

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

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



**9200 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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

CONTACT

Brent Roberts, CCIM
broberts@lee-associates.com
D 913.359.0945

Bruce Johnson, CCIM
bjohnson@lee-associates.com
D 913.730.9830

OFFERING SUMMARY

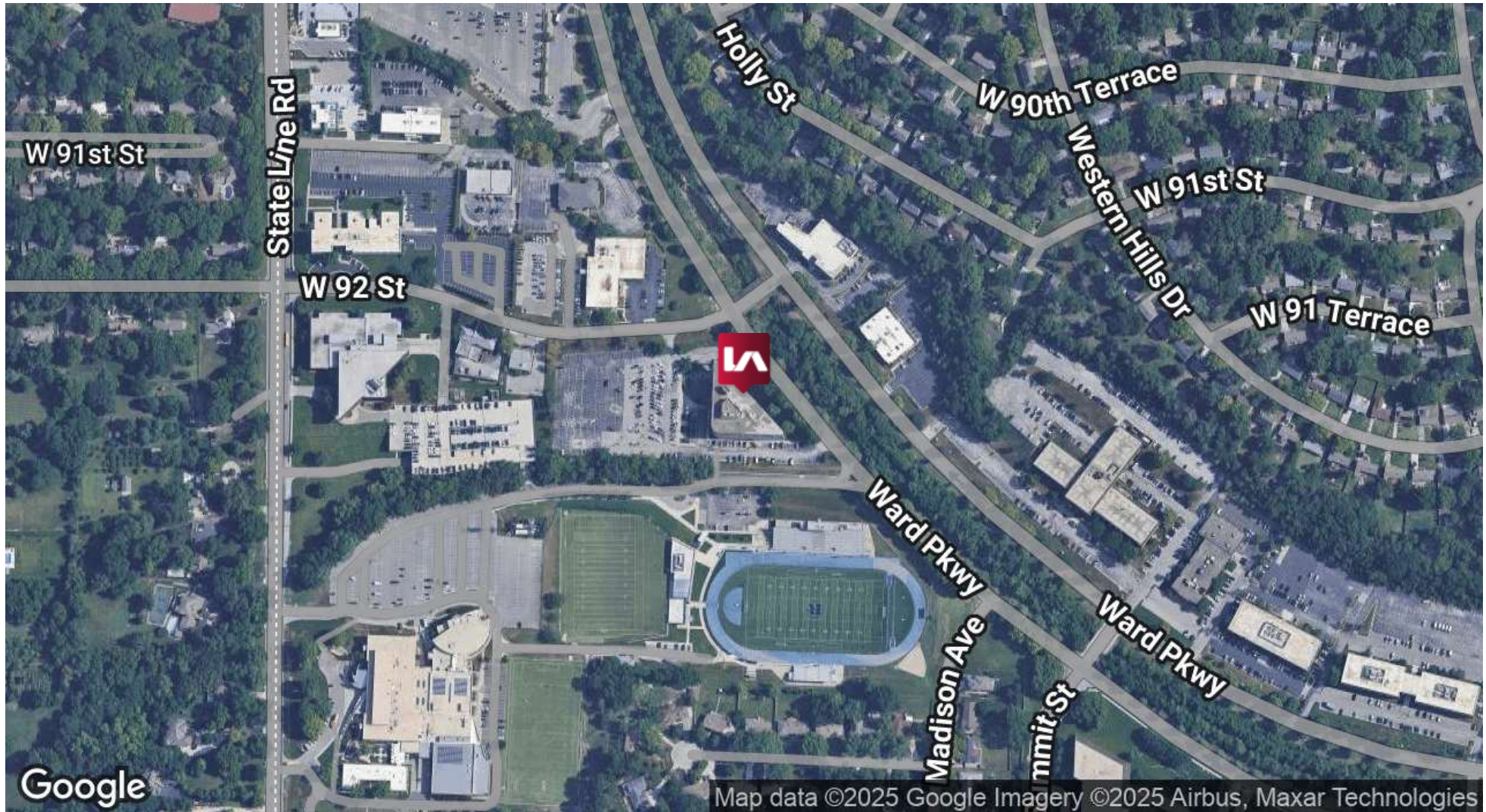
Lease Rate:	\$21.50 SF/yr (Full Service)
Number of Units:	7
Available SF:	2,262 - 19,511 SF
Lot Size:	5.178 Acres
Building Size:	112,487 SF

