

**NAI**Heartland



For Lease  
**Office Space  
Available**

## 9229 Ward Parkway

Kansas City, Missouri

### Property Information

- 770 - 3,312 RSF Available
- Just minutes from State Line Road, I-435 and Hwy 71
- 52,946 RSF Office building
- Excellent 4.4 per 1,000 RSF parking ratio
- New building systems to ensure tenant comfort and security
- Upgrades completed in 2019
- 38 minute drive to MCI & 20 minute drive to downtown

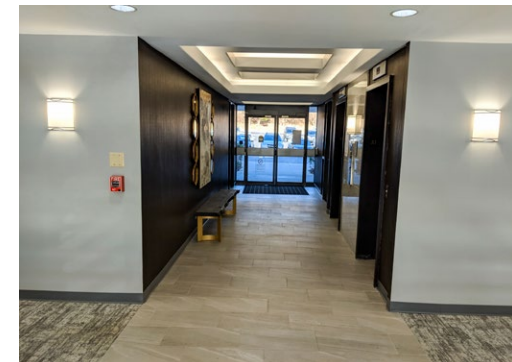
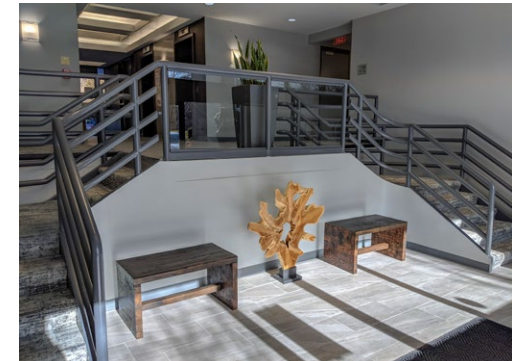
### AVAILABLE SUITES

- Suite 100 - 1,650 RSF
- Suite 104 - 1,646 RSF
- Suite 100 & 104 - 3,296 RSF
- Suite 235 - 770 RSF
- Suite 305 - 1,431 RSF
- Suite 350 - 3,312 RSF

For more information:

**Mark Talley, CCIM**

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



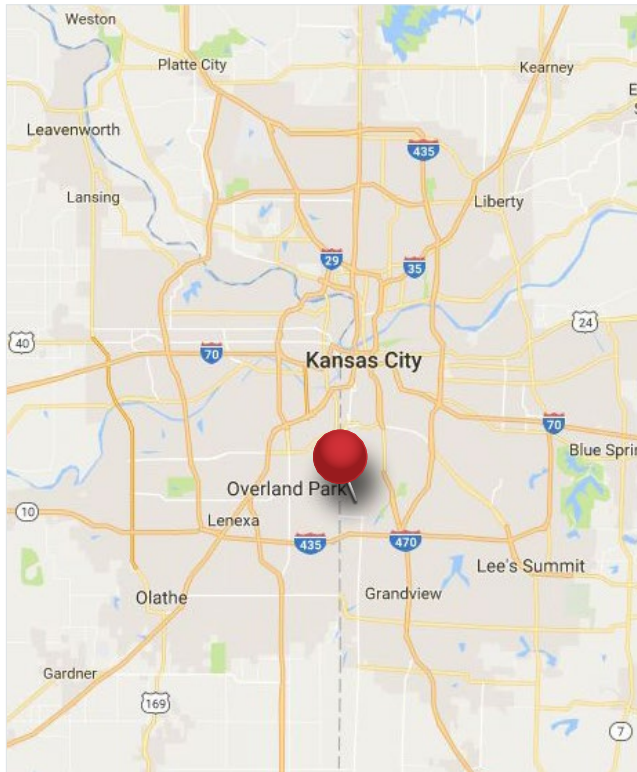
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170  
Overland Park, Kansas 66211  
+1 913 362 1000

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

For Lease

9229 Ward Parkway  
Kansas City, Missouri



For more information:

