

FOR SALE OR LEASE

6501 E COMMERCE AVE
KANSAS CITY, MO 64120 • EXECUTIVE PARK

\$2.85M | 38,150 SF | \$74.71 PSF

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PROPERTY SUMMARY



6501 E Commerce Avenue is a two-story, multi-tenant office building totaling 38,150 rentable square feet in Executive Park, an established industrial and logistics district in northeast Kansas City, Missouri. The property is offered for sale at \$2,850,000, or \$74.71 per rentable square foot.

The building offers 19,625 square feet of available space, including approximately 12,000 contiguous square feet on the second floor.

COUNTY	Jackson County, Missouri
PARCEL NUMBER	13-600-02-19-00-0-00-000
OFFERING PRICE	\$2,850,000
PRICE PER RENTABLE SF	\$74.71
RENTABLE AREA	38,150 SF
STORIES	2
FLOOR PLATE- 1ST FLOOR	18,506 SF
FLOOR PLATE- 2ND FLOOR	19,644 SF
YEAR BUILT	1982
RENOVATIONS	2018- Building common area restrooms, hallways, entry lobby, etc.
OCCUPIED AREA	18,525 SF
AVAILABLE AREA	19,625 SF
LARGEST CONTIGUOUS BLOCK	Approximately 12,000 SF - second floor
ASKING LEASE RATE	\$19.75-\$20.50 PSF, full service
PARKING	143
ZONING	MI-5
SUBMARKET	Executive Park / Northeast Kansas City
REAL ESTATE TAXES	\$88,033.77 (2025)

INTERIOR PHOTOS

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All common areas were thoughtfully renovated between 2018 and 2019, creating a polished and welcoming environment for tenants and visitors.

