

620 - 5,218 SF | FOR LEASE

9233 WARD PARKWAY BUILDING

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



**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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OFFICE FOR LEASE

9233 WARD PARKWAY BUILDING

9233 Ward Parkway, Kansas City, MO 64114



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 9233 Ward Parkway, Kansas City, MO. This prime office building offers a variety of efficiently designed layouts, ideal for maximizing your business's potential. The property features recently renovated common areas, providing a modern and inviting atmosphere. With ample parking available, convenience is at the forefront. Experience the perfect combination of functionality and aesthetics at this Ward Parkway. Take your business to the next level with a space that is tailored to meet your needs.

PROPERTY HIGHLIGHTS

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

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OFFERING SUMMARY

Lease Rate:	\$0.01 - 21.50 SF/yr (Full Service)
Available SF:	620 - 5,218 SF
Building Size:	72,447 SF

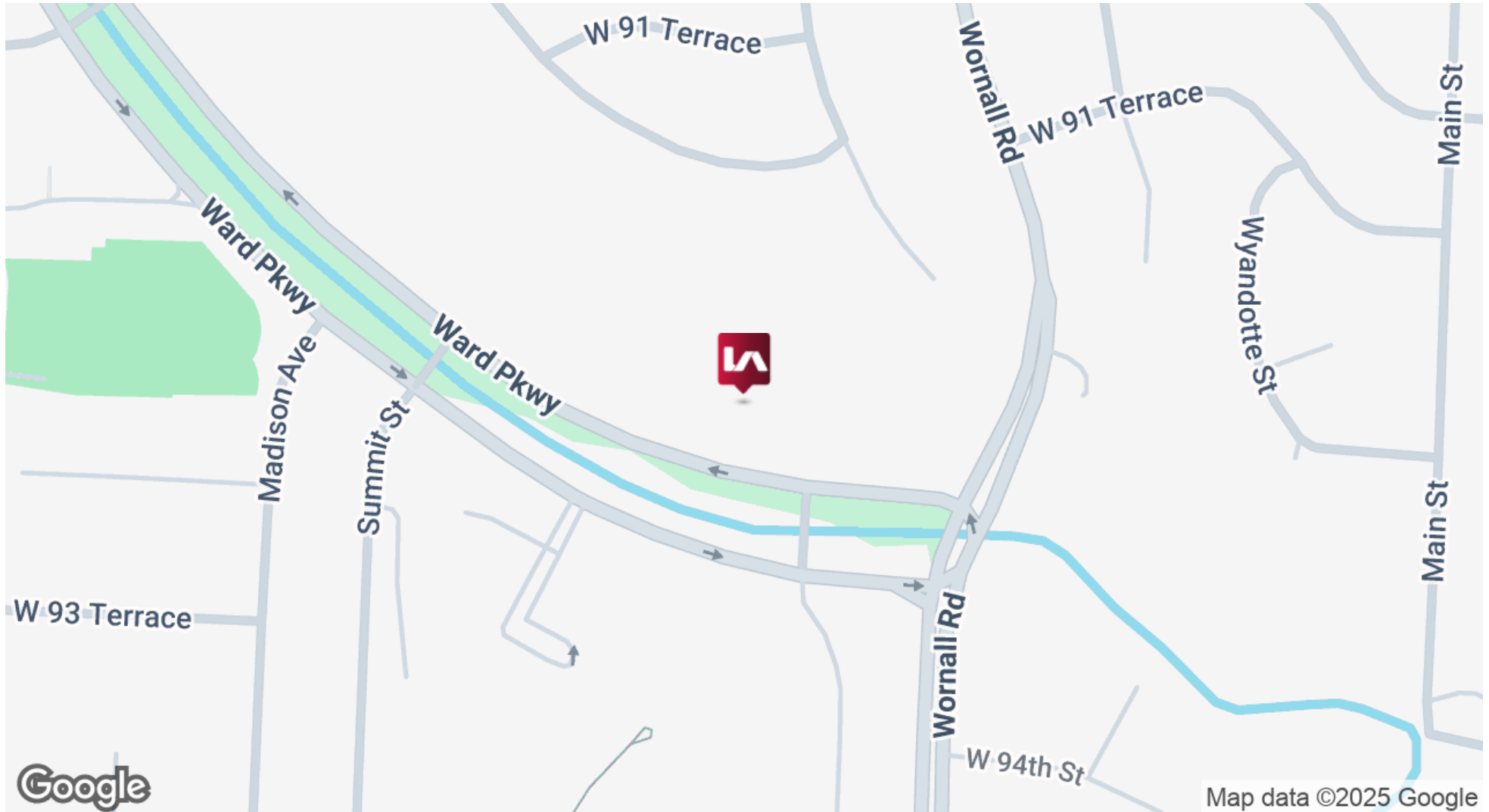
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5	146	546
Total Population	10	239	888
Average HH Income	\$58,615	\$47,509	\$47,015

