

Westview 63

8801 East 63rd Street, Raytown, Missouri 64133

For Lease



Affordable Office Space

- 910 and 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
- No E-Tax

For more information:

Don Gessen, CCIM

816.932.5574

816.616.8895

dgessen@blockllc.com

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4622 Pennsylvania Avenue, Suite 700
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BLOCK
REAL ESTATE SERVICES, LLC

Building Specifications

Space Available: 910 SF and 1,000 SF

Building Size: 14,000 SF

Rent: Call for pricing

Available Suite: Suites 207 and 208

Parking: 52 spaces non-reserved
3.7/1,000 ratio
Recently resurfaced

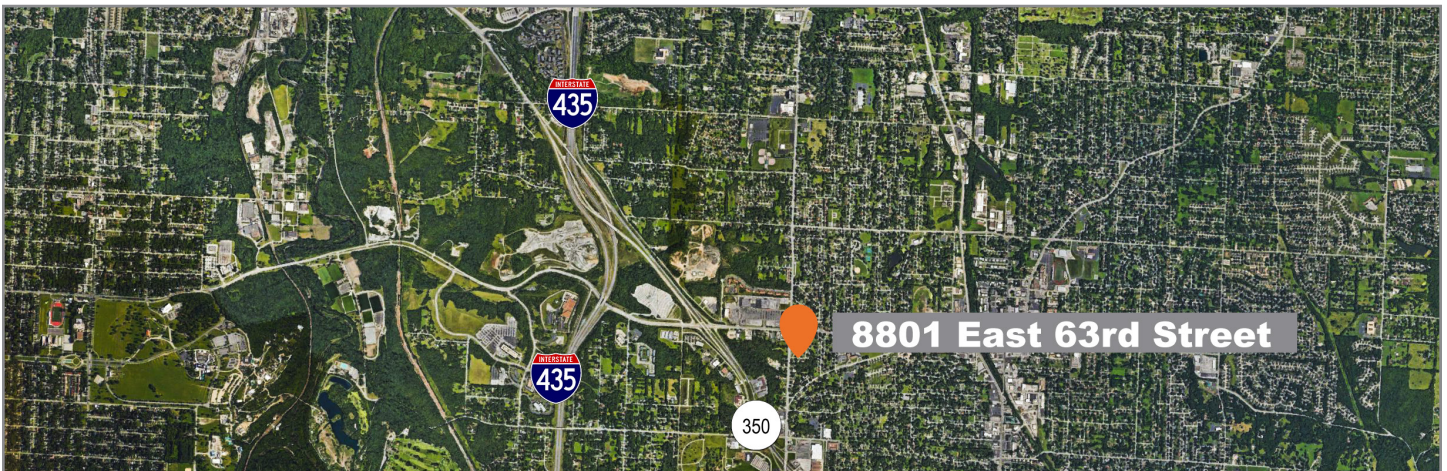
Year Built: 1984 (Renovated 2019)

