

Westview 63

8801 East 63rd Street, Raytown, Missouri 64133

For Lease



Affordable Office Space

- 910, 1,000 and 1,275 square feet
- Quick highway access to the entire metro
- Flexible lease terms
- Newly renovated common areas
- Well maintained for professional image
- Superior Exposure
- No E-Tax

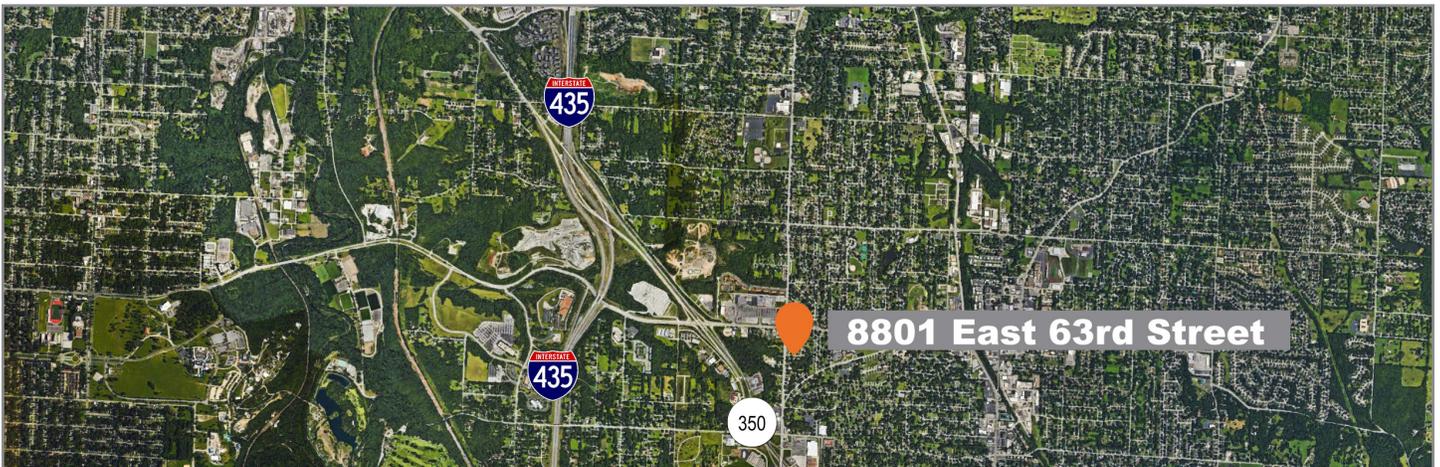
For more information:

Don Gessen, CCIM
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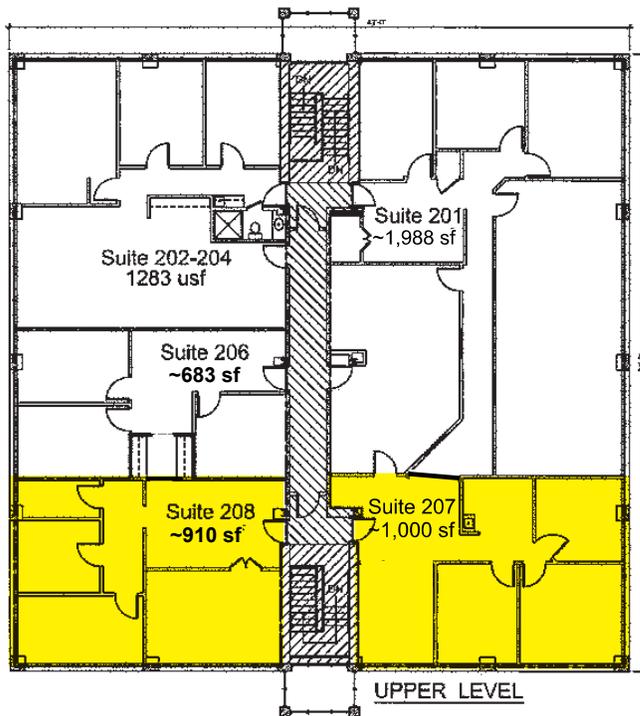
Building Specifications

