

OFFICE SPACE AVAILABLE FOR LEASE

9237 Ward Parkway



9237 Ward Parkway / Kansas City, MO

- Below market rents and occupancy cost
- Available 1st Floor floorplan includes 2,100 rsf suite
- Available 2nd Floorplan includes 2,592 rsf suite
- Available 3rd Floor floorplan include 3,920 rsf suite
- Convenient access directly off both Ward Parkway and Wornall Road, conveniently setback from a signalized intersection.
- Building hosts a complimentary tenant mix occupied by Law Firms, Financial Services, Medical Offices, Tech firms, and other professional services.
- Capital improvements have been consistently implemented including; 60-ton York Premier Cooling Unit (2024), new parking lot (2023), and new roof (2020).



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tutera realestate.com

For more information, contact:

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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 (1-mile/3-min from I-435)
- Notable neighboring properties to the property include Burns & McDonnell HQ, Rockhurst High School, and the Ward Parkway Pavilion & Center which is amenity rich (Target, Trader Joes, Genesis Health Club, plus multiple restaurant and coffee options)



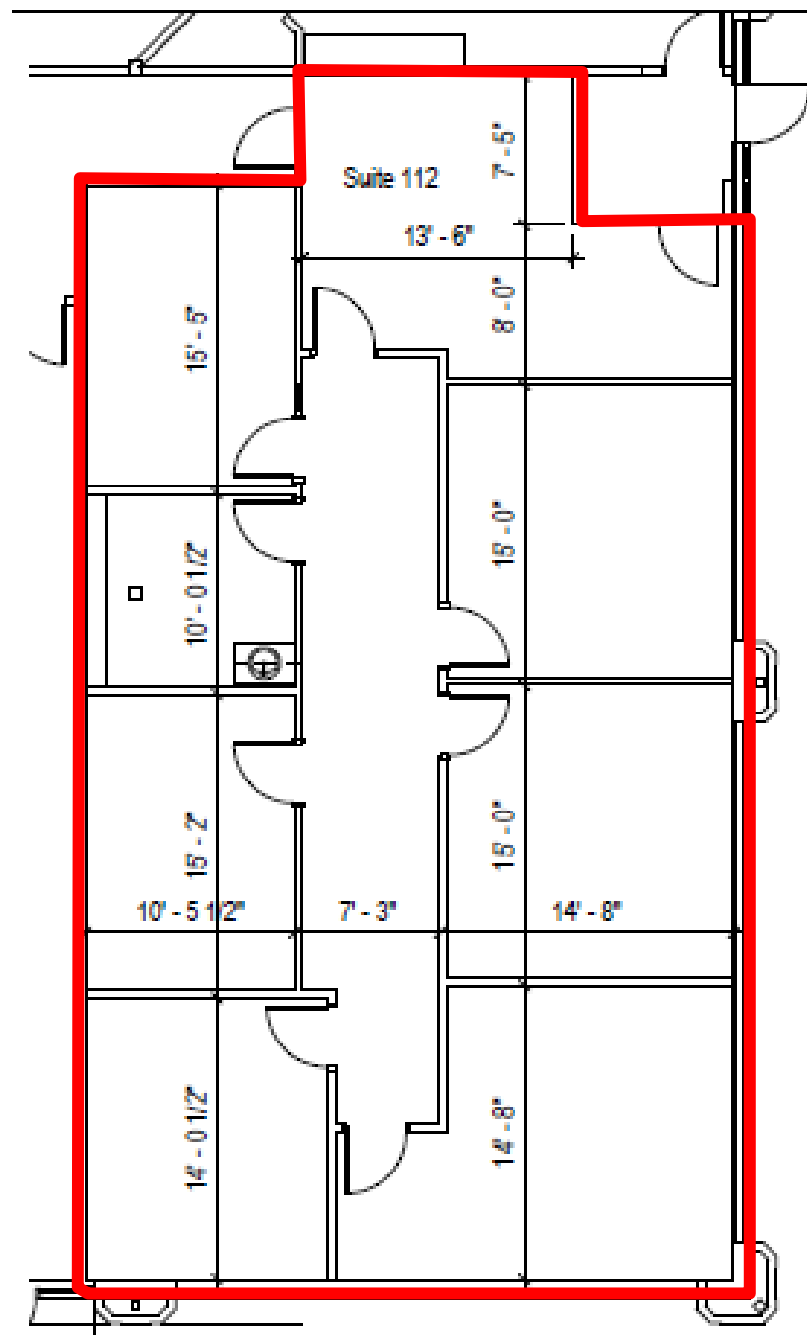
Building Vacancy

Available Space

- Suite 112 - 2,100 RSF

Space Features

- 5 large offices
- Inviting reception area
- Kitchenette with sink

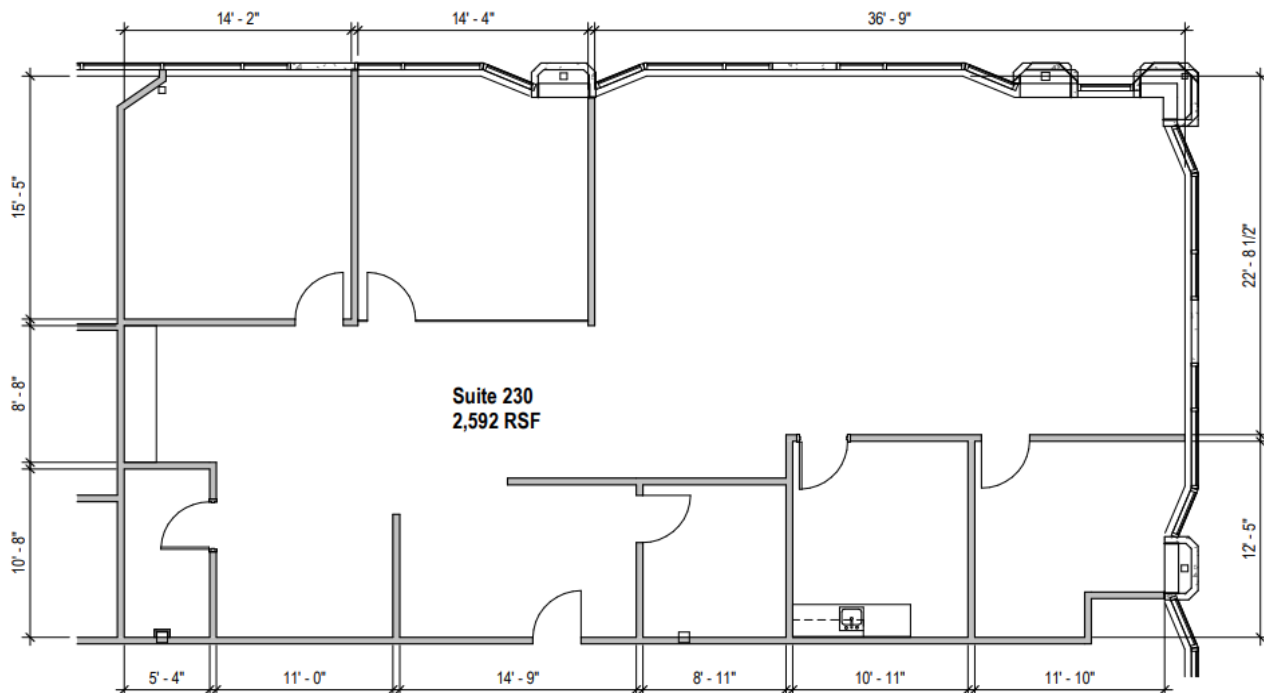




Space Features

- 3 Large offices
- 1 Glass walled Conference room
- Kitchenette
- Built-in reception desk/area
- Large bullpen area for cubicles
- Great windows

