

FOR LEASE: OFFICE SPACE

PEAK
Real Estate Partners

7431 BROADWAY STREET

KANSAS CITY, MO 64114



PROPERTY HIGHLIGHTS:

- **AVAILABLE:**
 - **Executive Suite #8: 166 SF - \$795/month**
 - **2,500 SF - \$3,900/Month + Utilities**
 - **4 offices on glass, Conference room, 4 cubicles, Break room, Private restroom**
- Located in the heart of Waldo
- Flexible Lease Terms
- Ample Parking
- Easy Access to the Trolley Trail
- Adjacent to 74 Broadway development
- Plenty of restaurants within walking distance

PEAK

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HANK SIMPSON
PARTNER

 (913) 400-1252

 HSIMPSON@PEAKREP.COM

PHILLIP CLEMENTE
ASSOCIATE

 (913) 808-8543

 PHILLIP@PEAKREP.COM



8700 STATE LINE ROAD, SUITE 300
LEAWOOD, KS 66206



(913) 214-6445

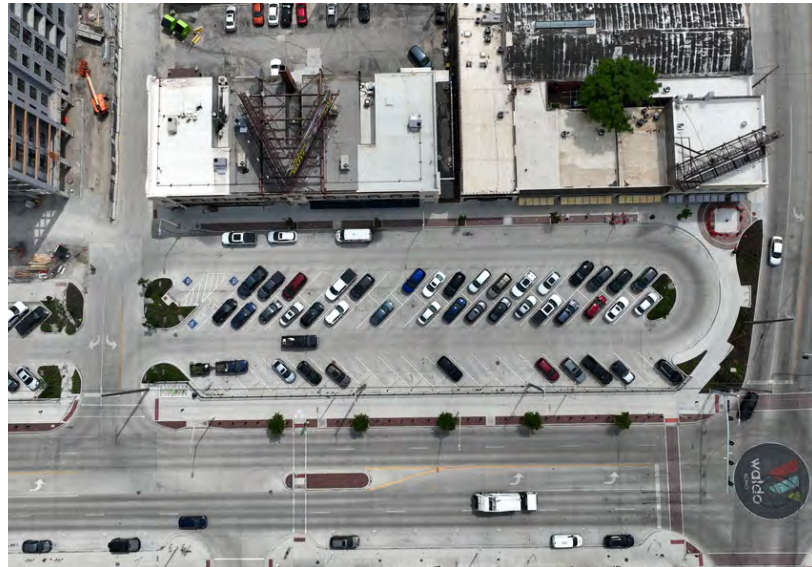
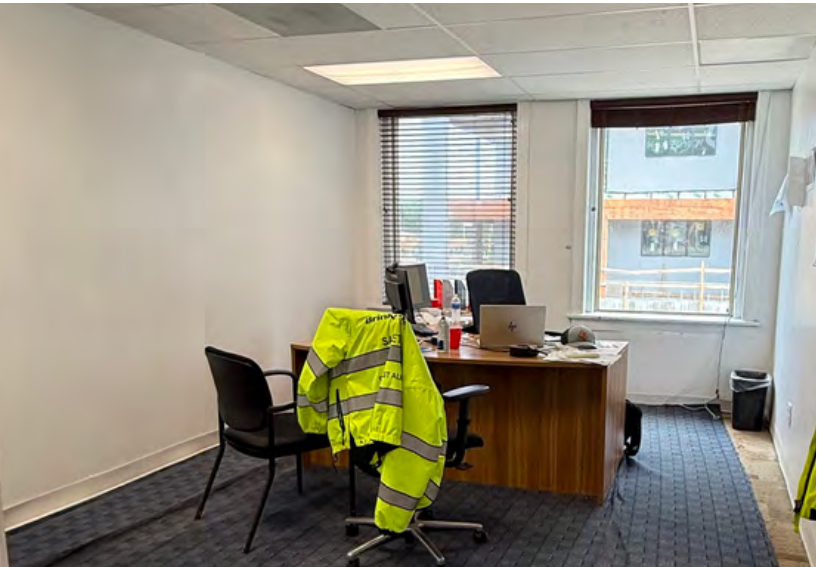


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PROPERTY PHOTOS

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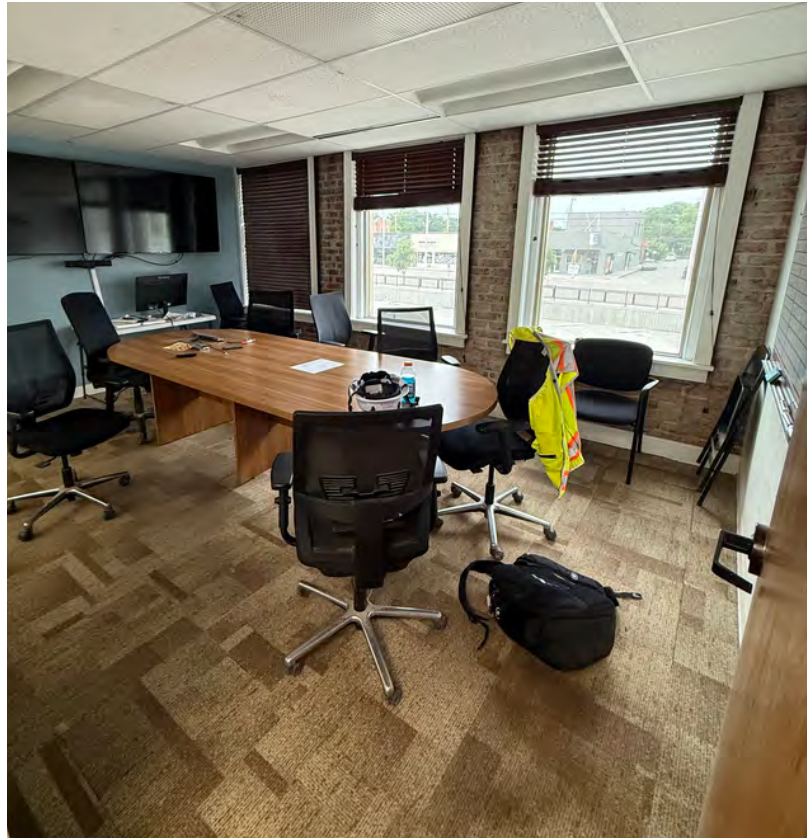


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PROPERTY AERIAL

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POPULATION	
1-MILE	14,671
3-MILE	96,585
5-MILE	247,707



DAYTIME POPULATION	
1-MILE	9,438
3-MILE	62,924
5-MILE	194,728



AVERAGE HOUSEHOLD INCOME	
1-MILE	\$137,618
3-MILE	\$151,894
5-MILE	\$121,045