

Westview 63

8801 East 63rd Street, Raytown, Missouri 64133

For Lease



Affordable Office Space

- 910 and 950 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
- No Kansas City, Missouri earnings tax

For more information:

Don Gessen, CCIM

816.932.5574

816.616.8895

dgessen@blockllc.com

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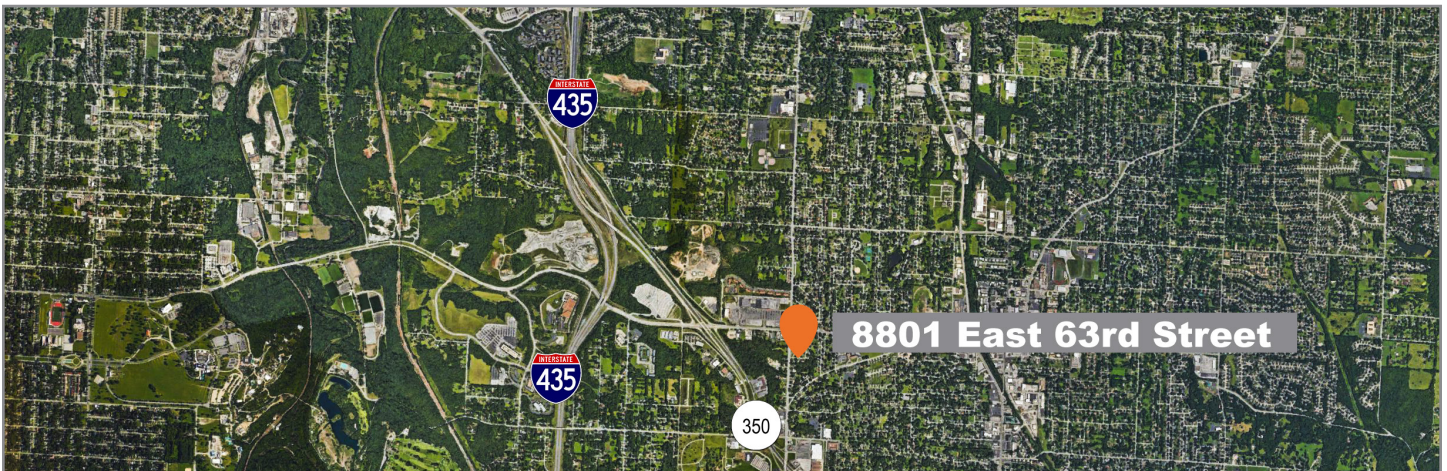
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4622 Pennsylvania Avenue, Suite 700
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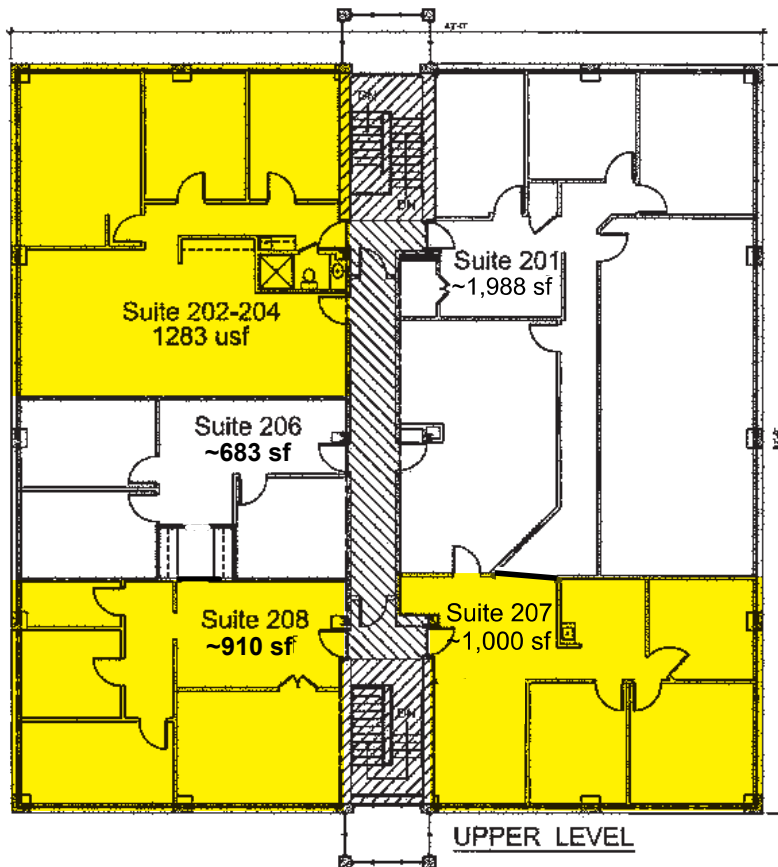
Building Specifications

