

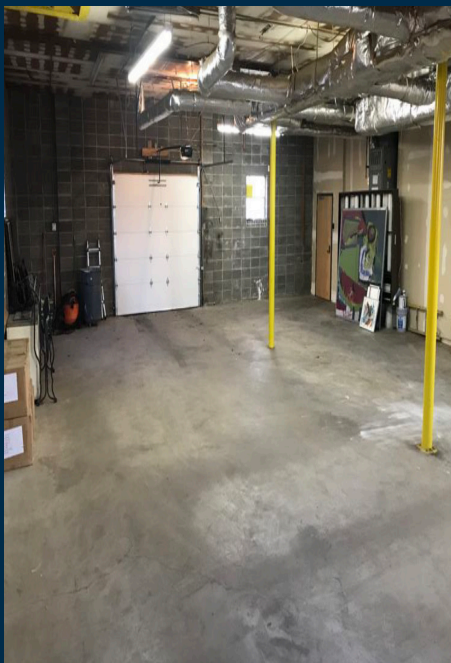


**7208 WORNALL**  
KANSAS CITY, MISSOURI

FOR SALE  
OR LEASE

LOCATED IN THE HEART OF WALDO  
CALL FOR PRICING





# 7208 WORNALL

KANSAS CITY, MISSOURI

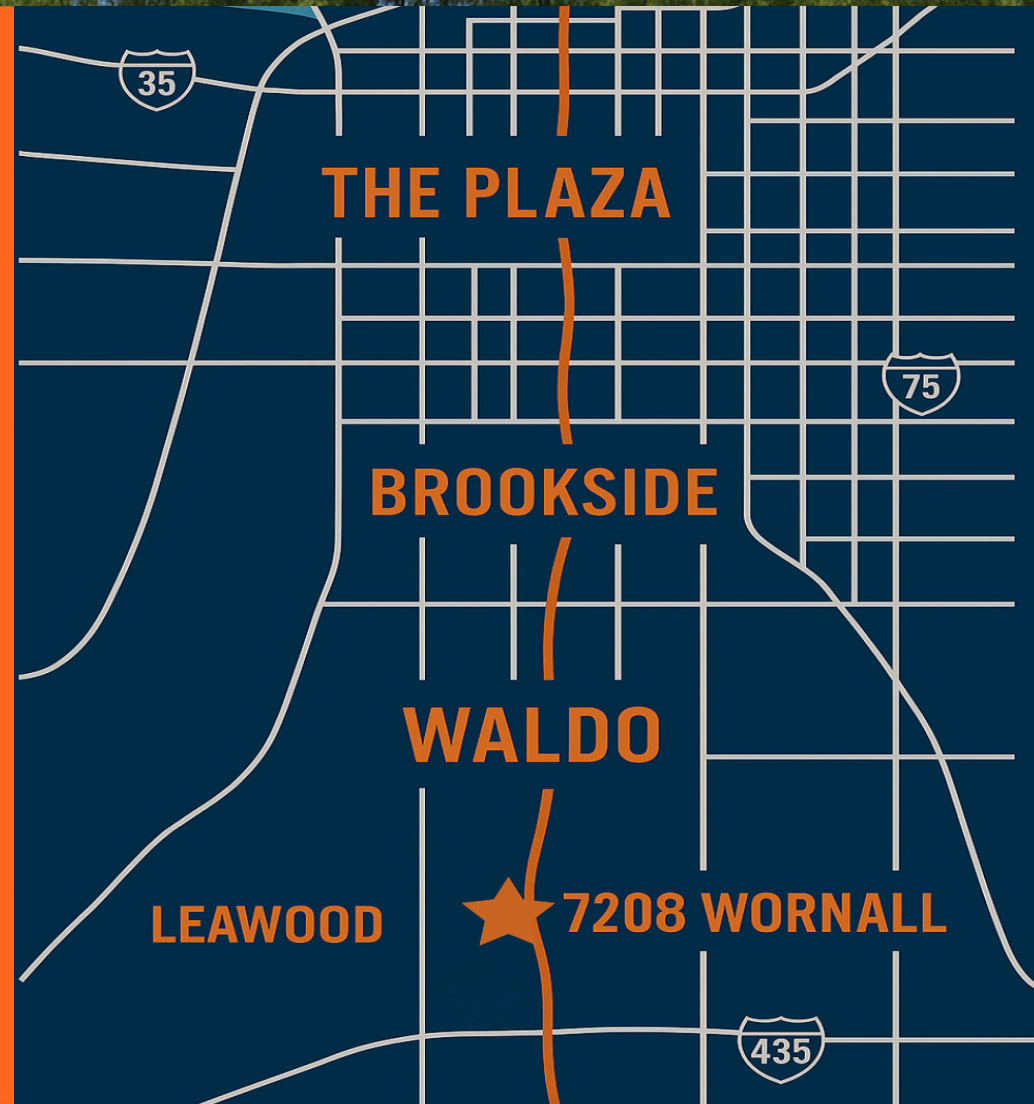




## CREATIVE OFFICE/RETAIL SPACE IN WALDO

Renovated 2-story creative office/retail building in the heart of Waldo. Featuring modern finishes (updated in 2020), a stable mix of tenants with consistent occupancy exceeding five years, and excellent signage along heavily trafficked Wornall Road. Call for pricing.

