



Prime Corporate Location!

- Suites from 600+/- to 15,000+/-
- Aggressive lease rates and terms
- Abundant on-site parking
- Great access & visibility
- Major renovations are complete

For more information:

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Building Specifications

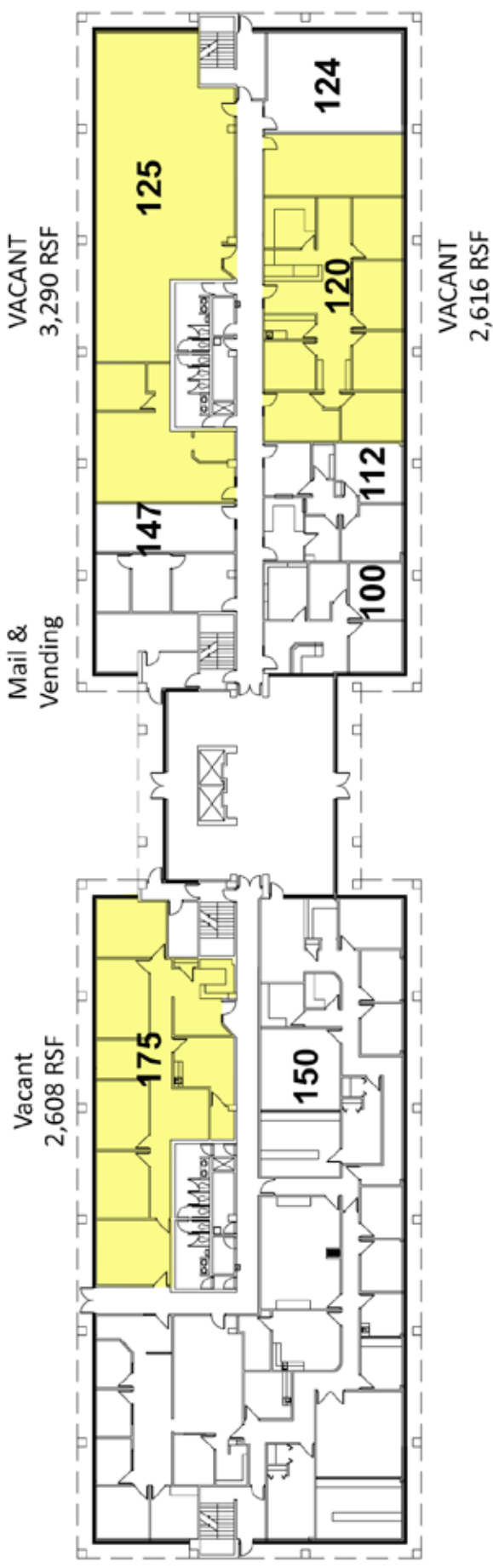
Building Size:	72,368 SF		
Building Description:	Three story pre-cast concrete with insulated reflective glass		
Square Feet Available:	<u>First Floor:</u>	<u>Second Floor:</u>	<u>Third Floor:</u>
	Suite 120: 2,616 ± RSF	Suite 220: 1,774 ± RSF	Suite 320: 590 ± RSF
	Suite 125: 3,290 ± RSF	Suite 230: 1,015 ± RSF	Suite 321: 1,005 ± RSF
	Suite 175: 2,608 ± RSF		Suite 350: 1,099 ± RSF Suite 360: 1,159 ± RSF Suite 364: 3,220 ± RSF Suite 370: 4,195 ± RSF Suite 375: 587 ± RSF
HVAC Systems:	Two new roof-mounted Carrier variable air volume systems		
Parking:	4 cars per 1,000 SF		
Rental Rates:	\$18.50/RSF with \$.25/RSF annual incremental increases		
Operating Costs:	Base year		
TI Allowance:	Negotiable		
Remarks:	Major renovation completed, including new HVAC, upgraded lobby and common areas, new elevator cabs, and ADA restroom upgrades. Exterior renovations include new landscaping, outdoor lighting, building entries, and resurfaced parking areas.		
Sale Price:	\$6,500,000.00		

