

# 647 RSF FOR LEASE

## 7611 State Line Road



7611 State Line Road / Kansas City, MO

- Below market-rents and occupancy cost
- Easy access to State Line Road and Ward Parkway, conveniently setback from a signalized intersection
- Building has a complimentary tenant mix for any industry currently serving healthcare, counseling offices, insurance offices, dental practices, and other professional services
- Full interior and exterior remodel complete in 2023
- Capstone Real Estate Award 2023 – Office Winner



For more information, contact:

Jeff Taylor - Senior VP Real Estate | 816.206.4496 | [jefft@tutera.com](mailto:jefft@tutera.com)

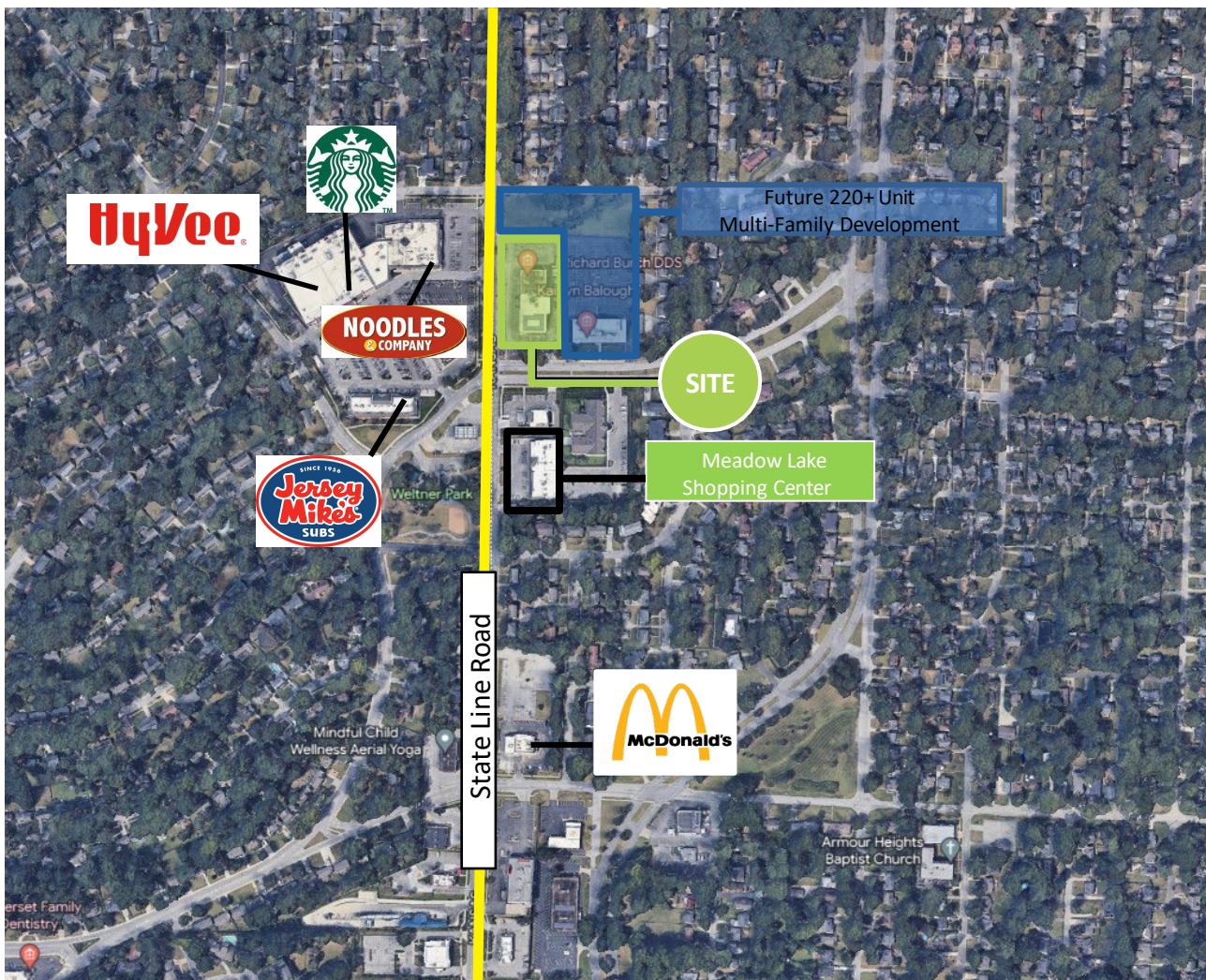
Derek Kincaid - Leasing Associate | 913.249.5892 | [derekk@tutera.com](mailto:derekk@tutera.com)