Space Available:	910 SF and 950 SF
Building Size:	14,000 SF - 1,025/1,075, 1,050/1,100, 1,200/1250
Rent:	Call for pricing
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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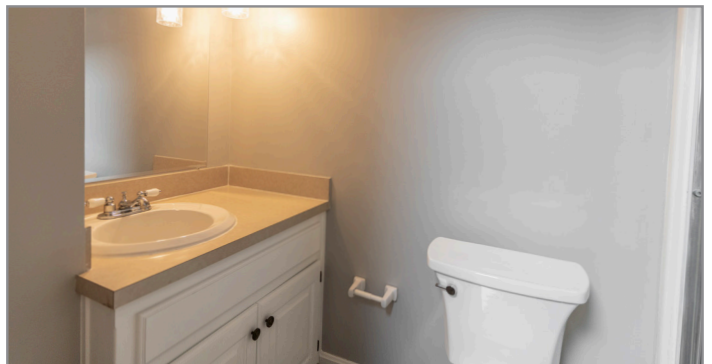
First Floor Plan



UPPER LEVEL FLOOR

USUABLE AREA (ALL 5 TENANTS)	5,864 USF
VERTICAL STAIR PENETRATIONS 163 + 170	333 SF
COMMON AREA	311 SF
RENTABLE AREA = 5864 SF + 311 SF =	6175 RSF
FLOOR R/U RATIO = 6175 RSF / 5864 USF =	1.05 (1.053)