9233 Ward Parkway

Kansas City, Missouri

For Lease

First Floor Plan



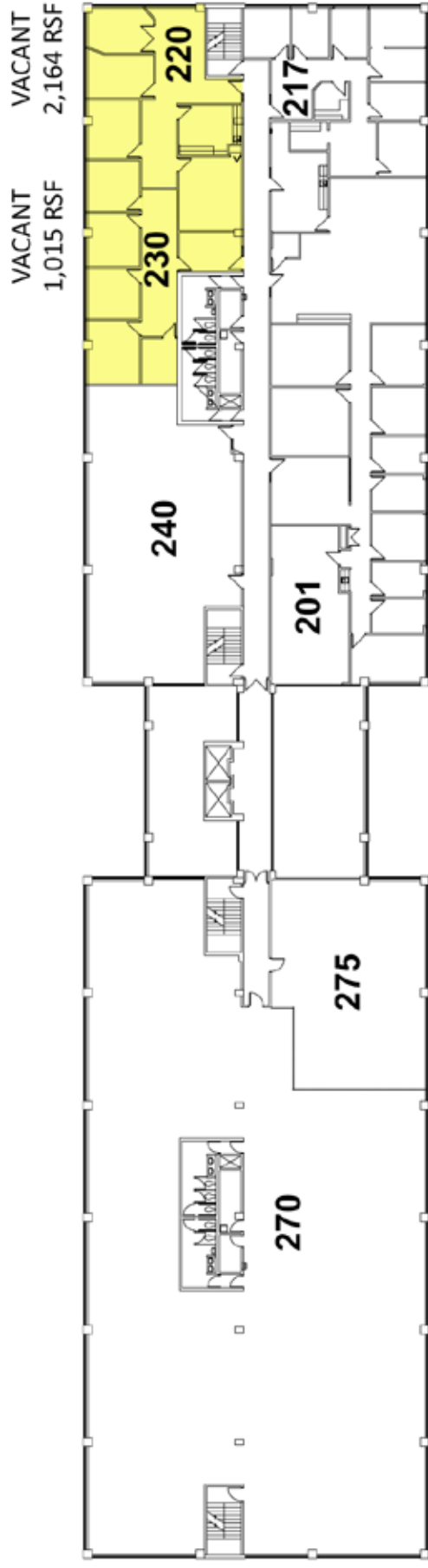
700 W. 47th Street, Suite 200
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

9233 Ward Parkway

Kansas City, Missouri

For Lease

Second Floor Plan



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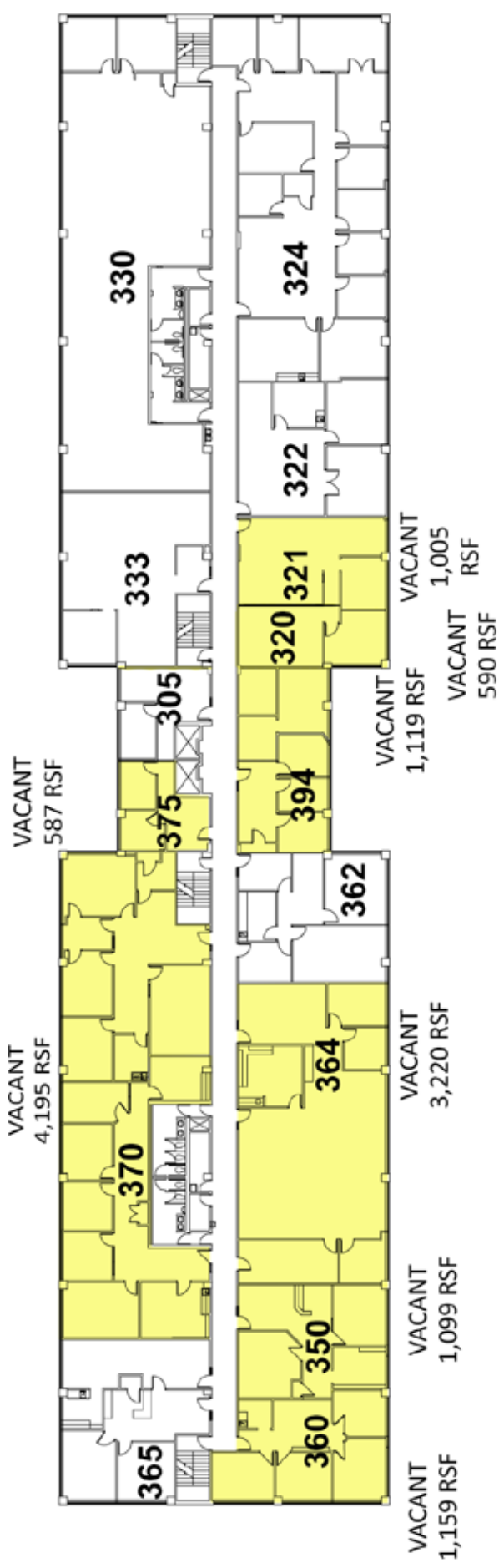


9233 Ward Parkway

Kansas City, Missouri

For Lease

Third Floor Plan



9233 Ward Parkway

Kansas City, Missouri

For Lease



9233 Ward Parkway

A	9229 Ward Parkway 50,089 sf	F	9221 Ward Parkway 102,000 sf	K	Ward Parkway Mall
B	9233 Ward Parkway 72,368 sf	G	9200 Ward Parkway 113,048 sf	L	8880 Ward Parkway 130,000 sf
C	9237 Ward Parkway 48,000 sf	H	8930 Ward Parkway USDA	M	8400 Ward Parkway 120,000 sf
D	9300 Ward Parkway 500,000 sf	I	2020 West 89th Street 68,000	N	8330/8320 Ward Parkway 202,500 sf
E	9225 Ward Parkway 19,900 sf	J	8700 Stateline 93,700 sf	O	8140 Ward Parkway 206,000 sf



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(08/16)