

# 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](mailto:dgessen@blockllc.com)

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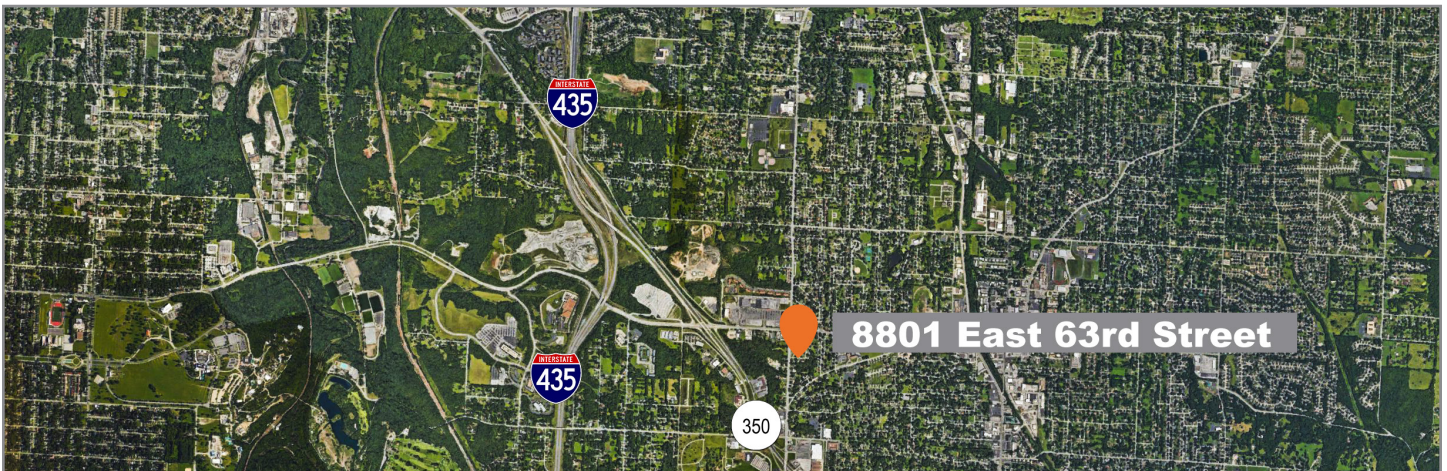
4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
REAL ESTATE SERVICES, LLC



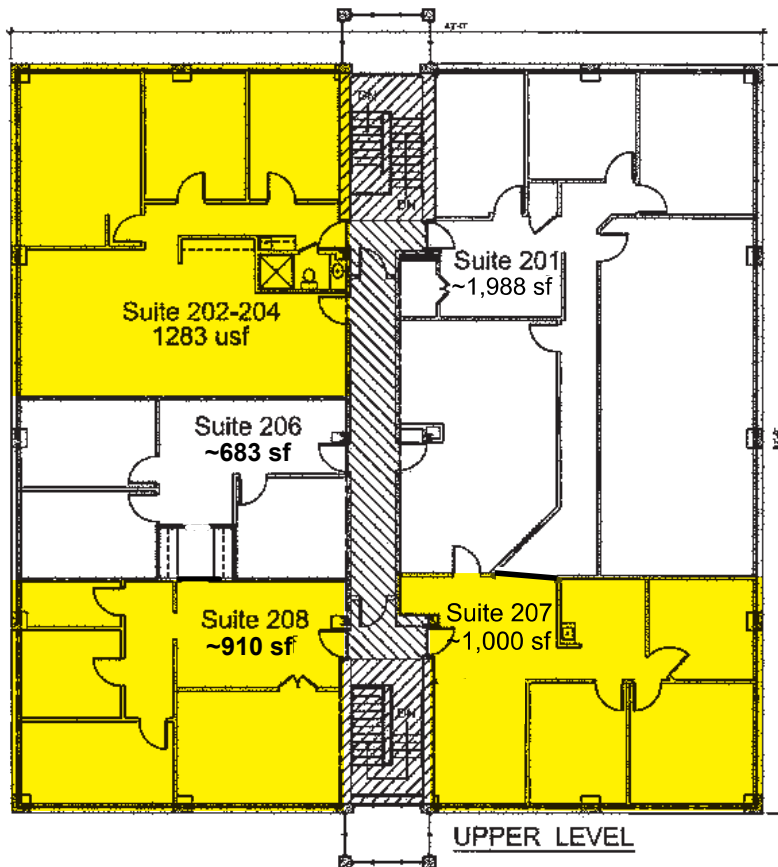
## Building Specifications

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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## Second Floor Plan

