

# 2021

WARD PARKWAY



**RANGE**  
REALTY PARTNERS

## 9201 Ward Parkway: Elevate Your Business

Experience more than exceptional office space at 9201 Ward Parkway—discover a lifestyle tailored to modern professionals' demands. After a comprehensive 2021 overhaul, this building stands as a testament to contemporary luxury and refined taste. Boasting up to 40,000 square feet of premium class A office finishes, every detail inspires productivity and comfort. Whether you need collaborative work environments, state-of-the-art technology infrastructure, or inviting breakout areas, this building delivers. With unmatched flexibility, superior quality, and a strategic location, 9201 Ward Parkway sets the stage for your success and growth. Whether leasing or ownership, seize the chance to elevate your business within this exceptional property.



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# PROPERTY SUMMARY

Sales Price  
**\$4.6 MILLION**

Lease Rate  
**\$23.50/PSF**

Building Size  
**43,324 SF**

Lot Size  
**2.04 ACRES**

Parking  
**174 SURFACE SPACES WITH  
THE OPPORTUNITY TO ADD  
60+ MORE**

## HIGHLIGHTS

- 5,000 - 43,000 PSF available | Up to 15,000 SF contiguous
- \$4.6M | 23.50/PSF full-service
- Prominent building signage available
- Move-in ready space with premium class A finishes throughout
- Owner will consider a sizable sale leaseback if desired
- Ample Parking (4/1,000) with additional spaces available in adjacent lot

43,324 SF FULLY RENOVATED OFFICE BUILDING

**9201 WARD PARKWAY**

KANSAS CITY, MISSOURI | SALE PRICE: \$4.6 MILLION / LEASE RATE: \$23.50/PSF



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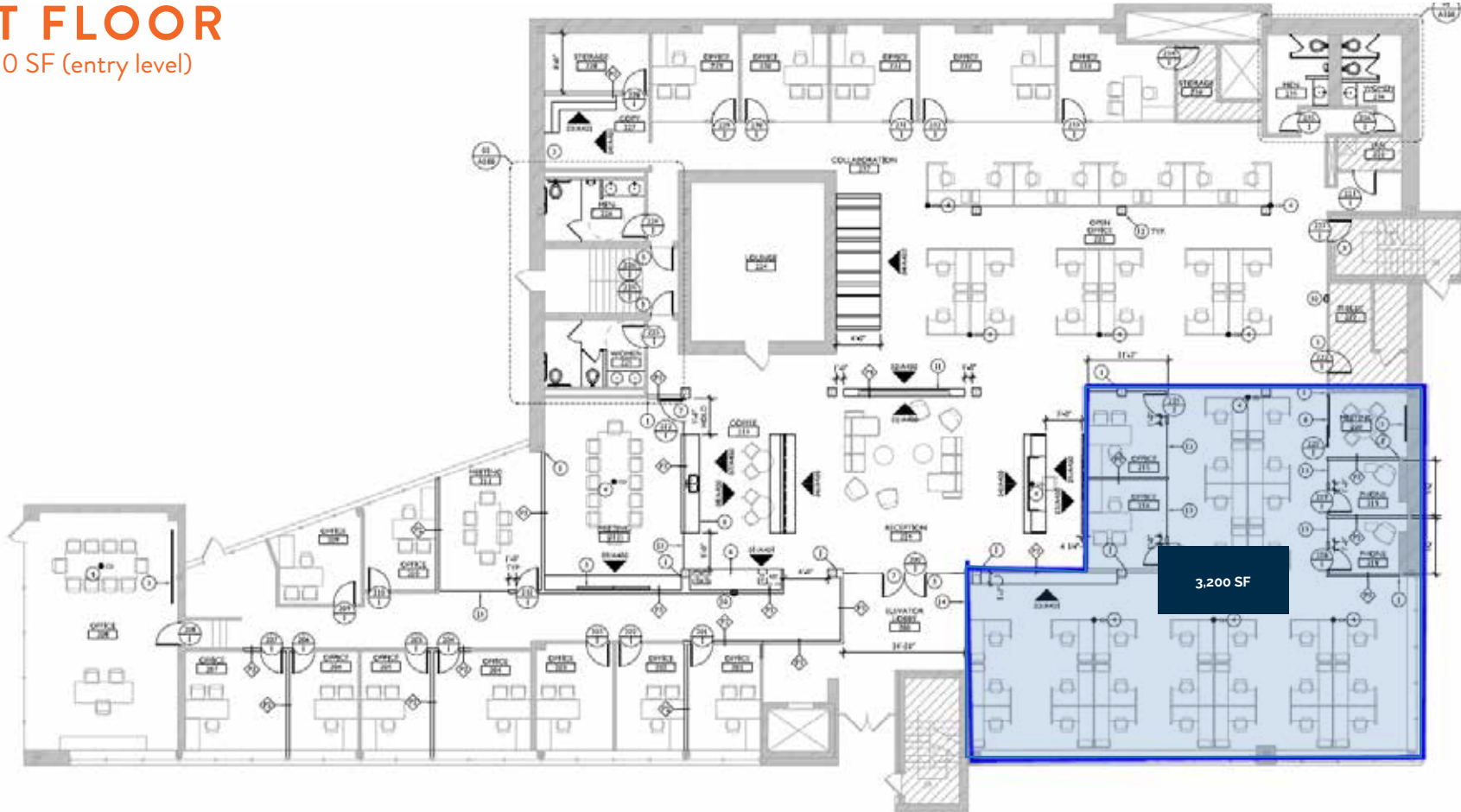
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# FLOOR PLANS

