

# Westview 63

8801 East 63rd Street, Raytown, Missouri 64133

# For Lease



## Affordable Office Space/No E-Tax

- 930 & 1,000 square feet (corner suites)
- Quick highway access to the entire metro
- Flexible lease terms
- Newly renovated common areas
- Well maintained for professional image
- Superior Exposure

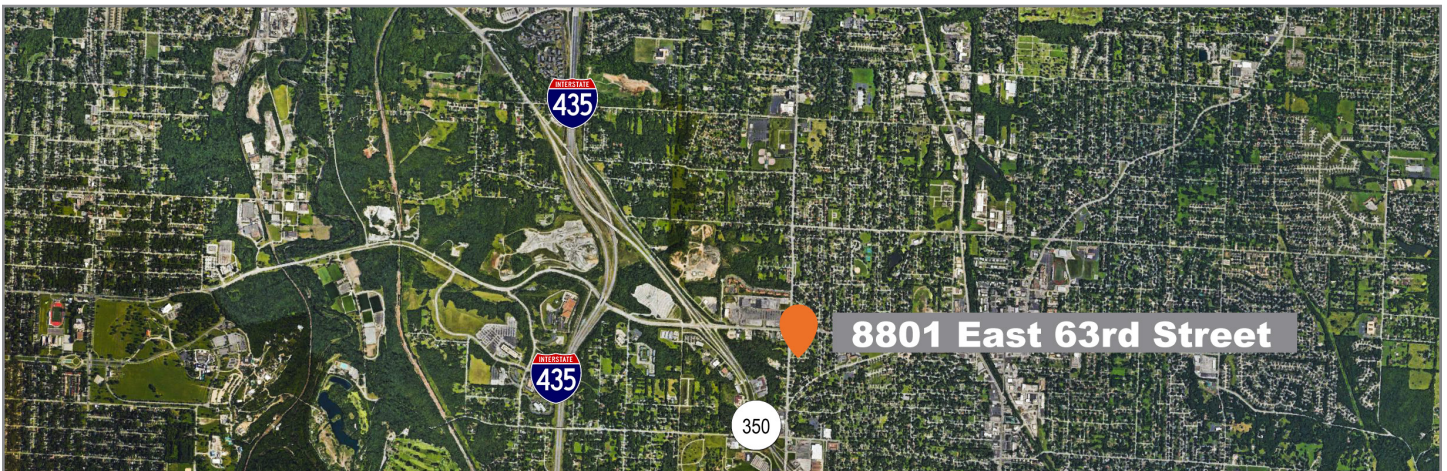
## For more information:

Don Gessen, CCIM  
816.932.5574  
816.616.8895  
dgessen@blockllc.com

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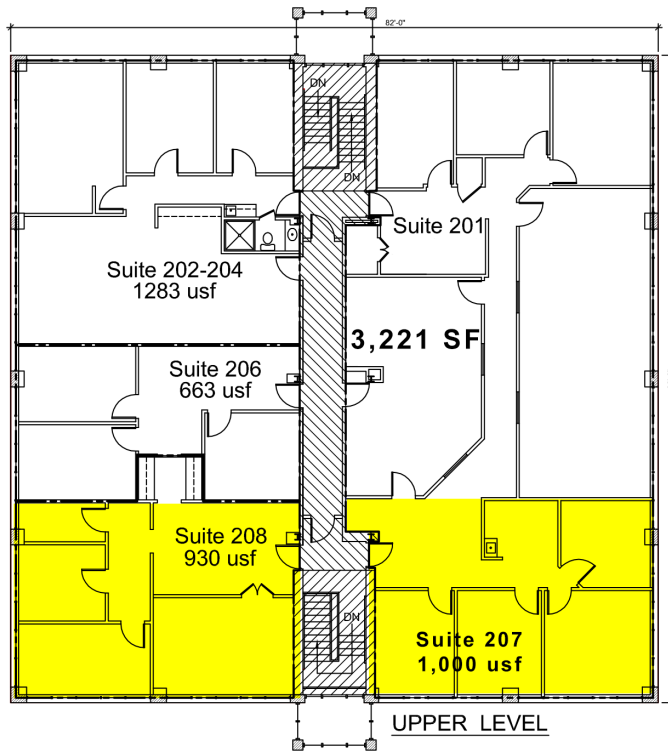
## Building Specifications