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	620 - 5,218 SF	Lease Rate:	\$0.01 - \$21.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	970 SF	Full Service	\$21.50 SF/yr	Professional 1st floor suite with glass lobby exposure. 2 private office on glass, conference room, waiting and reception area and kitchen/copy room with water.
Suite 110	Available	1,083 SF	Full Service	\$21.50 SF/yr	Move in ready suite with waiting room, business/receptionist area, copy/storage and 2 large offices on glass.
Suite 155	Available	4,014 - 5,218 SF	Full Service	\$21.50 SF/yr	1st Floor suite. Flexible layout. Breakroom/kitchen in place.
Suite 160	Available	1,204 SF	Full Service	\$21.50 SF/yr	Efficient corner suite.
Suite 180	Available	1,890 SF	Full Service	\$21.50 SF/yr	Nice first floor suite with 3 large offices, built in reception, 2 cube areas and kitchen/breakroom.
Suite 210	Available	2,794 SF	Full Service	\$21.50 SF/yr	Mix of private offices and open work areas. In place kitchen/break
Suite 220	Available	2,181 SF	Full Service	\$21.50 SF/yr	Nicely finished executive office space with mix of window offices and open work areas. Space has kitchen/break room in place.
Suite 250	Available	1,100 SF	Full Service	\$21.50 SF/yr	Ideal law office with atrium exposure
Suite 320	Available	620 SF	Full Service	\$21.50 SF/yr	Move in ready unit ideal for 1-3 people
Suite 321	Available	642 SF	Full Service	\$21.50 SF/yr	Small suite ideal for 1 -3 people
Suite 324	Available	3,667 SF	Full Service	\$22 per year	Very nice finish level with glass doors and large break room. In place.
Suite 330	Available	4,037 SF	Full Service	\$21.50 SF/yr	Former dental space ideal for any medical type use.
Suite 372	Available	2,077 SF	Full Service	\$21.50 SF/yr	ideal law office with large conference room in place
Suite 368	Available	638 SF	Full Service	\$21.50 SF/yr	Open room with coffee bar in place.
Suite 394	Available	1,163 SF	Full Service	\$21.50 SF/yr	Very efficient space with 5 private offices

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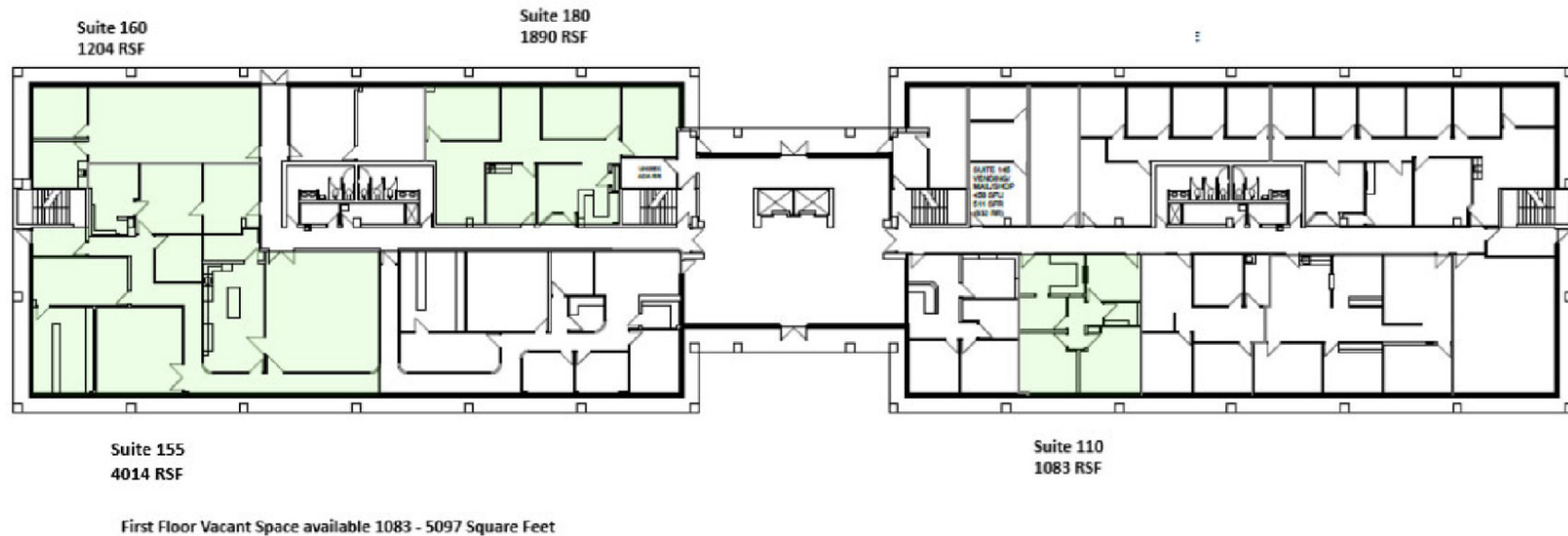
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APRIL 2025