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE 9200 BUILDING

9200 Ward Parkway, Kansas City, MO 64114



CONTACT

Brent Roberts, CCIM
broberts@lee-associates.com
D 913.359.0945

Bruce Johnson, CCIM
bjohnson@lee-associates.com
D 913.730.9830

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE 9200 BUILDING

9200 Ward Parkway, Kansas City, MO 64114



CONTACT

Brent Roberts, CCIM
broberts@lee-associates.com
D 913.359.0945

Bruce Johnson, CCIM
bjohnson@lee-associates.com
D 913.730.9830

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE 9200 BUILDING

9200 Ward Parkway, Kansas City, MO 64114



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

CONTACT

Brent Roberts, CCIM
broberts@lee-associates.com
D 913.359.0945

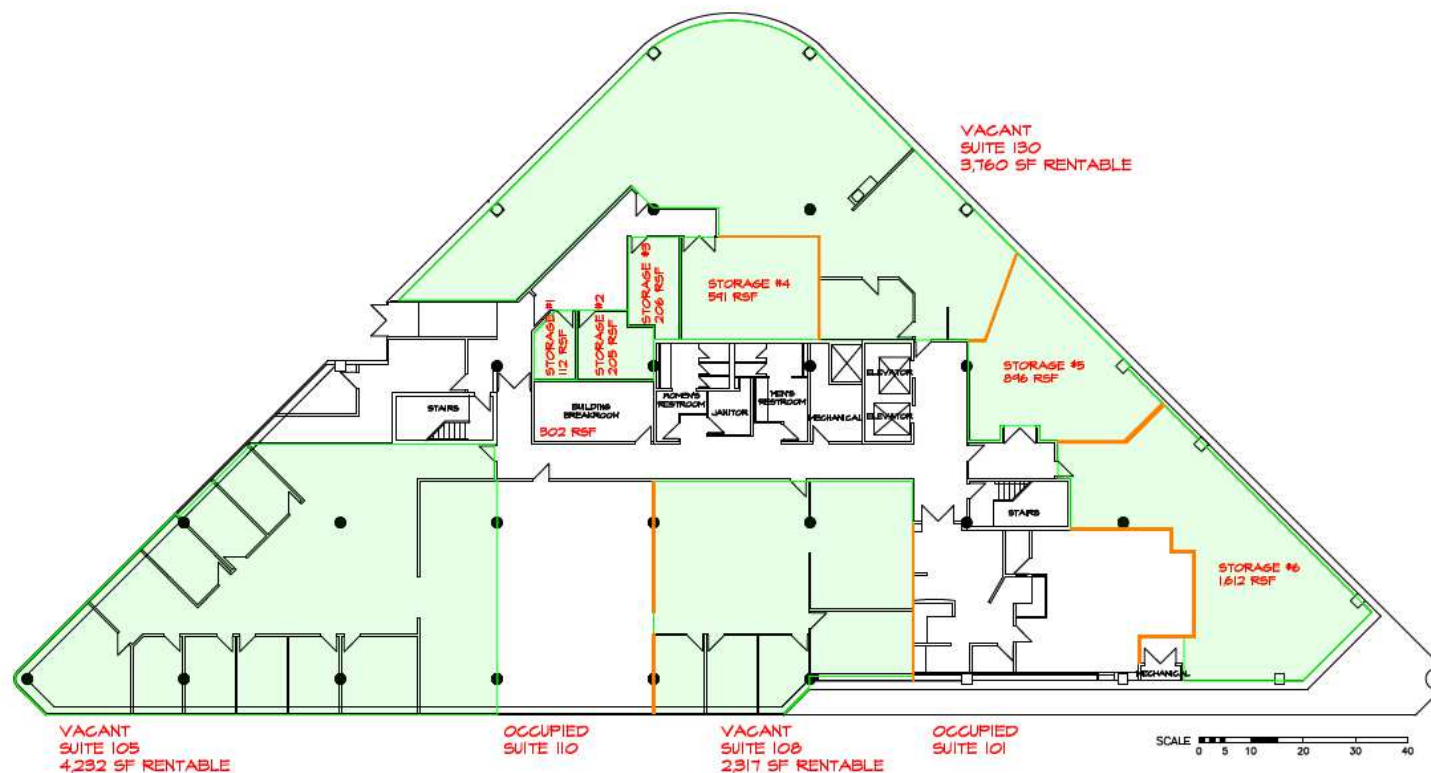
Bruce Johnson, CCIM
bjohnson@lee-associates.com
D 913.730.9830

