

9229 Ward Parkway  
Kansas City, MO 64114

## Property Information

- 942 - 2,634 RSF Available
- Just minutes from State Line Road, I-435 and Hwy 71
- 52,946 RSF Office building
- 4.4 per 1,000 RSF parking ratio
- Recent upgrades to restrooms, common areas and lobby
- New building systems to ensure tenant comfort and security
- 38 minute drive to MCI and  
20 minute drive to downtown

## AVAILABLE SUITES

Suite 100 - 1,095 RSF  
Suite 230 - 1,389 RSF  
Suite 265 - 952 RSF  
Suite 280 - 1,222 RSF  
Suite 305 - 2,634 RSF  
Suite 330 - 942 RSF

For more information:

**Mark Talley, CCIM**

+1 913 956 5810 • [mtalley@nai-heartland.com](mailto:mtalley@nai-heartland.com)





# 9229 Ward Parkway

The map displays the Overland Park area in Kansas, with a red pin indicating the 'SITE' location. The site is situated near the intersection of Mission Hills and Leawood. The map includes major highways such as I-435, I-670, I-49, US-56, US-69, and US-71. Other labeled areas include Cunningham Heights, Mission, Fairway, Mission Hills, Brookside Park, Blenheim Square-Research Hospital, Marlborough East, Leawood, Lea Manor, Leawood Estates, Mission Farms, Bridlespur, St. Catherine's Gardens, Hallbrook, Corporate Woods, Sylvan Grove, Nall Hills, and Overland Park. The map also shows the border between Missouri and Kansas.



## Ward Parkway Center



**FIVE GUYS®**  
BURGERS and FRIES



## New Restaurant District



**BURNS  
MCDONNELL**

# Rockhurst High School



**BURNS  
MCDONNELL**

**Bannister Rd**

Wornall Rd



Mark Talley, CCIM

+1 913 956 5810 • [mtalley@nai-heartland.com](mailto:mtalley@nai-heartland.com)

Overland Park, Kansas 66211

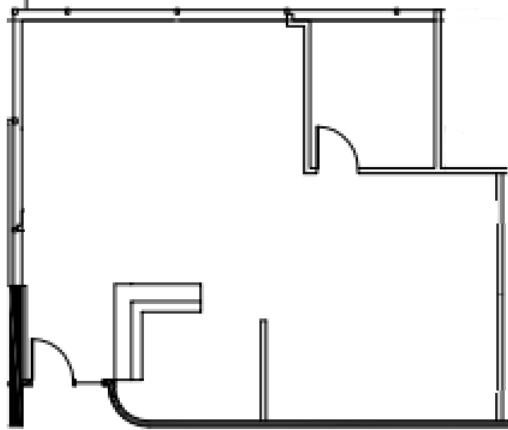
+1 913 362 1000

[nai-heartland.com](http://nai-heartland.com)