Space Available:	930 / 1,000 SF
Building Size:	14,000 SF
Rent:	Call for quote
Available Suite:	Suites 207 and 208
Parking:	52 spaces non-reserved 3.7/1,000 ratio Recently resurfaced
Year Built:	1984 (Renovated 2019)
Stories:	2
Land Area:	0.8 acres
Construction:	Masonry
Traffic Counts:	14,818 cars per day on Blue Ridge Cutoff 11,752 cars per day on East 63rd Street



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## First and Second Floor Plans



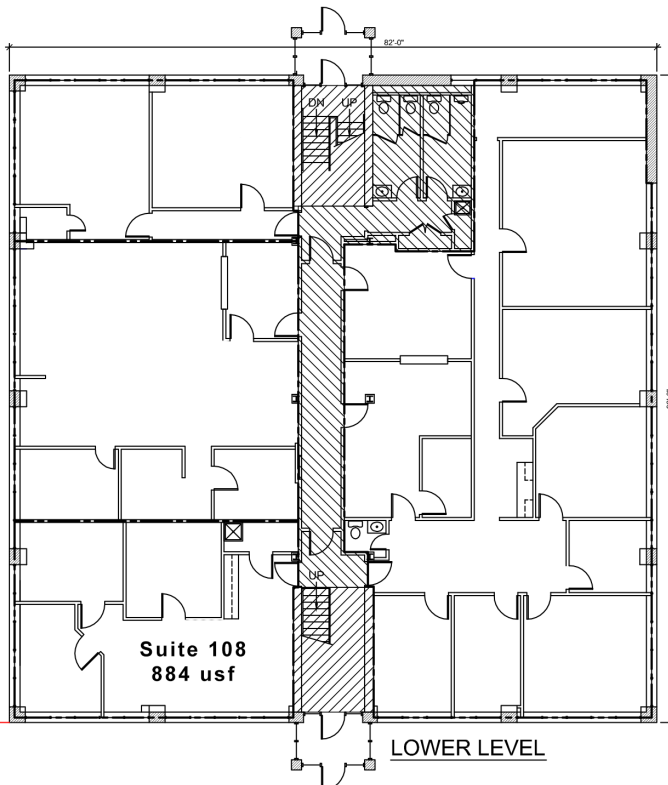
### UPPER LEVEL FLOOR

USABLE AREA (ALL 4 TENANTS)

- VERTICAL STAIR PENETRATIONS 163 + 170
- COMMON AREA

RENTABLE AREA = 5864 SF + 311 SF =

FLOOR R/U RATIO = 6175 RSF / 5864 USF =



### LOWER LEVEL FLOOR

USABLE AREA (ALL 4 TENANTS)