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

9200 BUILDING

9200 Ward Parkway, Kansas City, MO 64114



AUGUST 2020

9200 WARD PARKWAY
KANSAS CITY, MO 64114

FIRST FLOOR

CONTACT

Brent Roberts, CCIM
broberts@lee-associates.com
D 913.359.0945

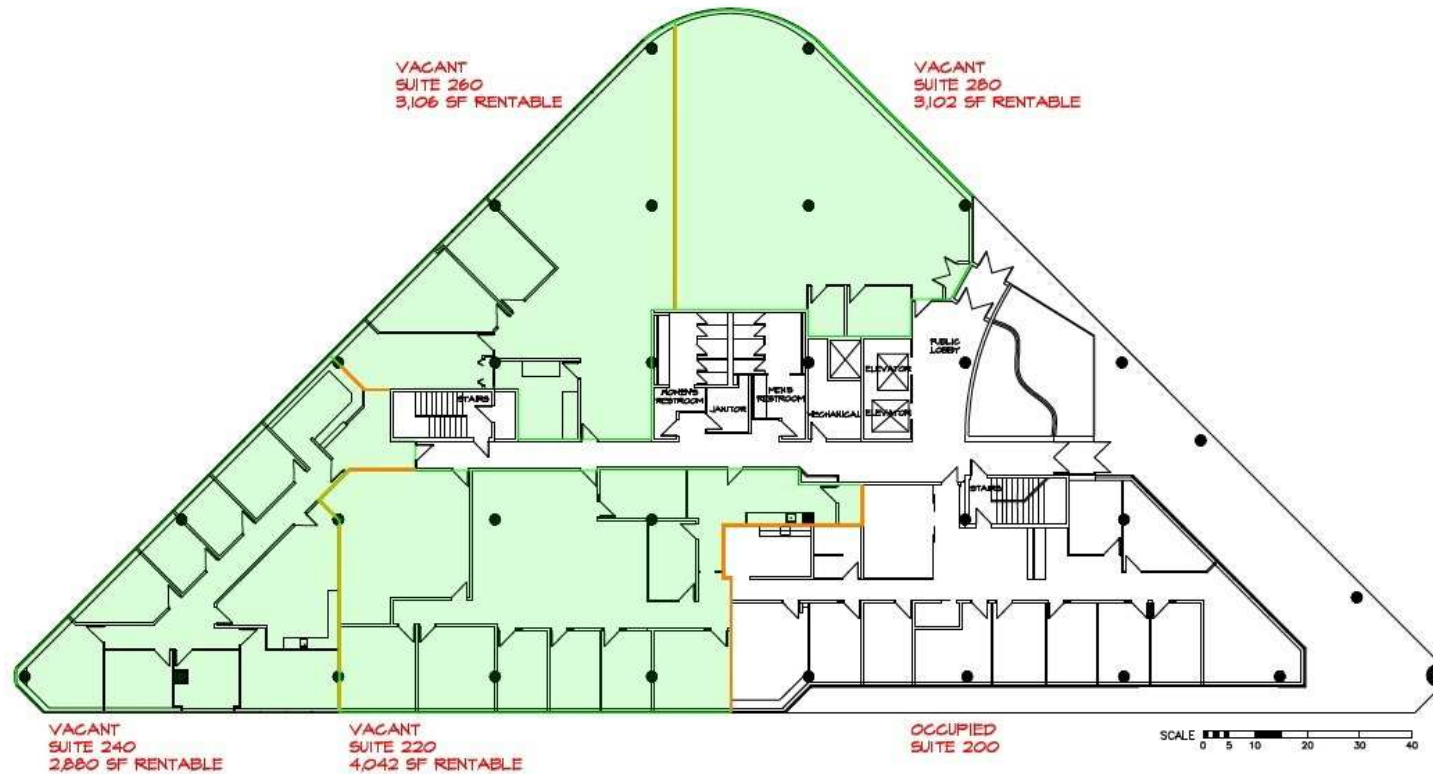
Bruce Johnson, CCIM
bjohnson@lee-associates.com
D 913.730.9830