7611 State Line Road  
Kansas City, MO 64114  
816.444.0900 | [tuterarealestate.com](http://tuterarealestate.com)

# Site Location



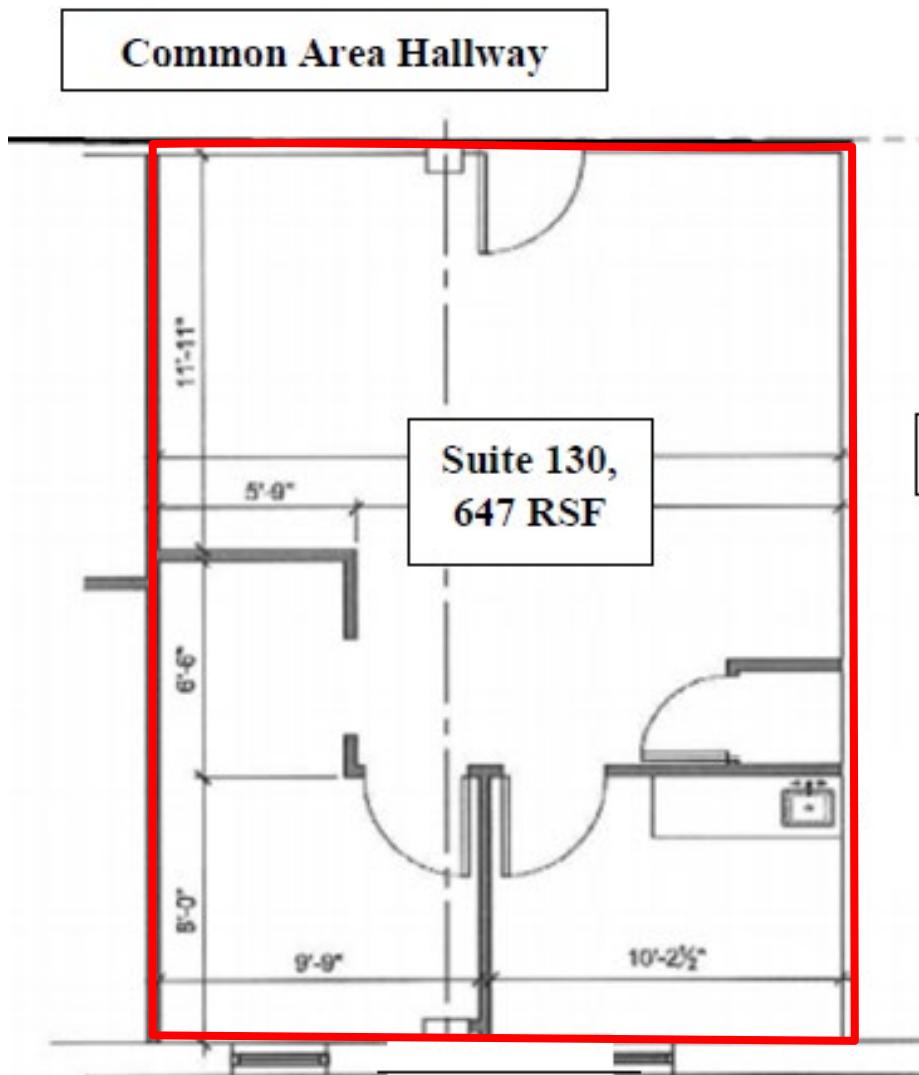
- Located within the coveted South KC Corporate Office Sub-market, which boasts lower rental rates and occupancy costs than competing office in the downtown CBD, Plaza, and I-435 corridors
- Convenient position centralized within the metropolitan area for employees, clients, and patients
- Notable neighboring properties to the property include Hy-Vee, Shawnee Mission East High School, and multiple National restaurant and coffee options



# Building Vacancy

## Available Space

- Suite 130 – 647 RSF



# Other Tuter Properties



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