



9001 State Line Road / Kansas City, MO

- Below market rents and occupancy cost
- Superior access directly off State Line Road
- Building has a complimentary tenant mix for any industry currently serving Law Firm, Engineering Firm, Financial Services, Medical Services, and other professional services



7611 State Line Road Kansas City, MO 64114 816.444.0900 | tuterarealestate.com

Noteable Co-Tenancy

- Located within the coveted South KC Corporate Office Submarket, which boasts lower rental rates and occupancy costs than competing office in the downtown CBD, Plaza, and I-435 corridors
- Kansas City Hospice

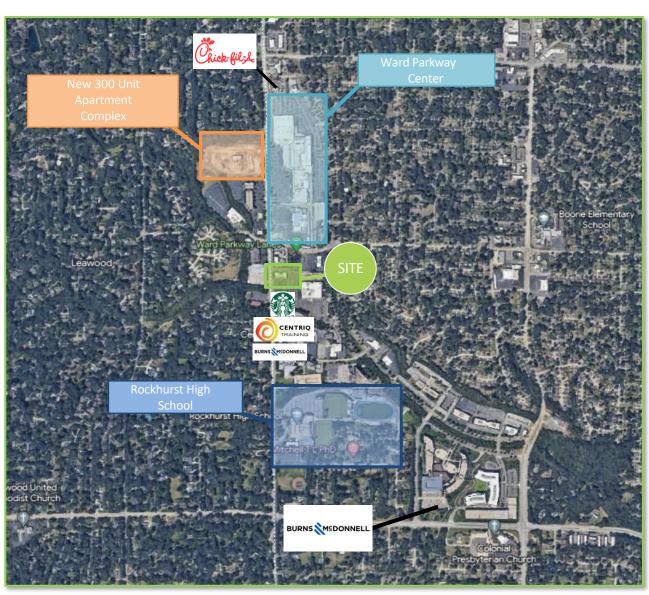
& PALLIATIVE CARE

 Convenient position centralized within the metropolitan area for employees, clients, and patients (2-mile/5-min from I-435)



 Notable neighboring properties to the property include the Ward Parkway Pavilion & Center which is amenity rich (Target, Trader Joes, Genesis Health Club, plus multiple restaurant and coffee options, Burns & McDonnell HQ, Rockhurst High School.





Other Tutera Properties







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$For \ more \ information, \ contact:$