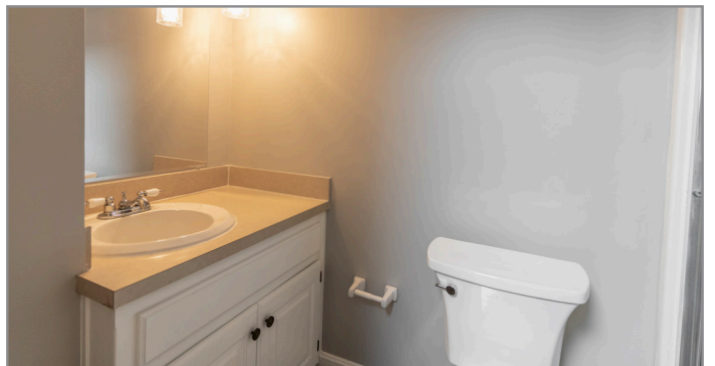


### UPPER LEVEL FLOOR

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

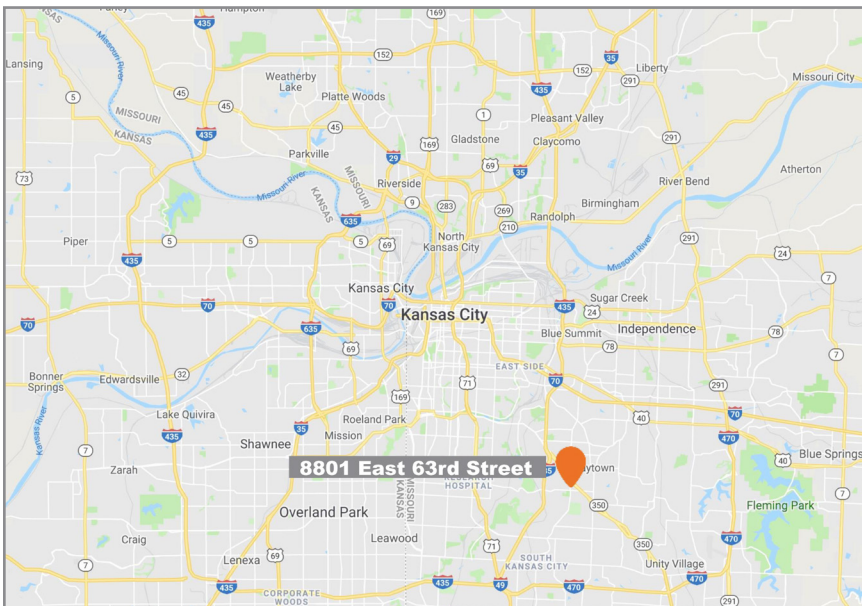
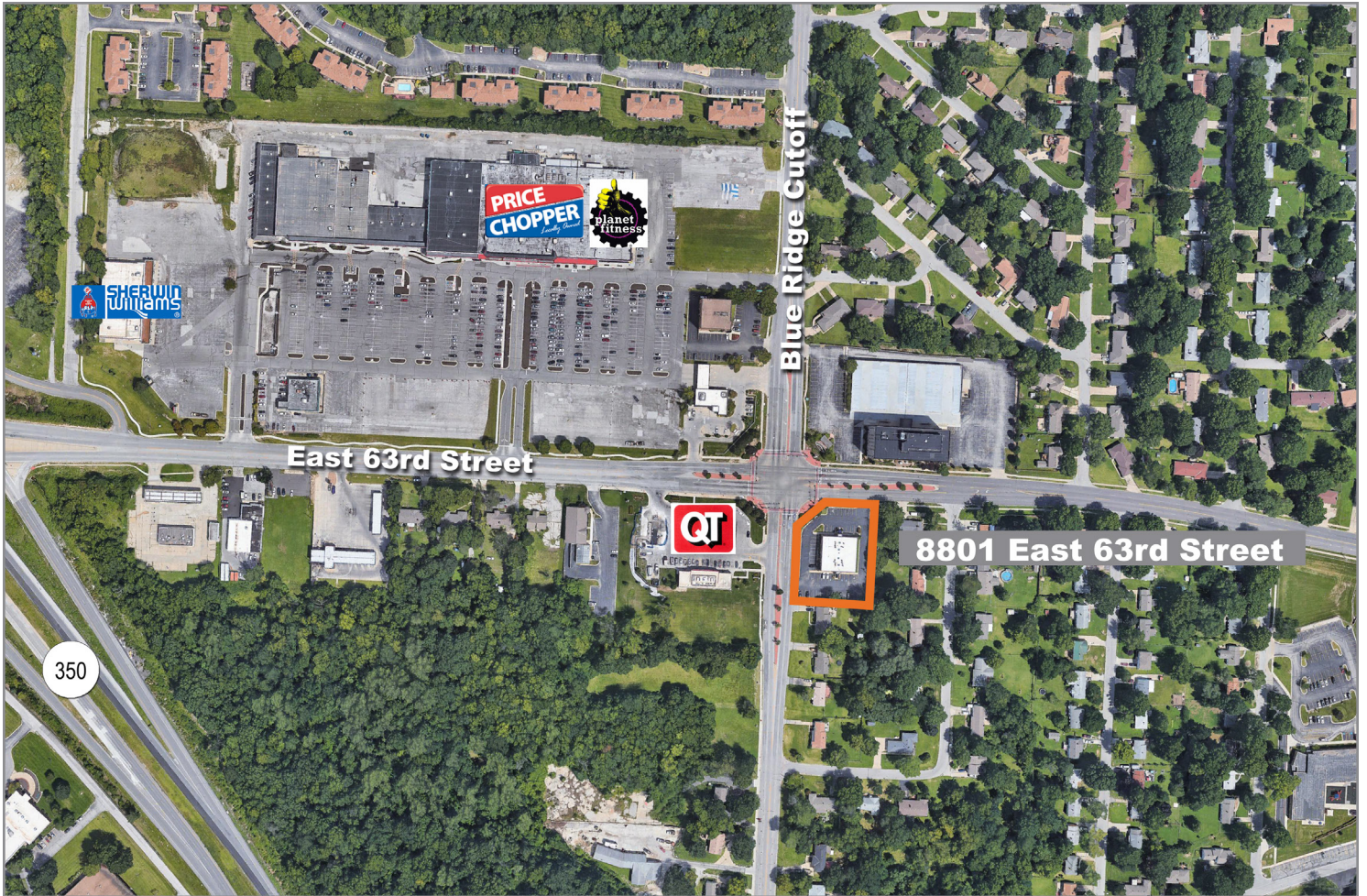




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