

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



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | [tutera realestate.com](https://www.tutera realestate.com)

For more information, contact:

Jeff Taylor - Senior VP Real Estate | 816.206.4496 | jefft@tutera.com

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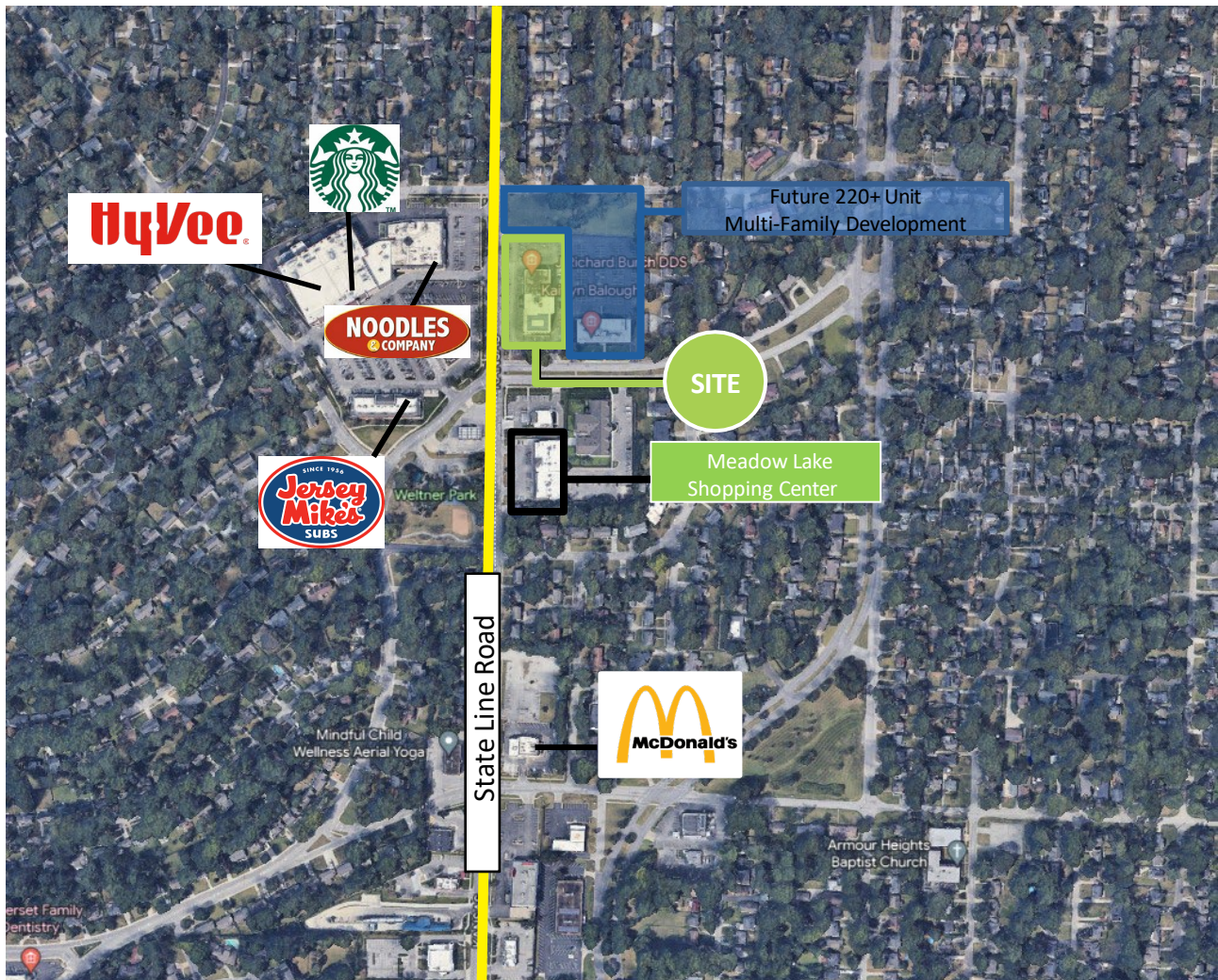
Site Location

- 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

HyVee®



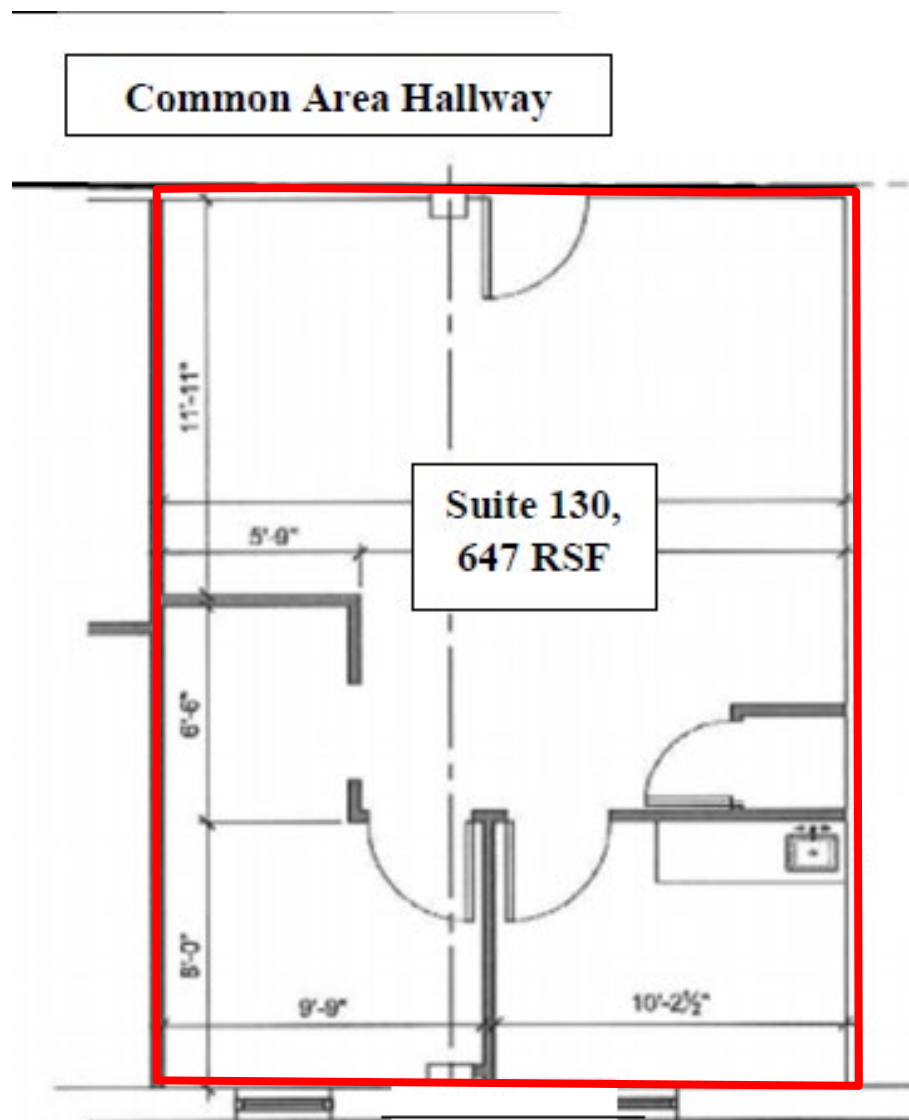
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Building Vacancy

Available Space

- Suite 130 – 647 RSF



Other Tutura Properties



9237 Office Building
9237 Ward Parkway, Kansas City, MO



9001 Office Building
9001 State Line Road, Kansas City, MO



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