Stories: 2

Land Area: 0.8 acres

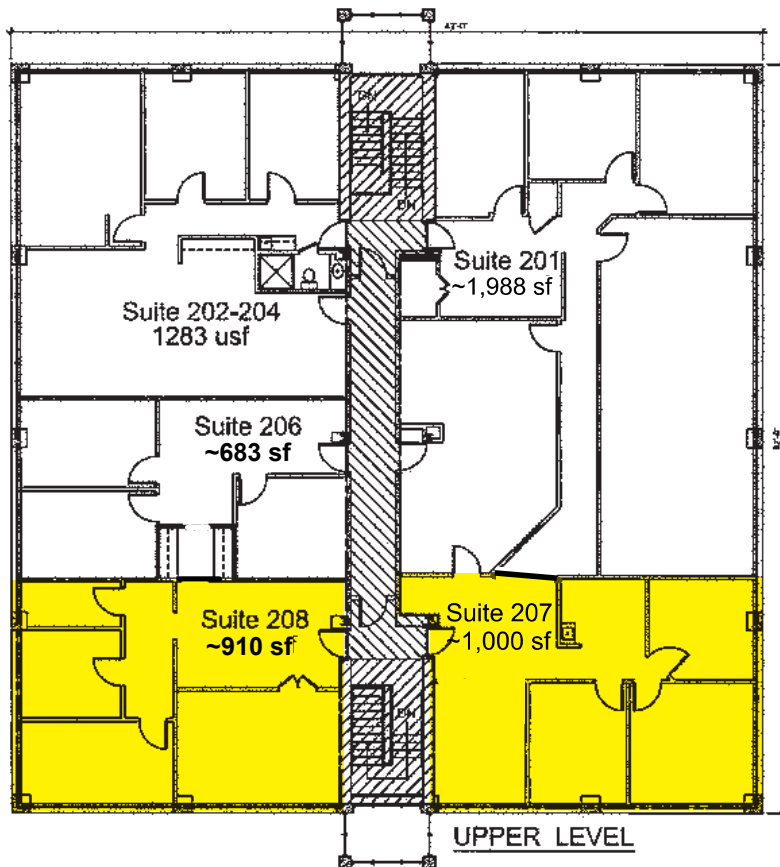
Construction: Masonry

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 207 Photos



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Suite 208 Photos



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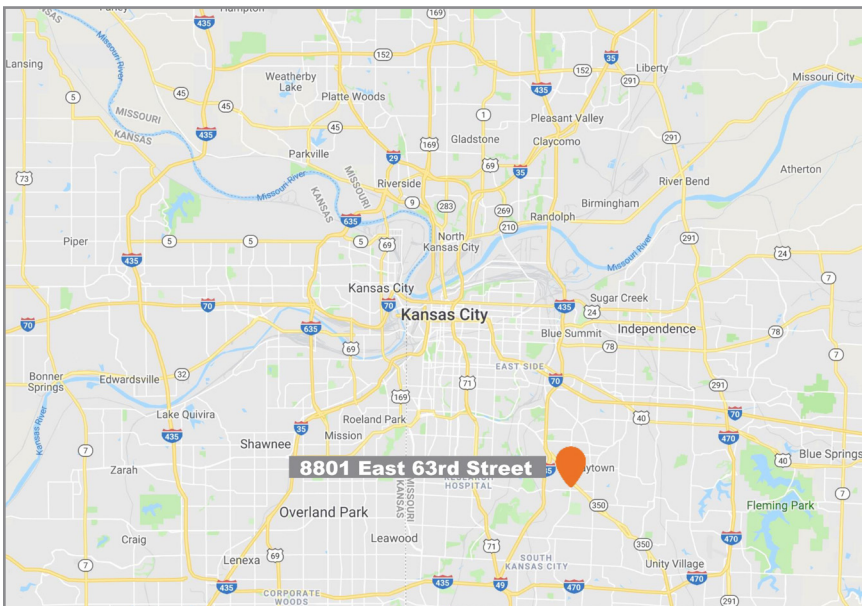
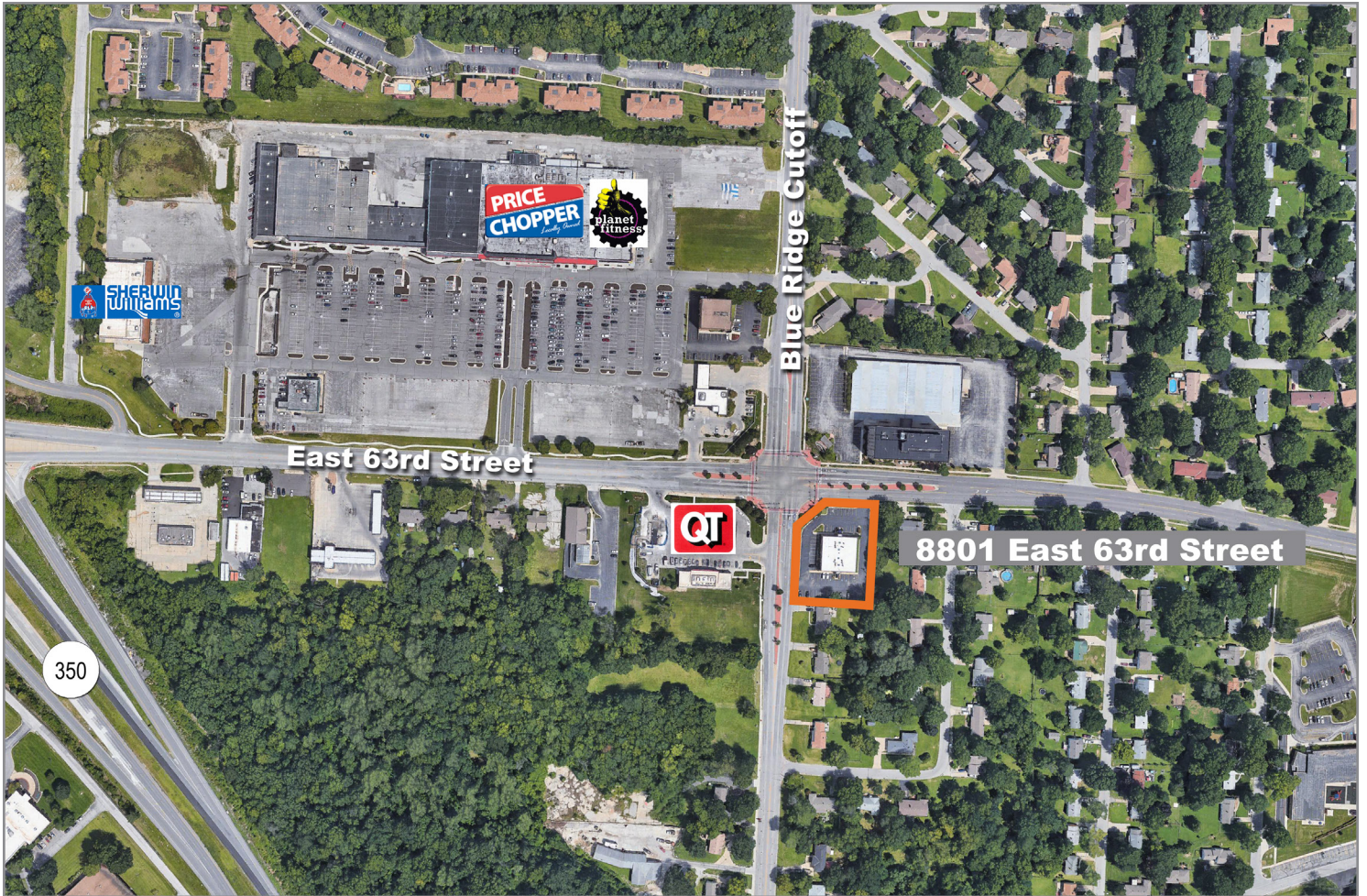
Exterior Photos



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