



*Sublease Available*

# Eighty80 Building

8080 WARD PKWY | KANSAS CITY, MO

**2,041-7,332 SF**

- Plug and play sublease (*expires April 2027*)
  - \$19.50 PSF
- Ability to demise the space as needed
- Strong visibility from Ward Parkway with nearly 19,300 CPD
- Common areas and restrooms recently updated
- On-site property management and ownership
- Close proximity to Ward Parkway Center with a variety of retail and restaurant amenities
- Less than 8 minutes from I-435

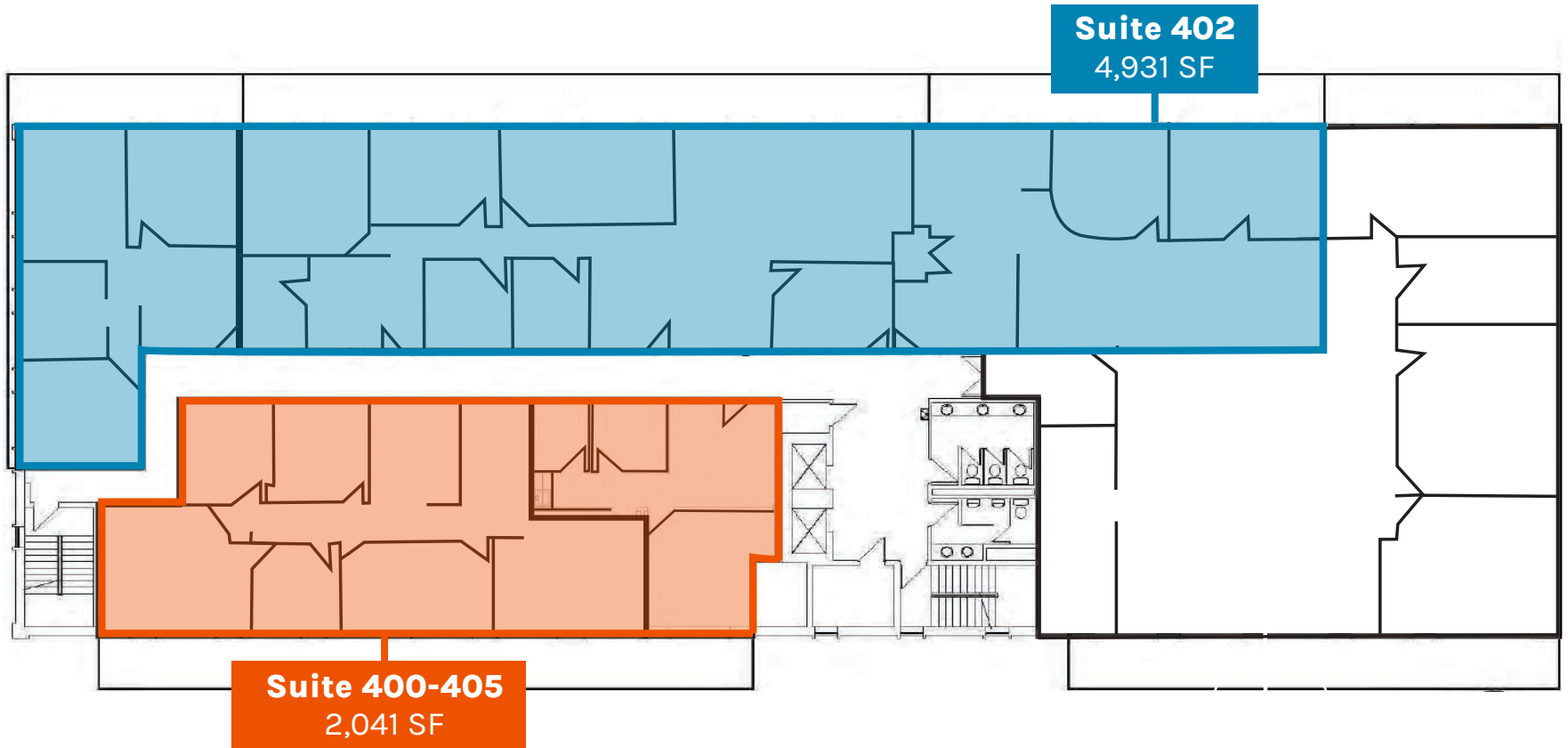