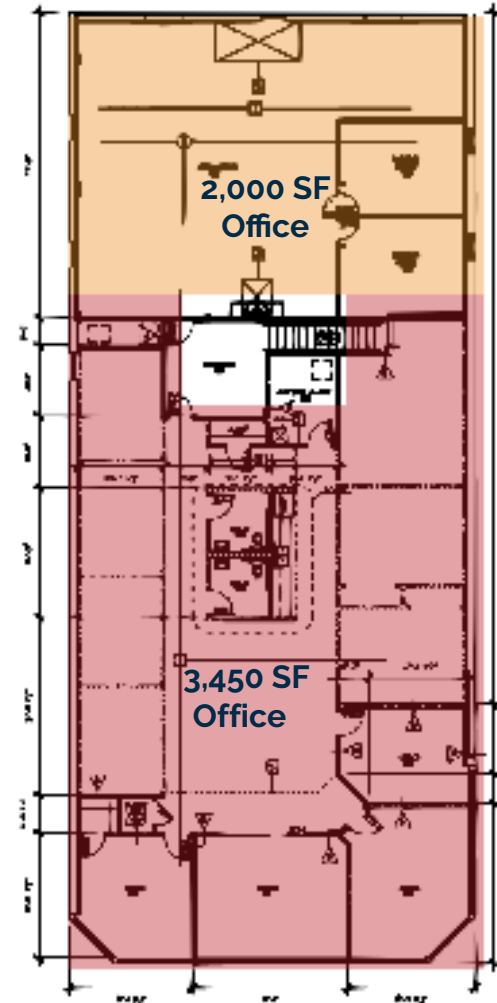
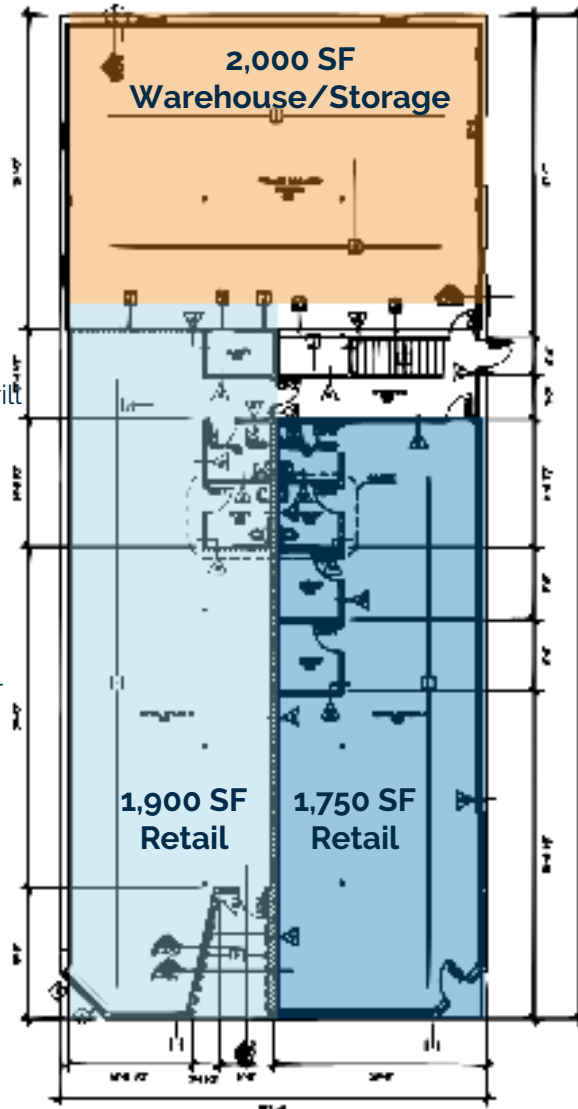
- 11,680 SF Office/Retail Building on 0.3 Acres
- Owner user or investment opportunity
- \$140,000 of NOI under a sale leaseback scenario
- Entire 2nd floor & 1st floor warehouse can be made available, or the building can be delivered fully leased
- 2nd floor office fully renovated in 2020 with modern finishes
- Majority of tenants have been in place for 5+ years
- Parking: 15 spaces
- Premier visibility and signage on Wornall: 18,681 cars per day
- Call For Pricing



## FIRST FLOOR

## SECOND FLOOR

- **Owner Occupied:** seller will vacate or lease back
- **Chiropractor** leased through 8/31/2026
- **Dominos** leased through 1/1/30
- **Month-to-Month Tenant** - 3,450 SF



**7208 WORNALL**

11,680 SF OFFICE/RETAIL BUILDING | LOCATED IN THE HEART OF WALDO



★ 7208 Wornall



Wornall Road 18,681 cars per day

72<sup>nd</sup> Street

# 7208 WORNALL

KANSAS CITY, MISSOURI

FOR SALE  
OR LEASE

**TRAVIS HELGESON**

Co-Founder / Vice President

Direct (816) 431-1403

travis.helgeson@range-rp.com



**RANGE**  
REALTY PARTNERS

11150 Overbrook Road, Suite 325

Leawood, KS 66211

Main (816) 831-1400

[rangerealtypartners.com](http://rangerealtypartners.com)