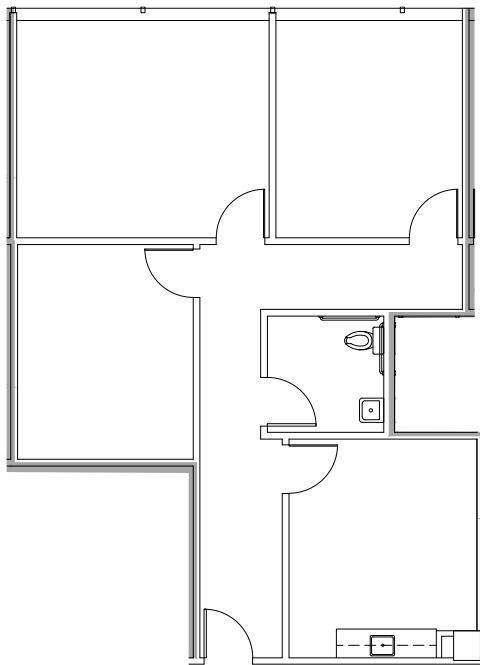


**For Lease**  
9229 Ward Parkway

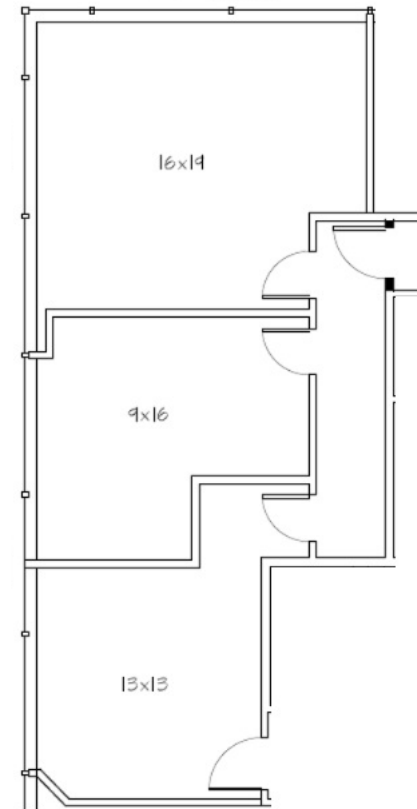
Suite 100 - 1,095 RSF



Suite 230 - 1,389 RSF

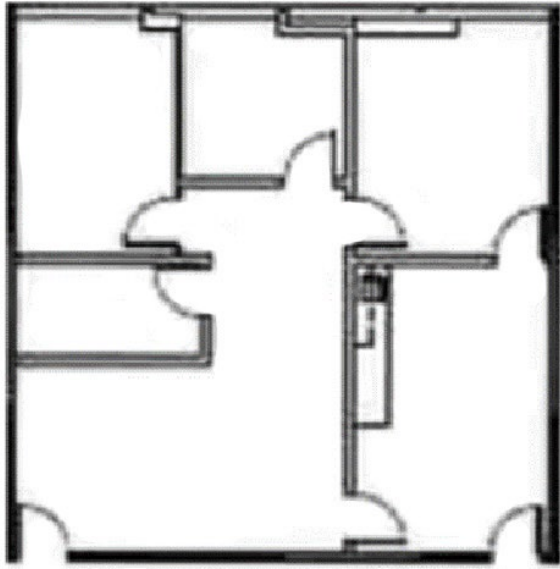


Suite 265 - 952 RSF

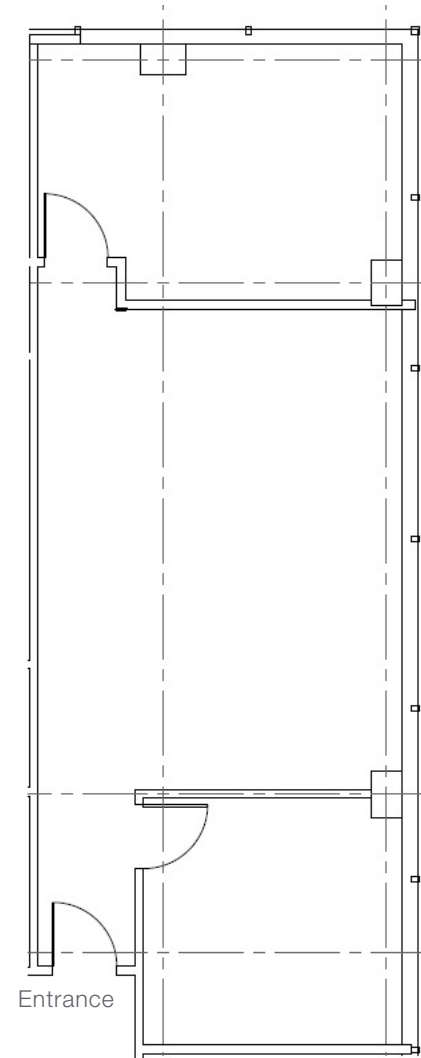


**For Lease**  
9229 Ward Parkway

Suite 280 - 1,222 RSF



Suite 330 - 942 RSF



Suite 305 - 2,634 RSF