- VERTICAL STAIR PENETRATIONS 154 + 160
- COMMON AREA

RENTABLE AREA = 5589 SF + 580 SF =

FLOOR R/U RATIO = 6169 RSF / 5589 USF =

## Suite 207 Photos



## Suite 208 Photos



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## Exterior Photos



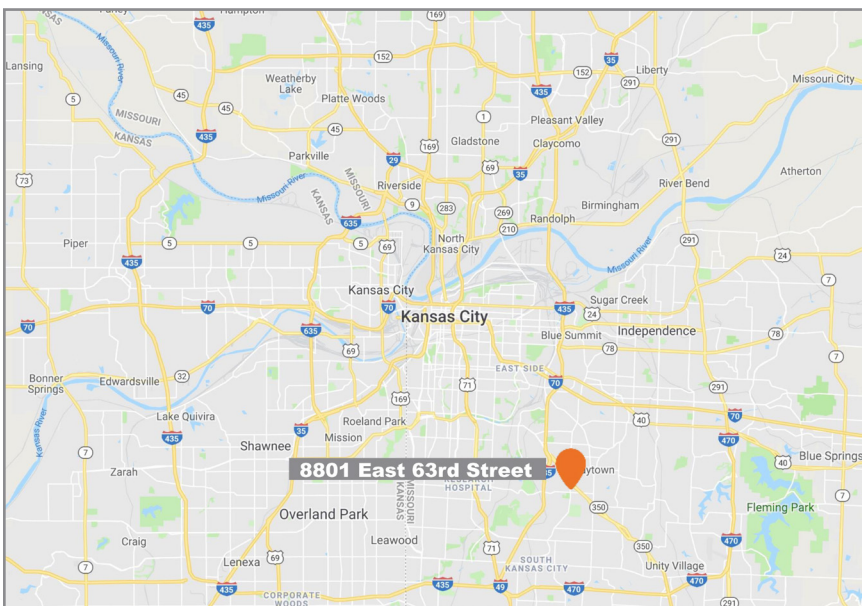
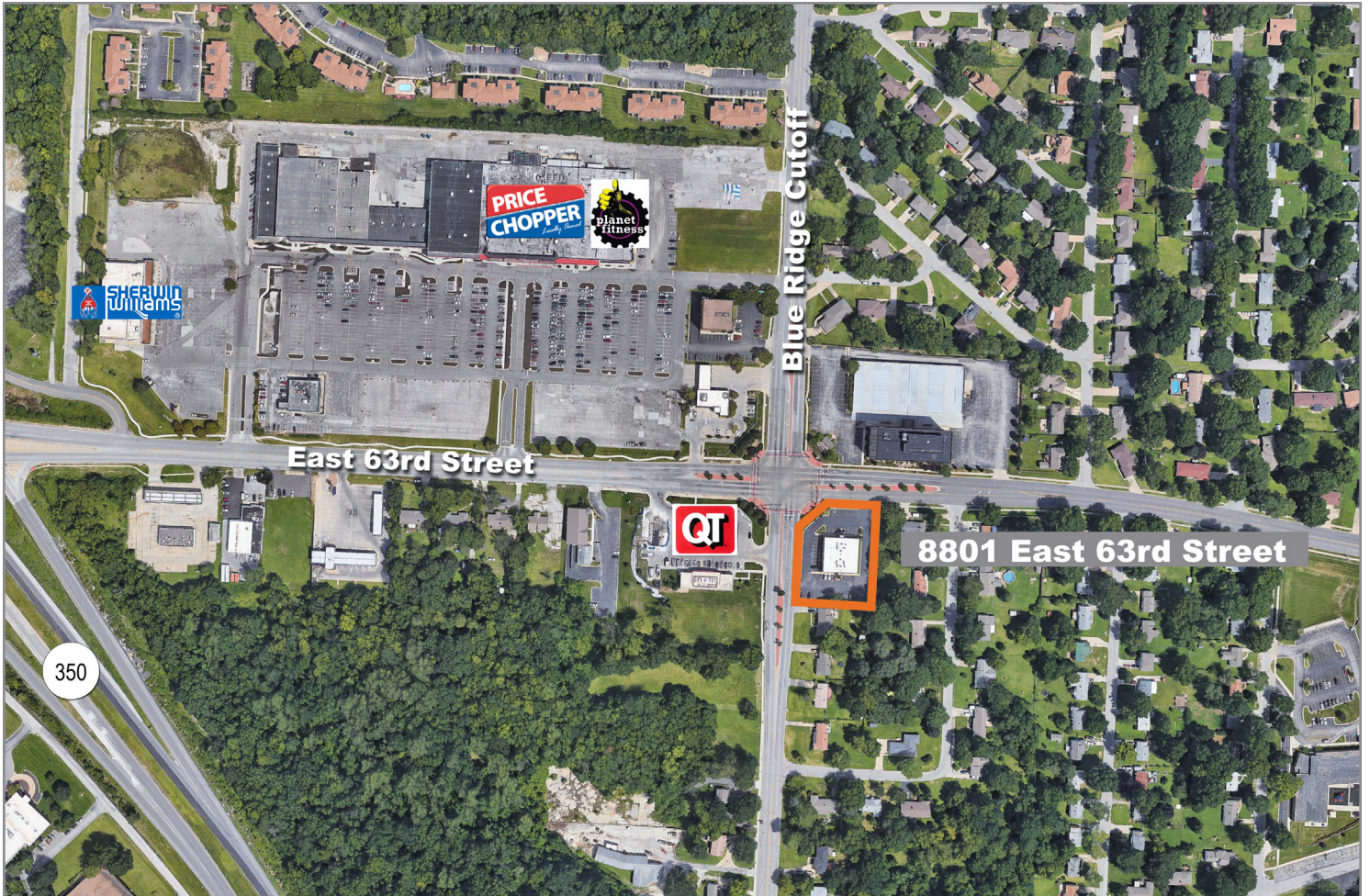
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