

2,277 - 31,836 SF | FOR LEASE
9200 BUILDING

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



**9200 WARD PARKWAY
KANSAS CITY, MO 64114**



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OFFICE FOR LEASE 9200 BUILDING

9200 Ward Parkway, Kansas City, MO 64114



PROPERTY DESCRIPTION

Boasting a prestigious Ward Parkway address, the property at 9200 Ward Parkway presents an exceptional leasing opportunity. Located adjacent to Rockhurst High School, this prime location offers businesses a distinct presence in a well-regarded neighborhood. With easy access to Ward Parkway, State Line Road, 95th Street, and I-435, tenants benefit from convenient accessibility to the entire metro area. The property features newly renovated common areas, ample parking, and professional management, making it an ideal choice for businesses seeking a professional and well-connected space. With its desirable location and impressive amenities, this property presents a compelling opportunity for discerning tenants looking to make a statement in the heart of Kansas City.

PROPERTY HIGHLIGHTS

- Adjacent to Rockhurst High School

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OFFERING SUMMARY

Lease Rate:	\$21.50 SF/yr (Full Service)
Number of Units:	7
Available SF:	2,262 - 19,511 SF
Lot Size:	5.178 Acres
Building Size:	112,487 SF

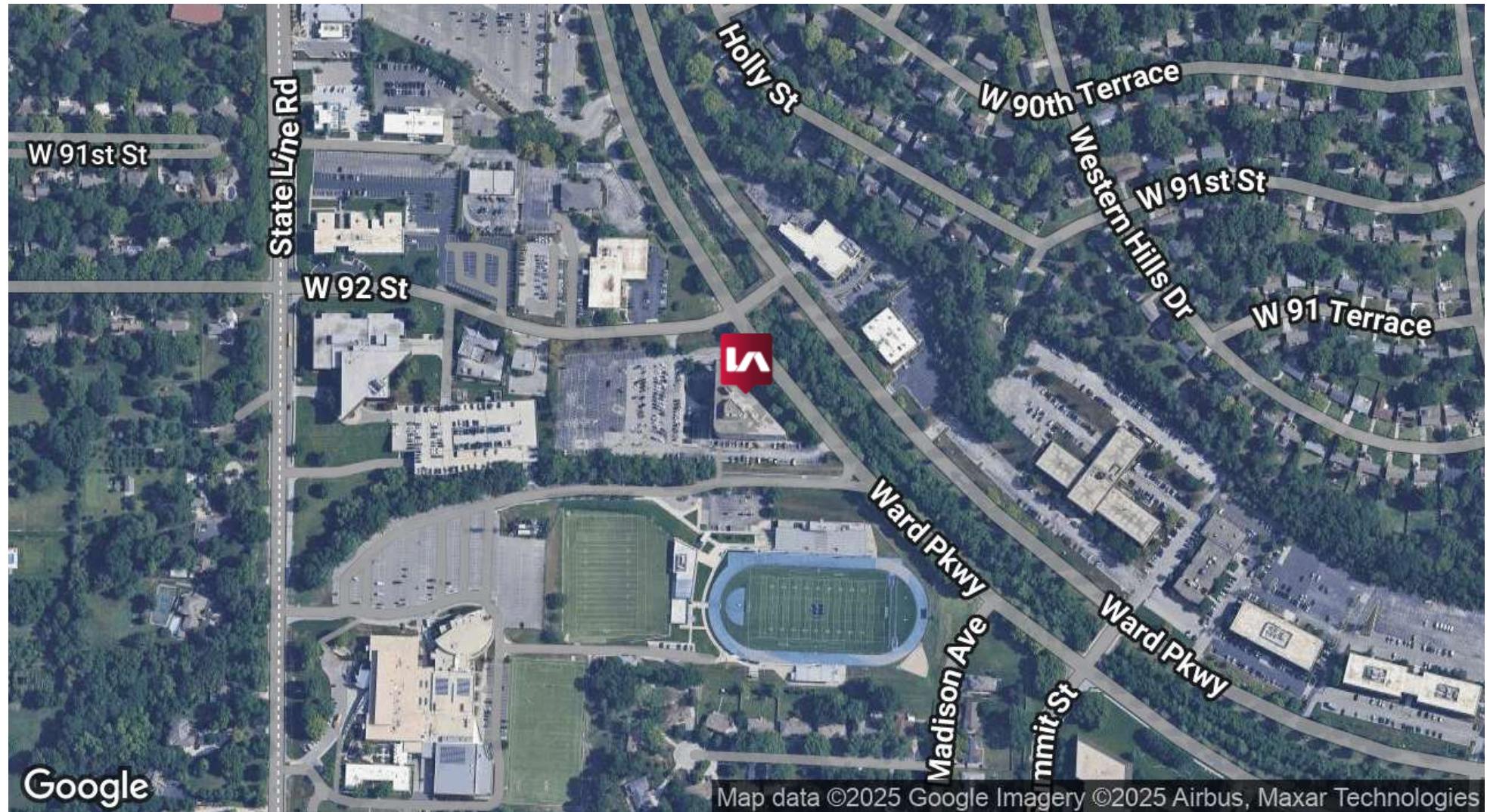
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	882	4,293	11,001
Total Population	1,688	8,750	21,507
Average HH Income	\$106,608	\$111,382	\$102,471