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

9200 BUILDING

9200 Ward Parkway, Kansas City, MO 64114



9200 WARD PARKWAY
KANSAS CITY, MO 64114

SECOND FLOOR

CONTACT

Brent Roberts, CCIM

broberts@lee-associates.com

D 913.359.0945

Bruce Johnson, CCIM

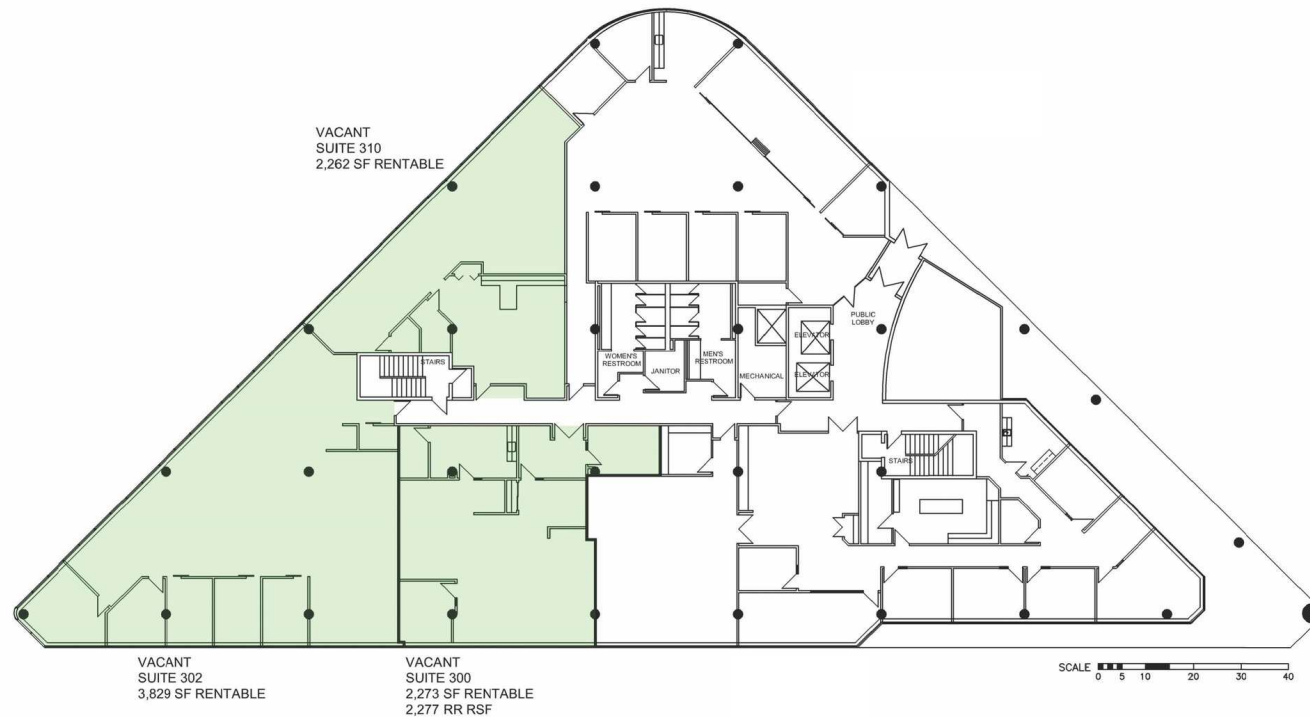
bjohnson@lee-associates.com

D 913.730.9830

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE 9200 BUILDING

9200 Ward Parkway, Kansas City, MO 64114



9200 Ward Parkway 3rd Floor Available

