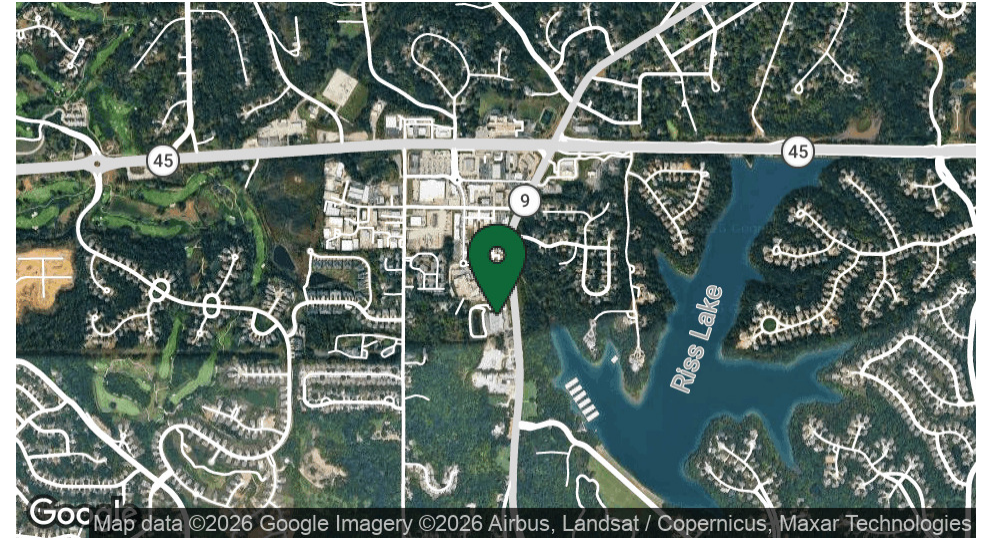


PARKVILLE COMPLEX – OFFICE

6014 N HWY MISSOURI 9 , PARKVILLE, MO 64152

OFFICE BUILDING
FOR LEASE



PROPERTY DESCRIPTION

Located in the heart of Parkville, this professional office space offers high visibility and convenient access to the Northland's growing commercial corridor. This 2,000 SF (+/-) Situated directly on Highway 9, the property offers easy access to I-635 and I-29, placing it within minutes of Downtown Kansas City and KCI Airport.

The space features a functional layout suitable for professional services, ample surface parking, and close proximity to Park University and local amenities. It is a well-maintained, multi-tenant building offering prominent signage opportunities and a strategic location in a low-vacancy submarket.

PROPERTY HIGHLIGHTS

- Prime frontage on Highway 9
- Dedicated off-street surface parking
- Less than 10 minutes to I-29 and I-635; quick transit to KCI Airport and Downtown KC
- Multi-tenant building anchored by established firms
- Well-maintained professional suite

OFFERING SUMMARY

Available SF:	2,000 SF (+/-)
Building Size:	30,060 SF (+/-)

Andrew Danner

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Ben Nelson, CCIM

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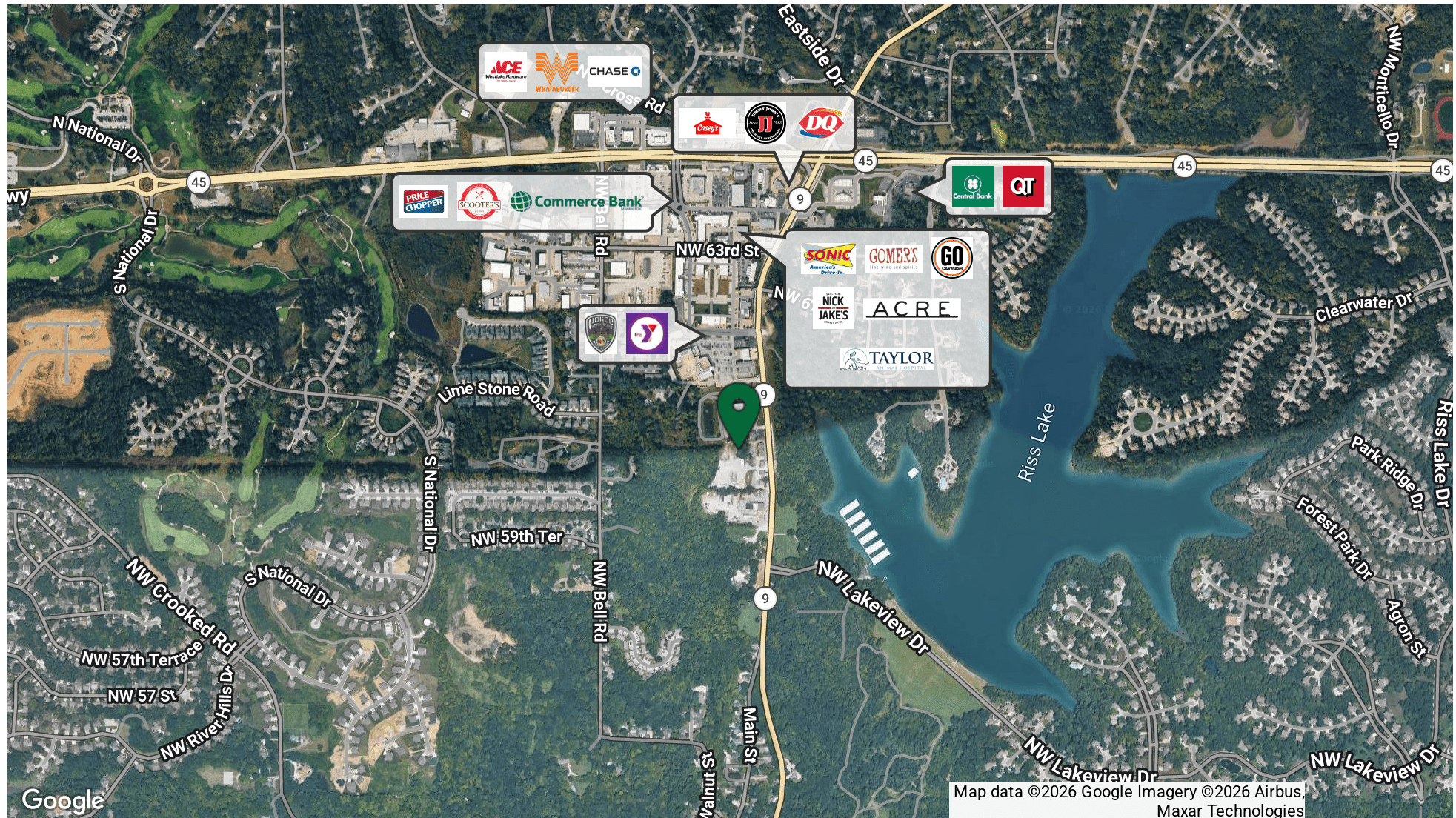
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LOCATION MAP