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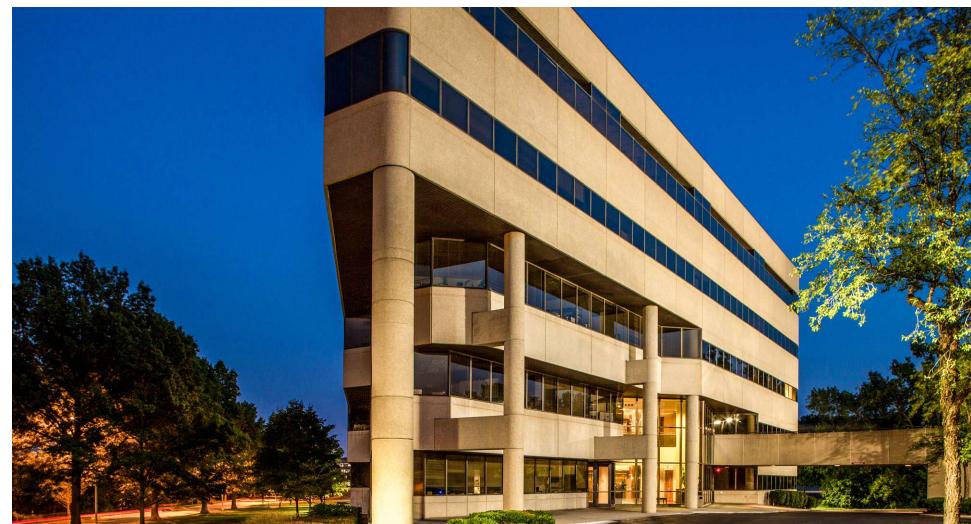
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,262 - 19,511 SF	Lease Rate:	\$21.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	VIDEO
Fourth Floor	Available	19,511 SF	Full Service	\$21.50 SF/yr	View Here
Suite 105	Available	4,232 SF	Full Service	\$21.50 SF/yr	-
Suite 220	Available	4,042 - 13,130 SF	Full Service	\$21.50 SF/yr	View Here
Suite 302	Available	3,829 - 8,268 SF	Full Service	\$21.50 SF/yr	-
Suite 130	Available	3,760 SF	Full Service	\$21.50 SF/yr	-
Suite 260	Available	3,106 - 13,130 SF	Full Service	\$21.50 SF/yr	View Here
Suite 280	Available	3,102 - 13,130 SF	Full Service	\$21.50 SF/yr	View Here
Suite 240	Available	2,897 - 13,130 SF	Full Service	\$21.50 SF/yr	View Here
Suite 310	Available	2,262 - 8,368 SF	Full Service	\$21.50 SF/yr	-
Suite 108	Available	2,317 SF	Full Service	\$21.50 SF/yr	View Here
Suite 300	Available	2,277 - 8,368 SF	Full Service	\$21.50 SF/yr	View Here

