

# 9001 State Line Road



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 | [tutera realestate.com](http://tutera realestate.com)

*For more information, contact:*

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# Site Location

## Noteable Co-Tenancy

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



Kansas City Hospice  
& PALLIATIVE CARE





# Other Tutera Properties



9237 Office Building  
9237 Ward Parkway, Kansas City, MO



7611 Office Building  
7611 State Line Road, Kansas City, MO



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