Suite 202-204 Photos



Suite 207 Photos



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Suite 208 Photos



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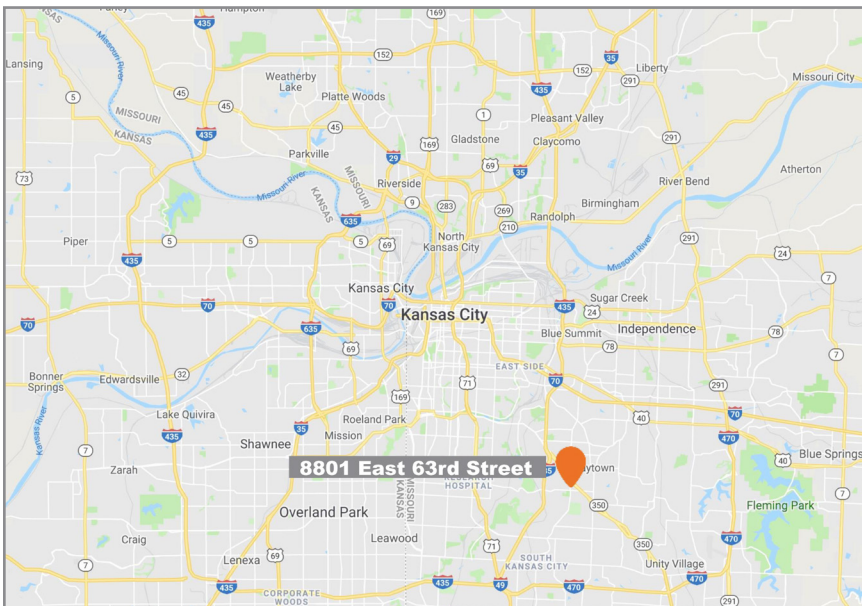
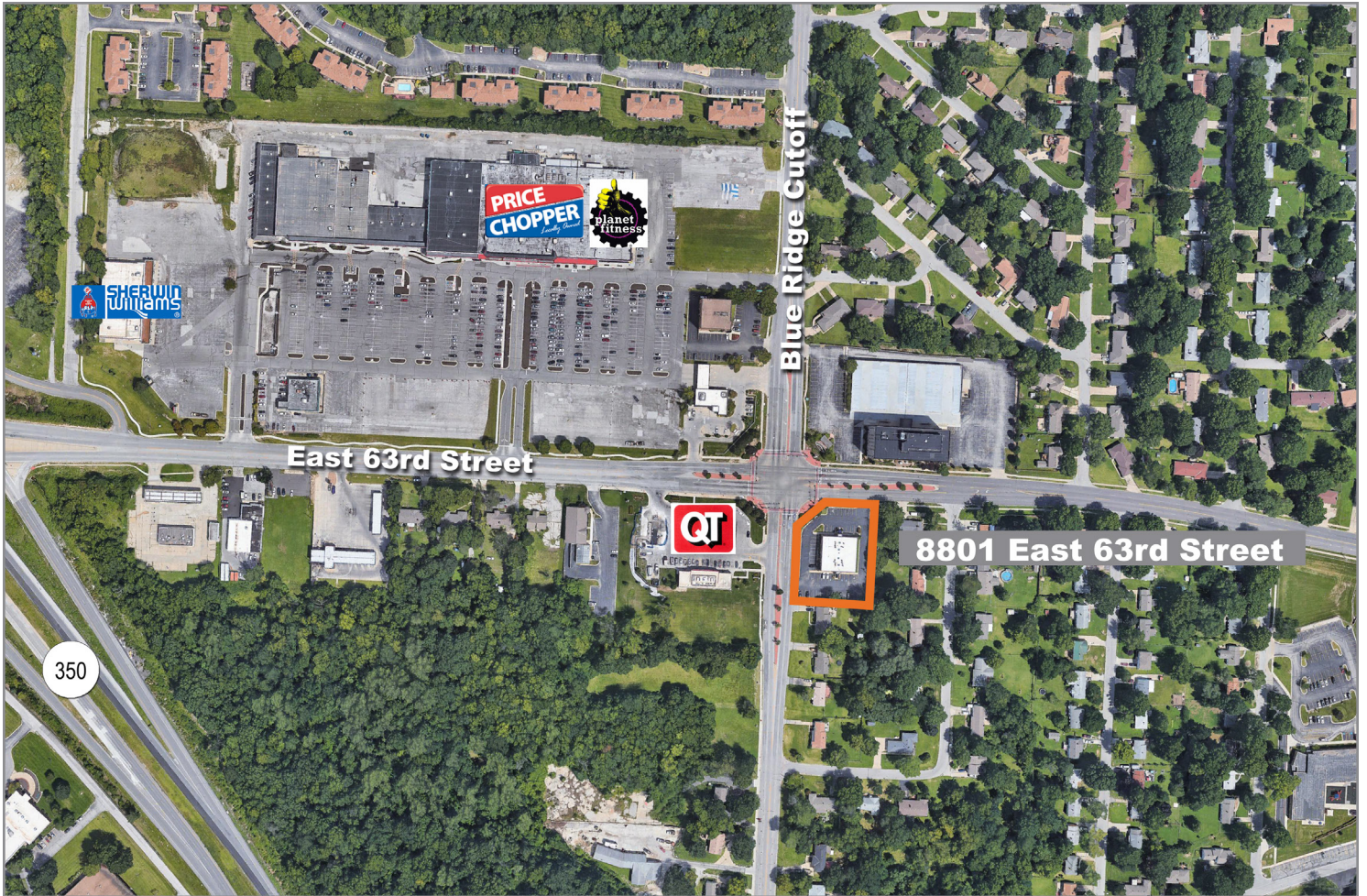
Exterior Photos



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