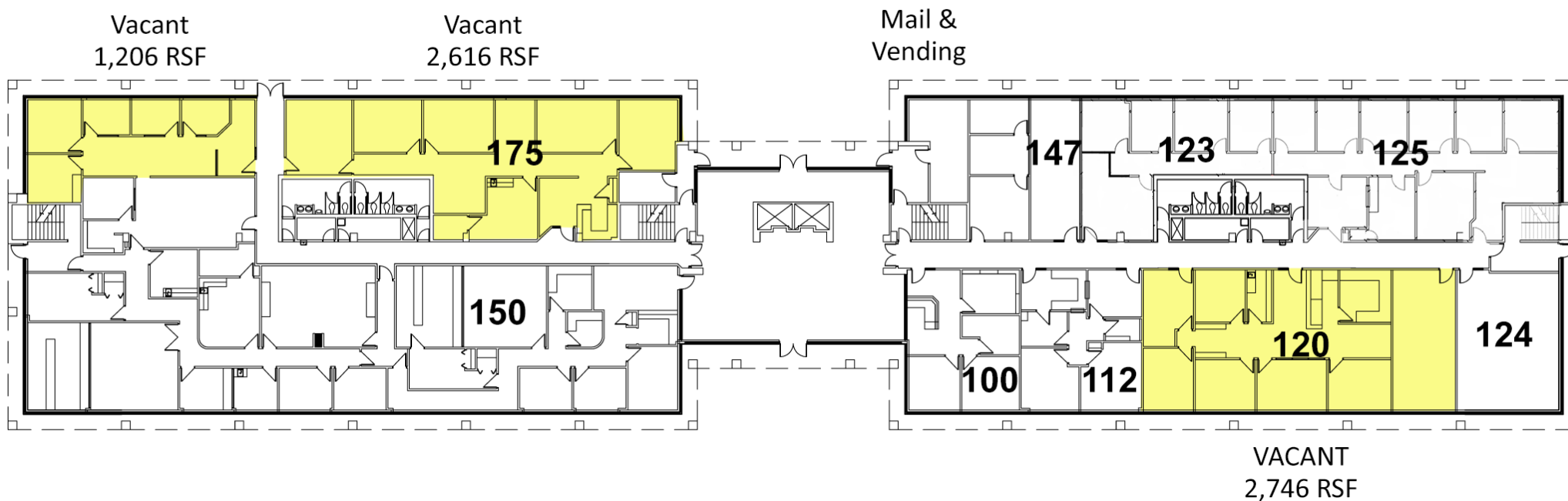
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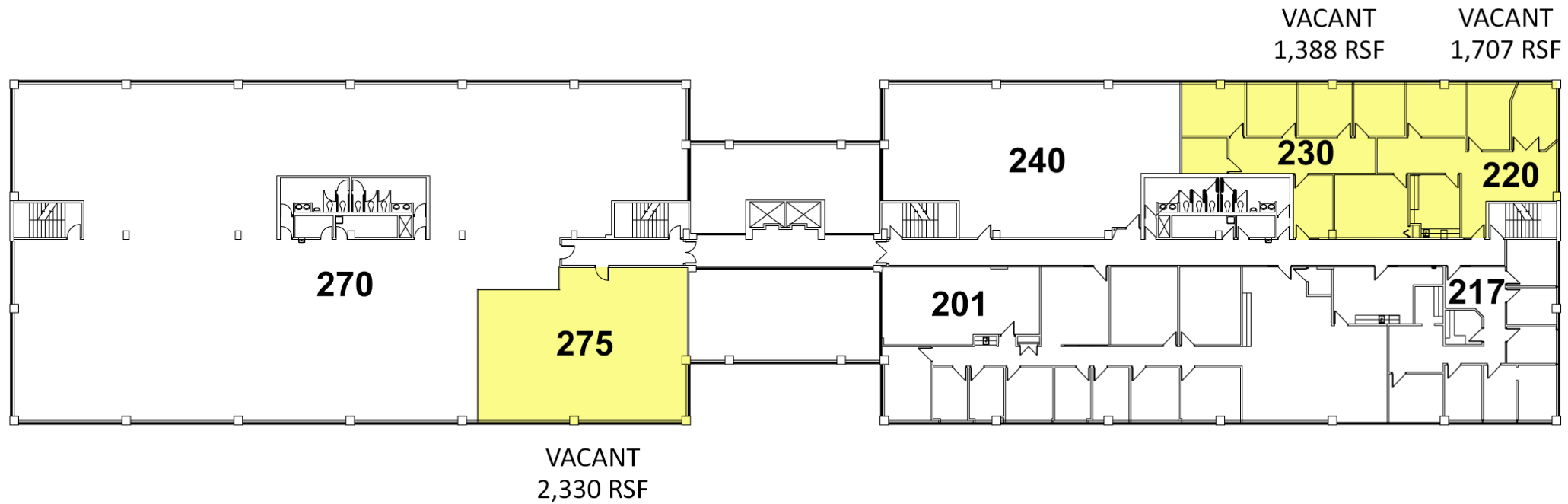
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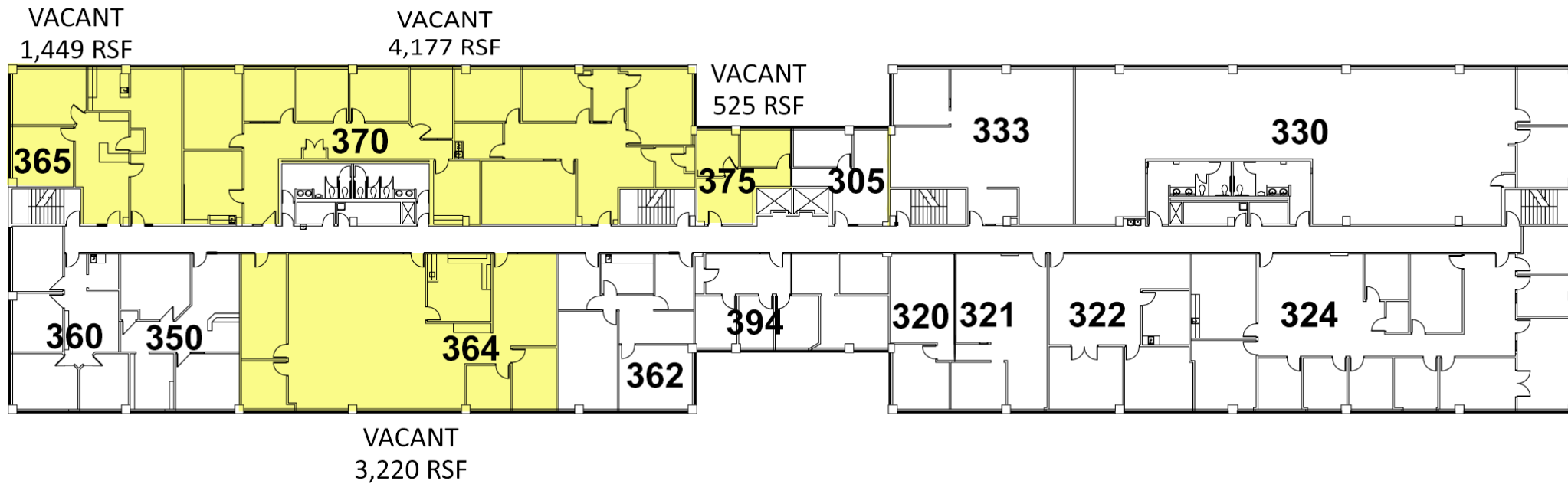
First Floor Plan



Second Floor Plan



Third Floor Plan



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700 W. 47th Street, Suite 200
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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