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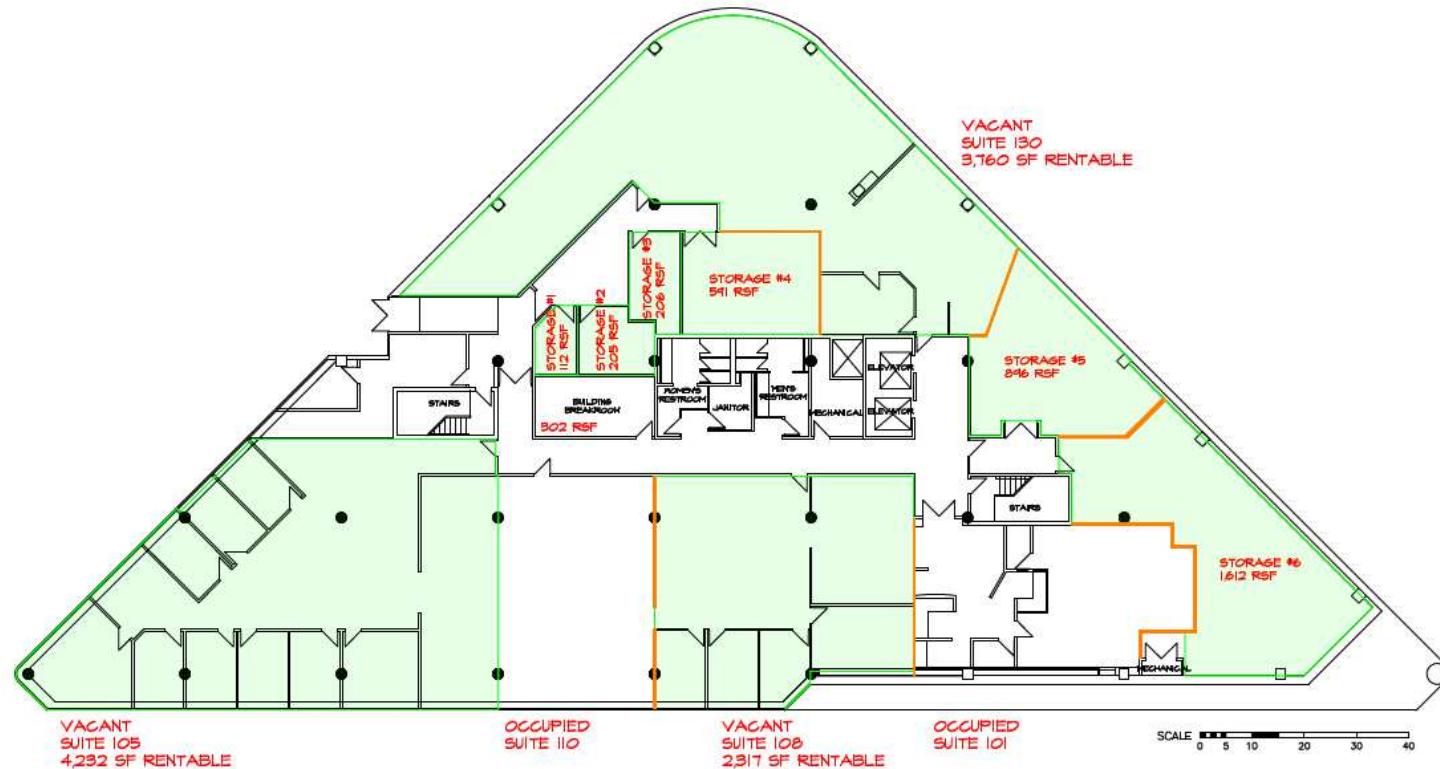
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AUGUST 2020