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INTERIOR PHOTOS



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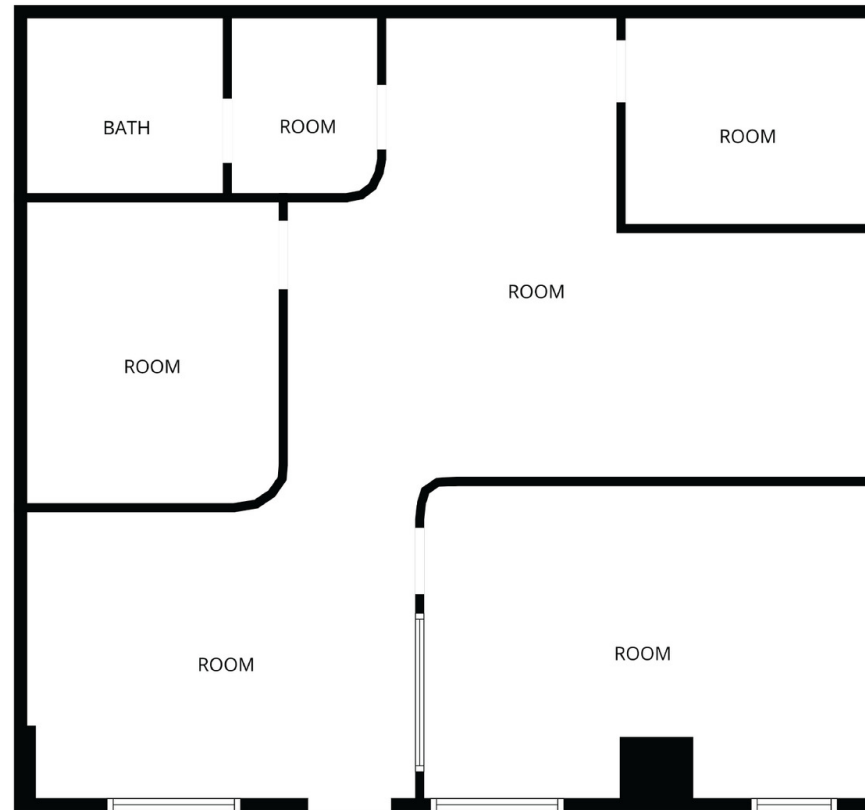
6014 N HWY MISSOURI 9 , PARKVILLE, MO 64152

OFFICE FLOOR
PLAN

6014 N HWY MO-9

Floor Plan

2,000 SF (+/-)



Notice: Floor plan measurements are approximate and for marketing purposes only. Buyers are encouraged to verify all dimensions independently.

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OFFICE BUILDING FOR LEASE

POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	24,691	130,519	376,470
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	9,765	51,737	153,219
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$133,295	\$106,280	\$91,087
Average House Value	\$449,775	\$339,078	\$281,079

This map illustrates the geographic context of the study area around Kansas City, Missouri. Three concentric circles are drawn with the city center as the focal point, representing distances of 50 miles (innermost), 100 miles (middle), and 150 miles (outermost). The map shows a network of major highways, including Interstate 29 (I-29), Interstate 435 (I-435), Interstate 70 (I-70), and Interstate 35 (I-35). Numerous cities and towns are labeled, such as Platte City, Smithville, Overland Park, Lenexa, Shawnee, and Leawood. The map also depicts natural features like Lake Quivira and various creeks. The Google logo is visible in the bottom left corner, and the text 'Map data ©2026 Google' is in the bottom right corner.

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