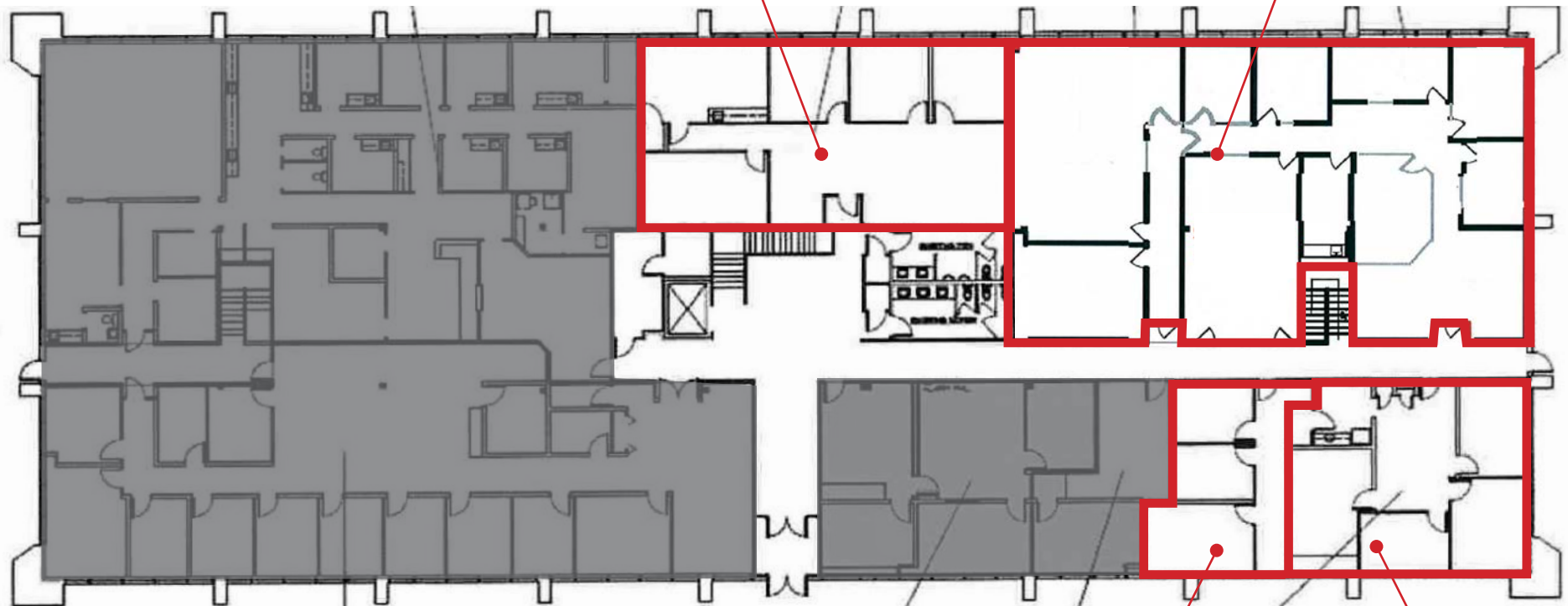
FIRST FLOOR

18,506 SF / 4 SUITES / 10,543 SF OCCUPIED / 7,963 SF AVAILABLE

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SUITE 120
1,933 SF

SUITE 170
4,096 SF



SUITE 135
689 SF

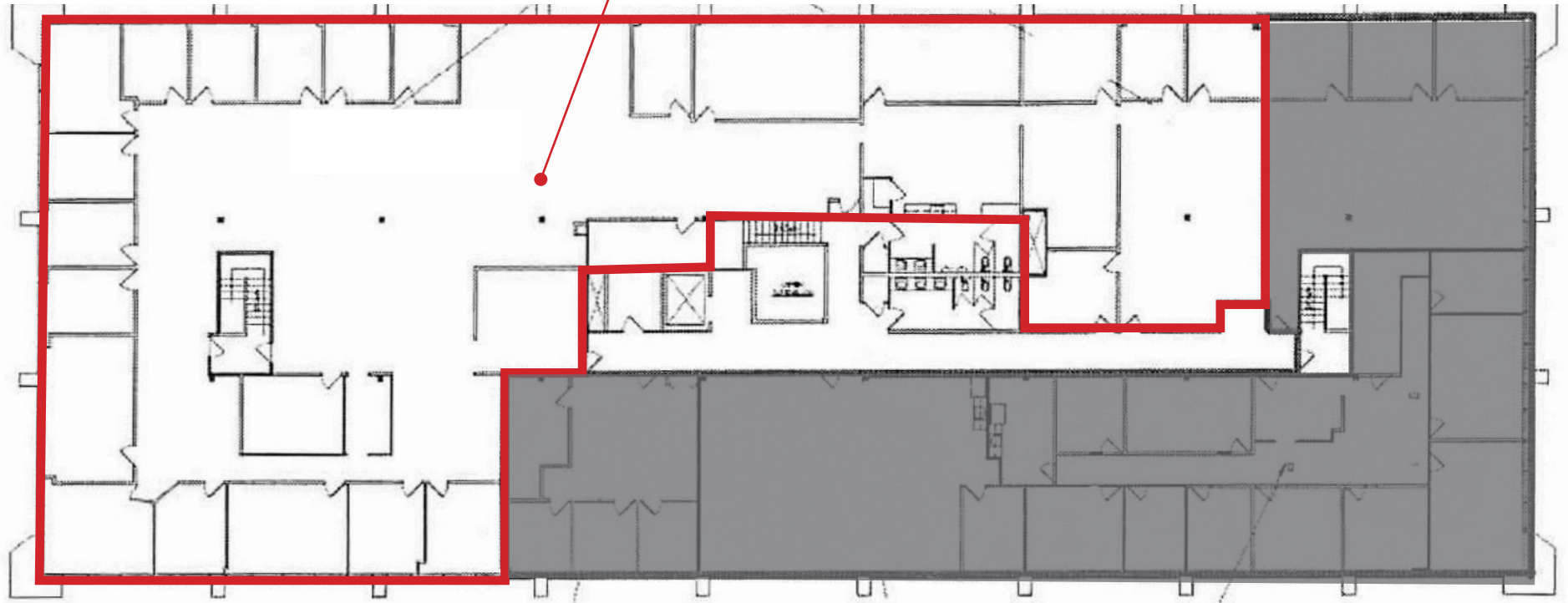
SUITE 140
1,245 SF

SECOND FLOOR

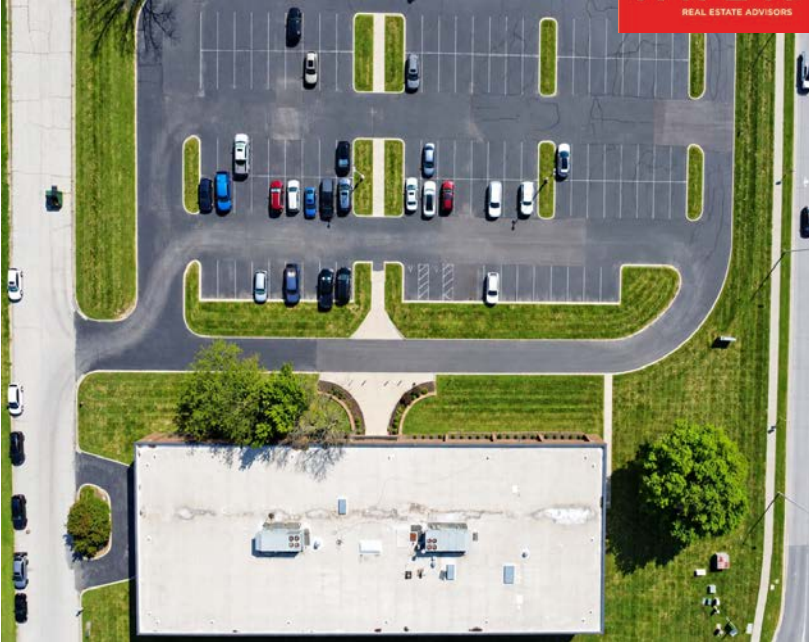
12,000 SF CONTIGUOUS, AVAILABLE. OPEN PLAN, DEMISABLE



SUITE 200
2,172 - 11,900 SF



AERIAL OVERVIEW



LOCATION & ACCESS



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