CONTACT

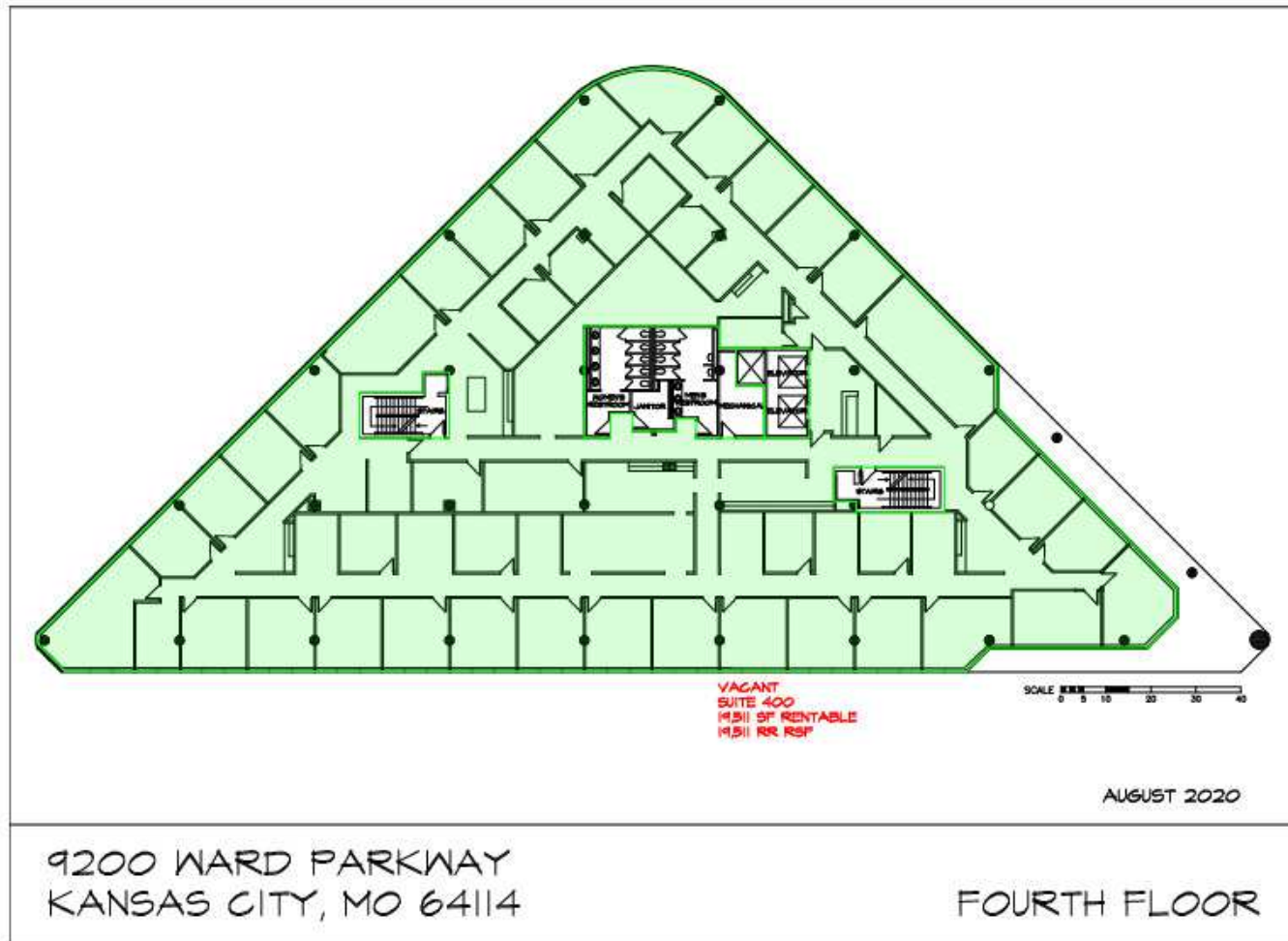
Brent Roberts, CCIM
broberts@lee-associates.com
D 913.359.0945

Bruce Johnson, CCIM
bjohnson@lee-associates.com
D 913.730.9830

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE 9200 BUILDING

9200 Ward Parkway, Kansas City, MO 64114



CONTACT

Brent Roberts, CCIM
broberts@lee-associates.com
D 913.359.0945

Bruce Johnson, CCIM
bjohnson@lee-associates.com
D 913.730.9830

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.