**Mark Talley, CCIM**

+1 913 956 5810

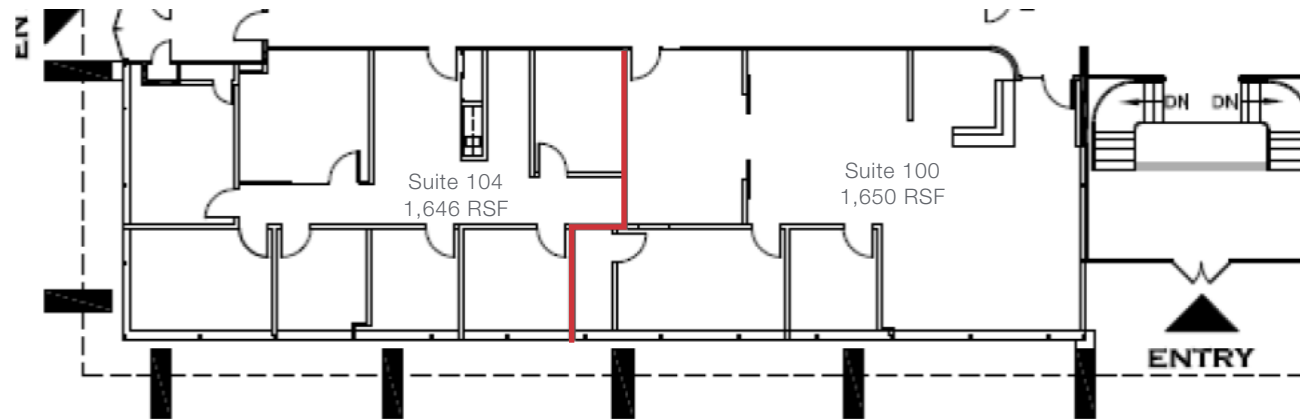
mtalley@nai-heartland.com



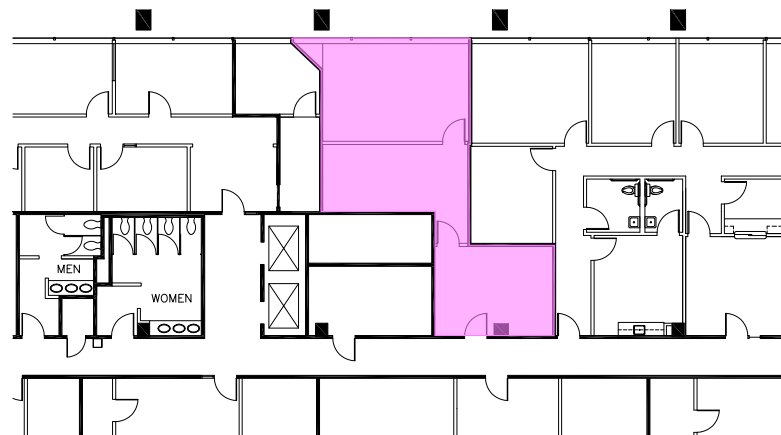
For Lease

9229 Ward Parkway  
Kansas City, Missouri

Suite 100 & 104 - 3,296 RSF



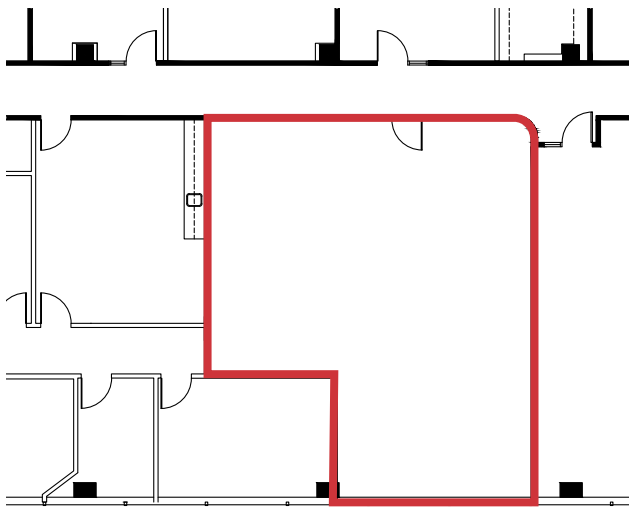
Suite 235 - 770 RSF



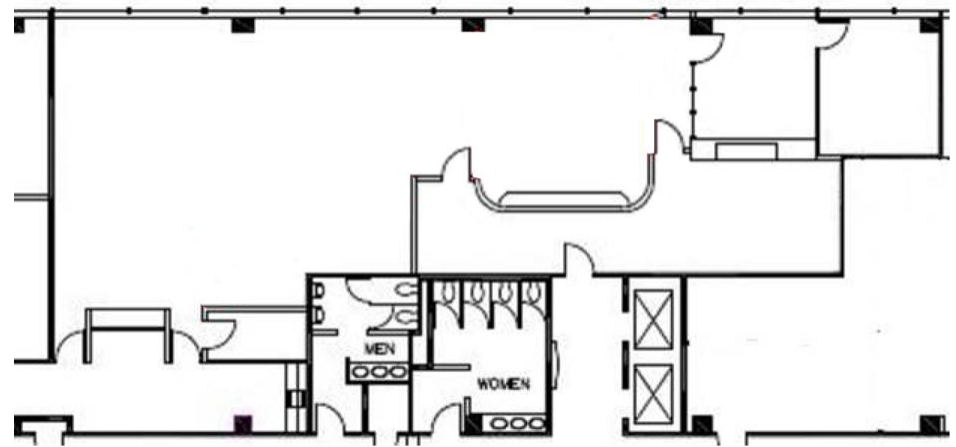
For Lease

9229 Ward Parkway  
Kansas City, Missouri

Suite 305 - 1,431 RSF



Suite 350 - 3,312 RSF



For more information:

**Mark Talley, CCIM**

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

**NAI**Heartland

4400 College Boulevard Suite 170

Overland Park, Kansas 66211

+1 913 362 1000

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