Available Space **Suite 230 – 2,592 RSF**



1	Suite 230
	1/8" = 1'-0"

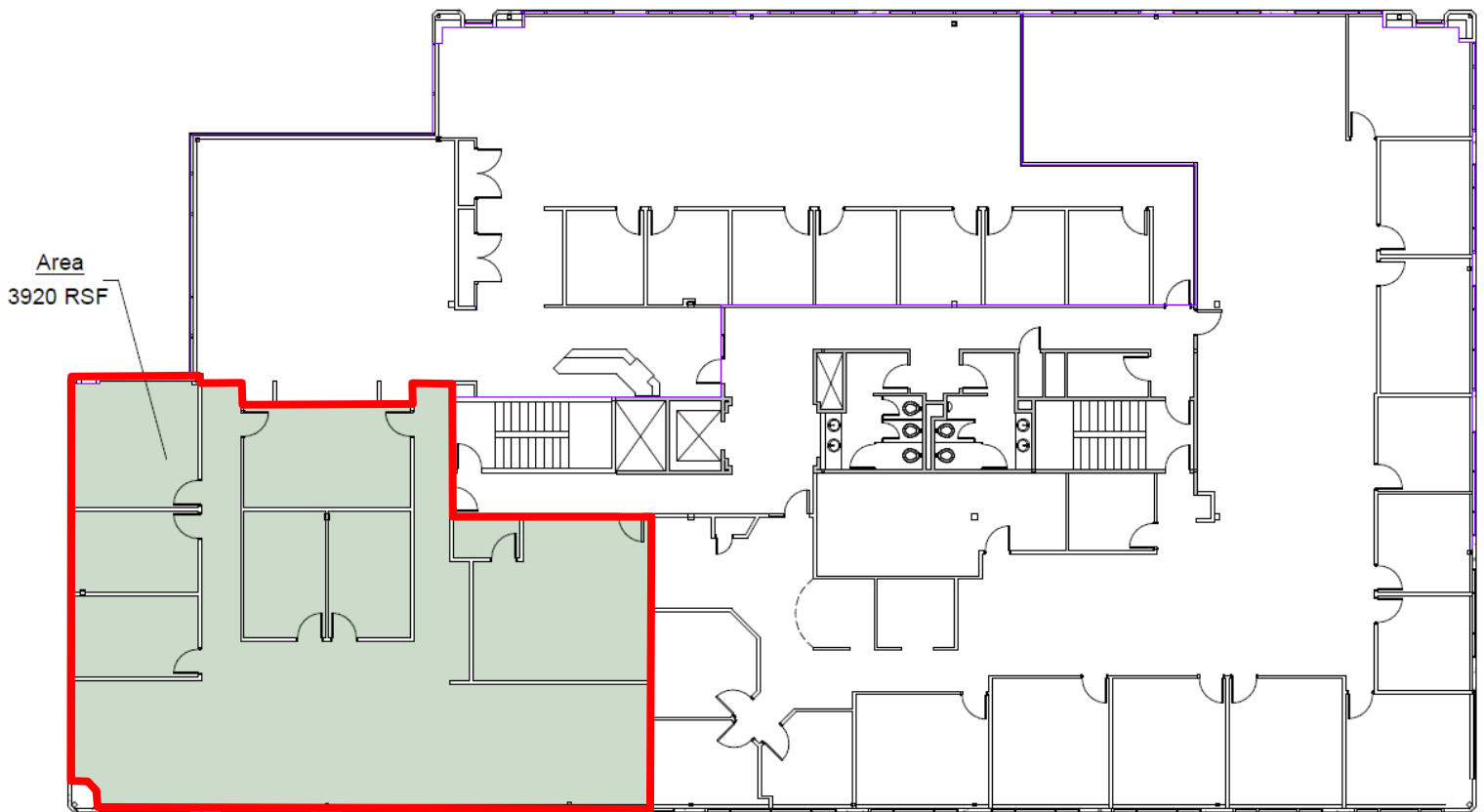
Building Vacancy

Available Space

- Suite 300 – 3,920 RSF

Space Features

- Conference Room
- Great Windows
- Large Bullpen Area
- 5 Large Offices
- Fitness room w/ shower

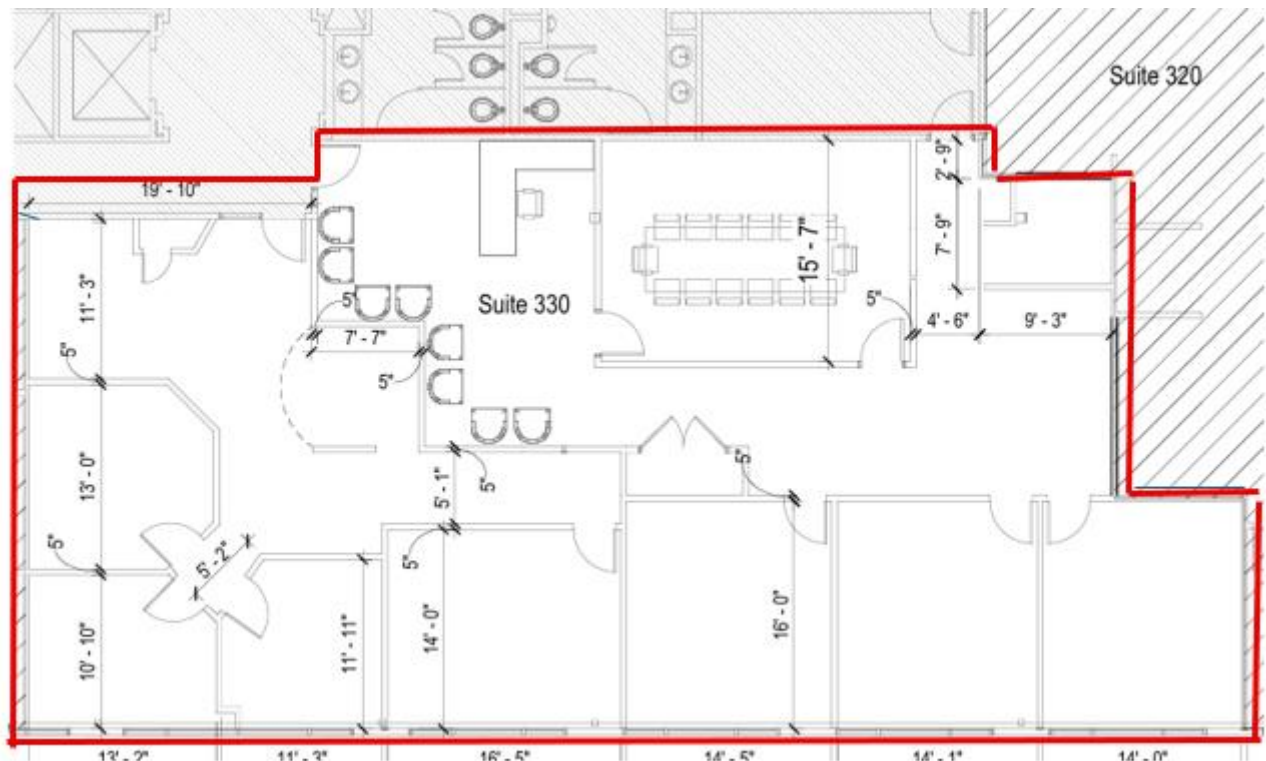


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Level 3 LOD - Suite 300

1/16" = 1'-0"

0 4' 8'



Suite 300 Photos



Other Tuter Properties



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



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



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