## 1ST FLOOR 15,500 SF (entry level)



## 2ND FLOOR 15,500 FULLY FURNISHED



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**9201 WARD PARKWAY**

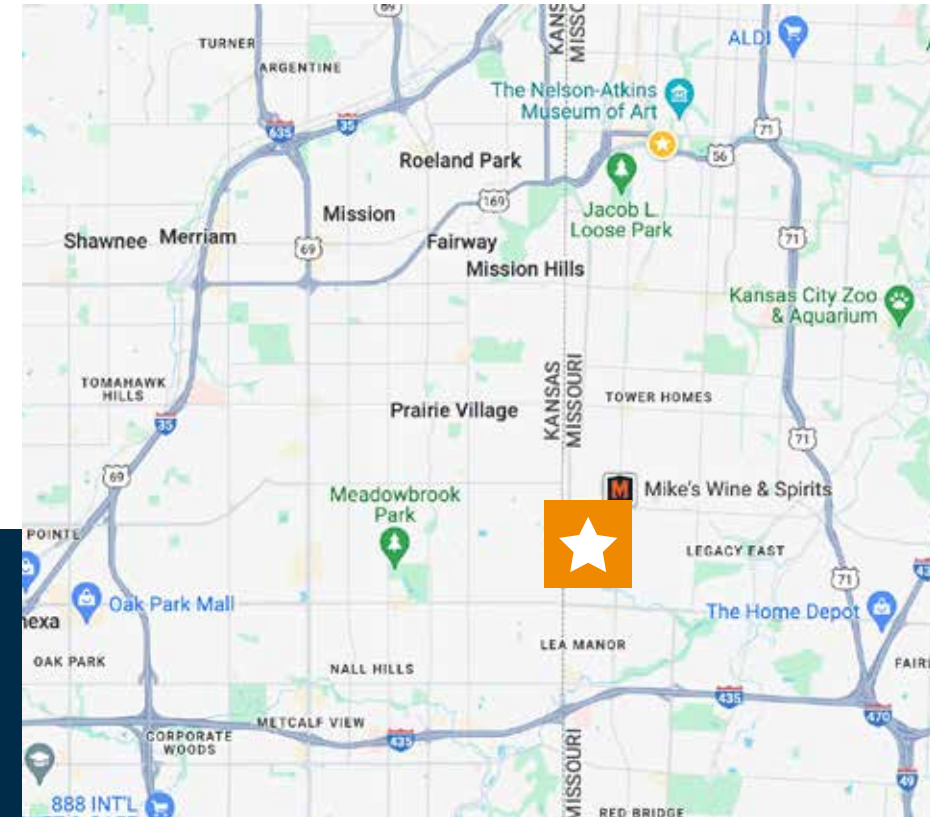
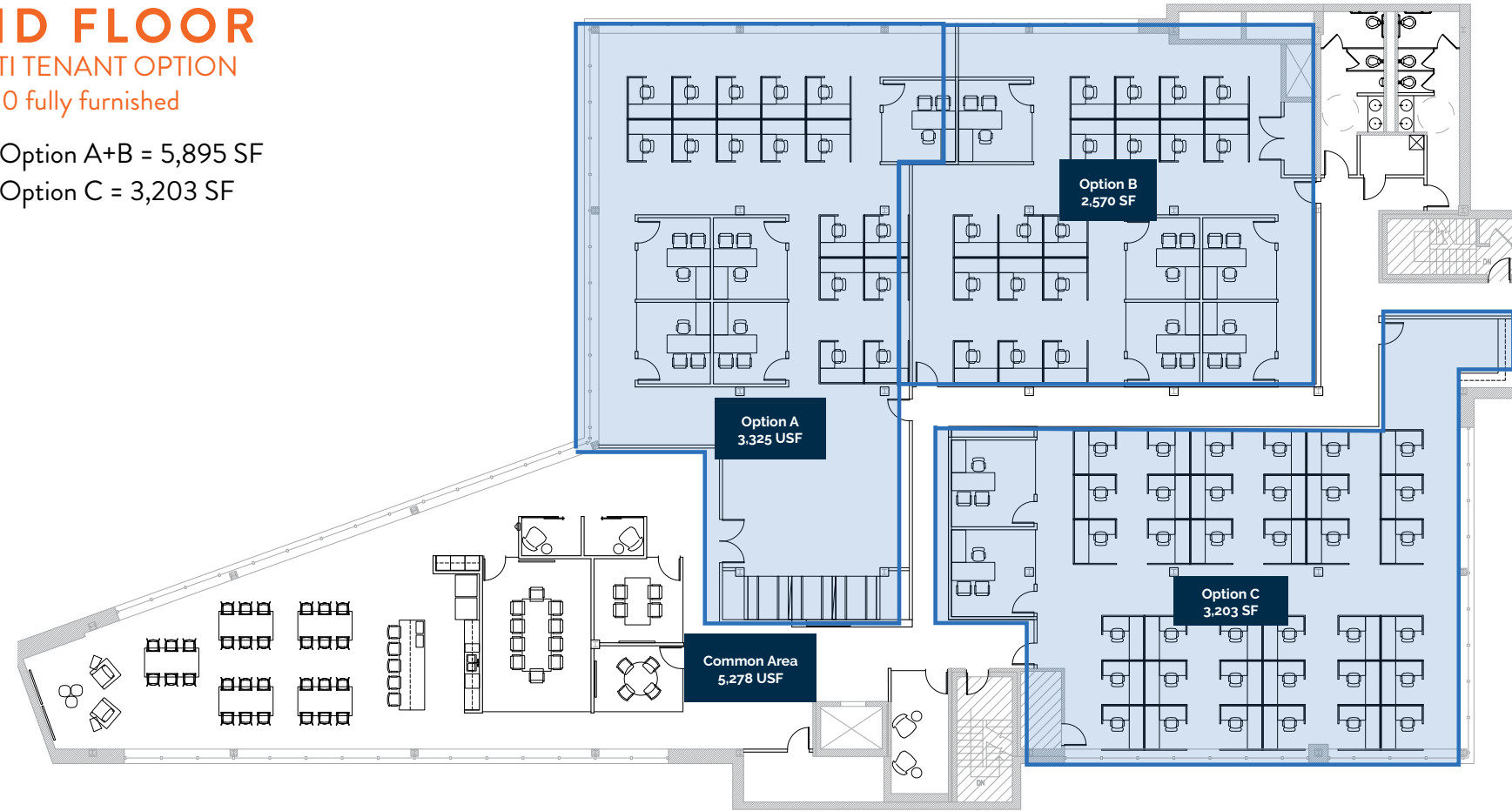
KANSAS CITY, MISSOURI | SALE PRICE: \$4.6 MILLION / LEASE RATE: \$23.50/PSF

# FLOOR PLANS

## 2ND FLOOR

MULTI TENANT OPTION  
15,500 fully furnished

Option A+B = 5,895 SF  
Option C = 3,203 SF



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