9200 WARD PARKWAY
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FIRST FLOOR

CONTACT

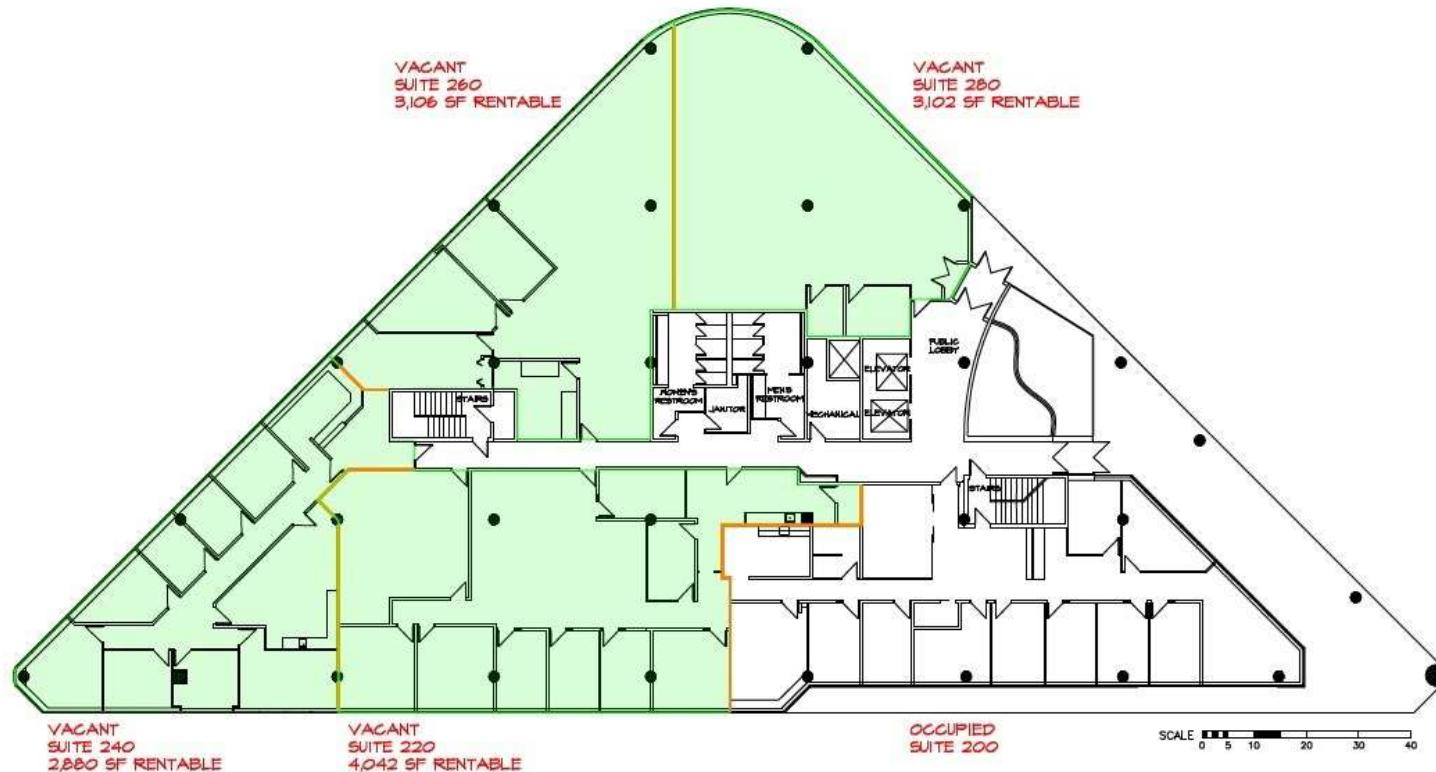
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JULY 2022

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SECOND FLOOR

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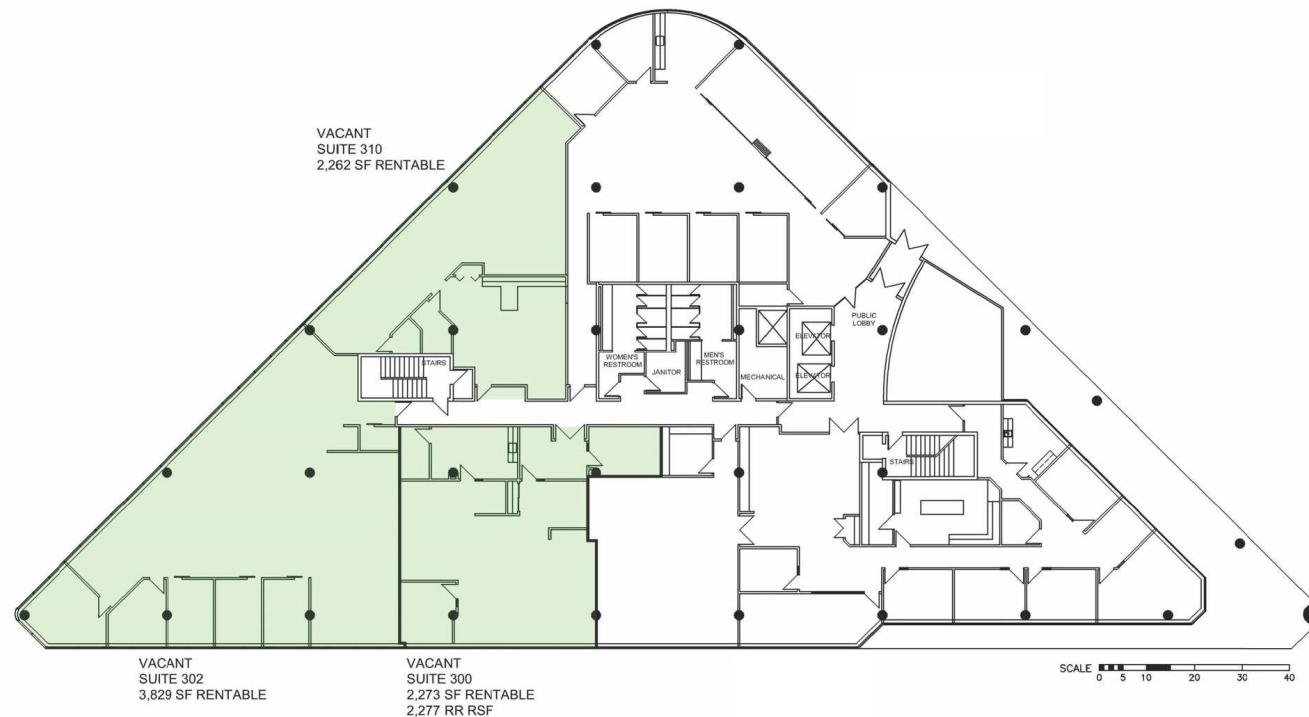
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9200 Ward Parkway 3rd Floor Available