**SPENCER STEWART**

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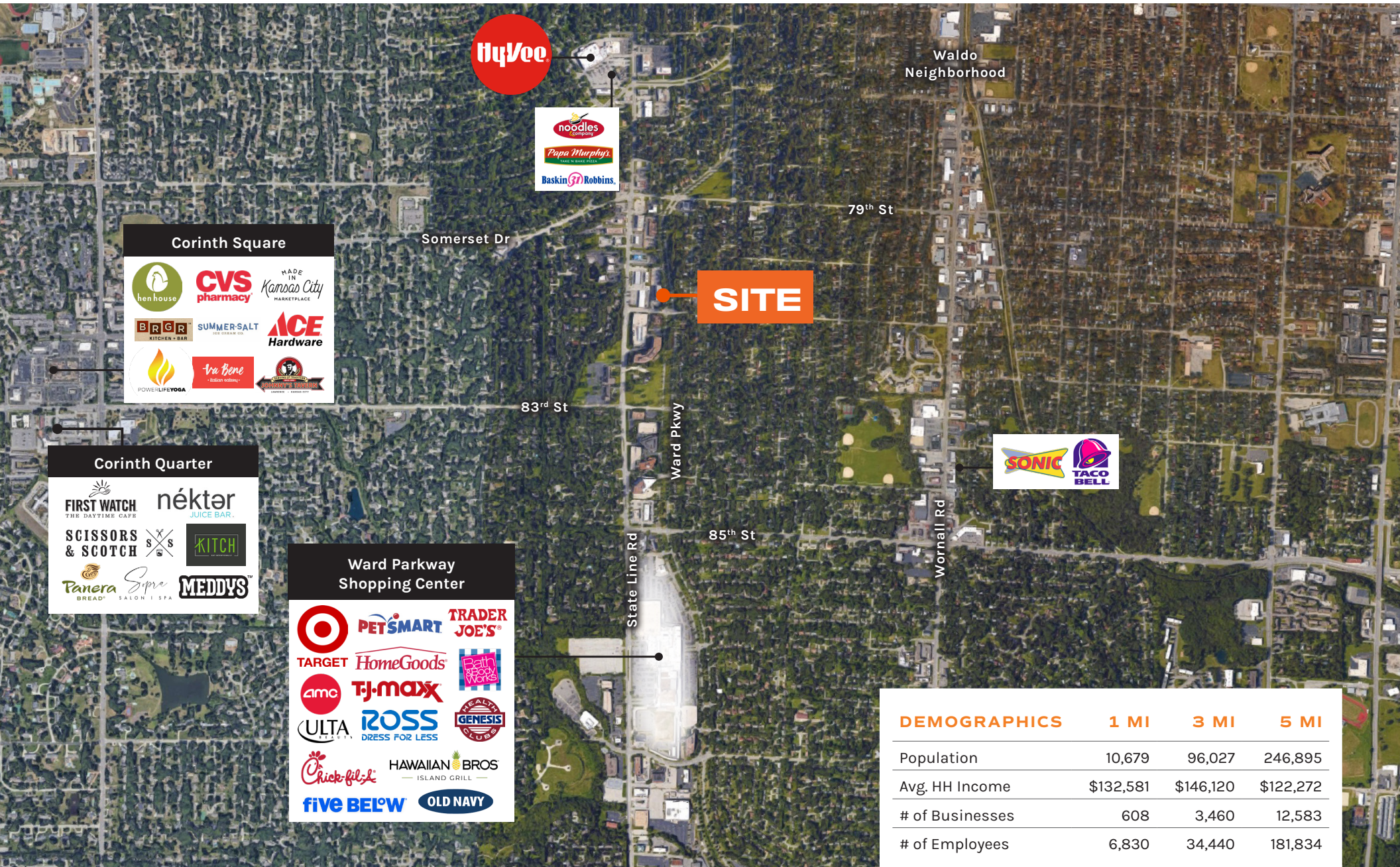
**LANE4**

# Fourth Floor



Contiguous to 7,332 SF





Waldo Neighborhood

79<sup>th</sup> St

Somerset Dr

**Corinth Square**

**SITE**

83<sup>rd</sup> St

Ward Pkwy



**Corinth Quarter**

85<sup>th</sup> St

**Ward Parkway Shopping Center**

State Line Rd

Wornall Rd

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	10,679	96,027	246,895
Avg. HH Income	\$132,581	\$146,120	\$122,272
# of Businesses	608	3,460	12,583
# of Employees	6,830	34,440	181,834