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FIRST FLOOR

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Second Floor Vacant 1100 - 2794 Square Feet

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SECOND FLOOR

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Third Floor Vacant Spaces 561-4037 Square Feet

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THIRD FLOOR

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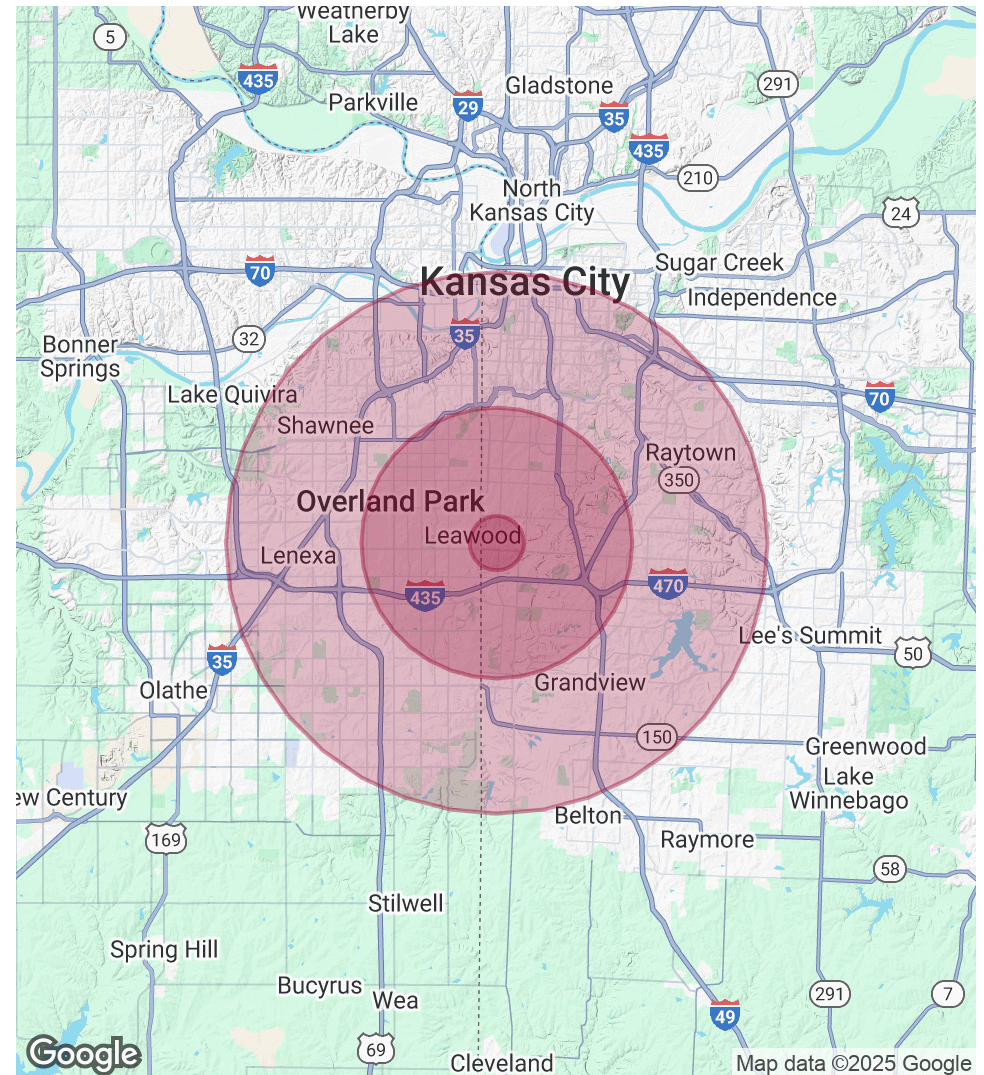
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10	239	888
Average Age	54.1	50.3	49.8
Average Age (Male)	53.9	49.9	48.8
Average Age (Female)	54.6	51.3	51.3

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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