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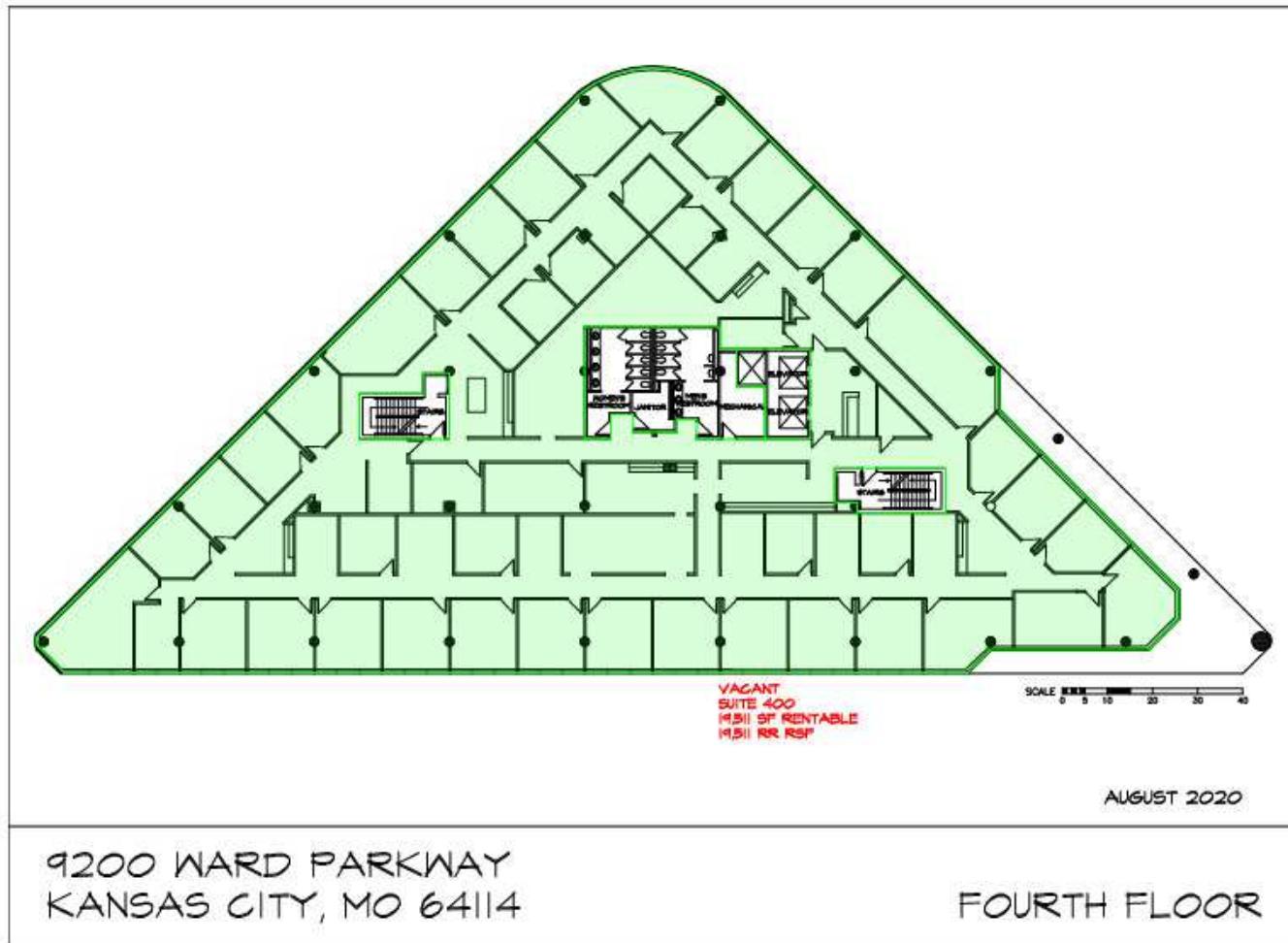
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