Space Available:	910 SF 1,000 SF 1,275 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



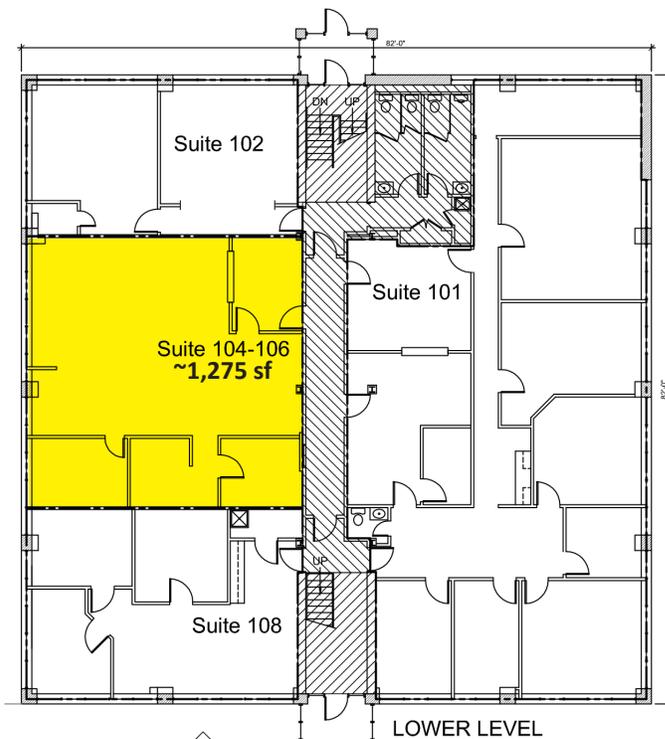
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Floor Plans



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)



LOWER LEVEL FLOOR

USUABLE AREA (ALL 4 TENANTS)	5,589 USF
VERTICAL STAIR PENETRATIONS 154 + 160	314 SF
COMMON AREA	580 SF
RENTABLE AREA = 5589 SF + 580 SF =	6169 RSF
FLOOR R/U RATIO = 6169 RSF / 5589 USF =	1.1 (1.104)

Suite 207 Photos



Suite 208 Photos



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Exterior Photos



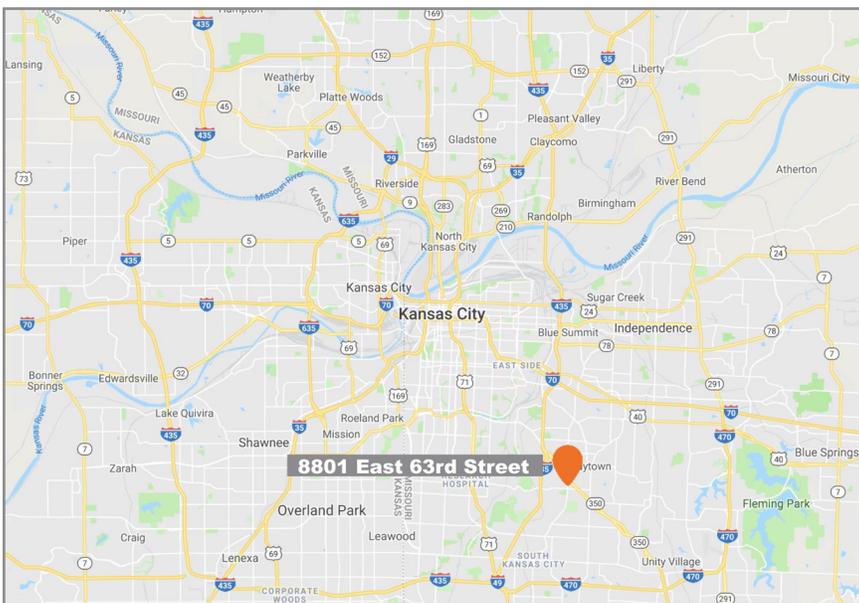
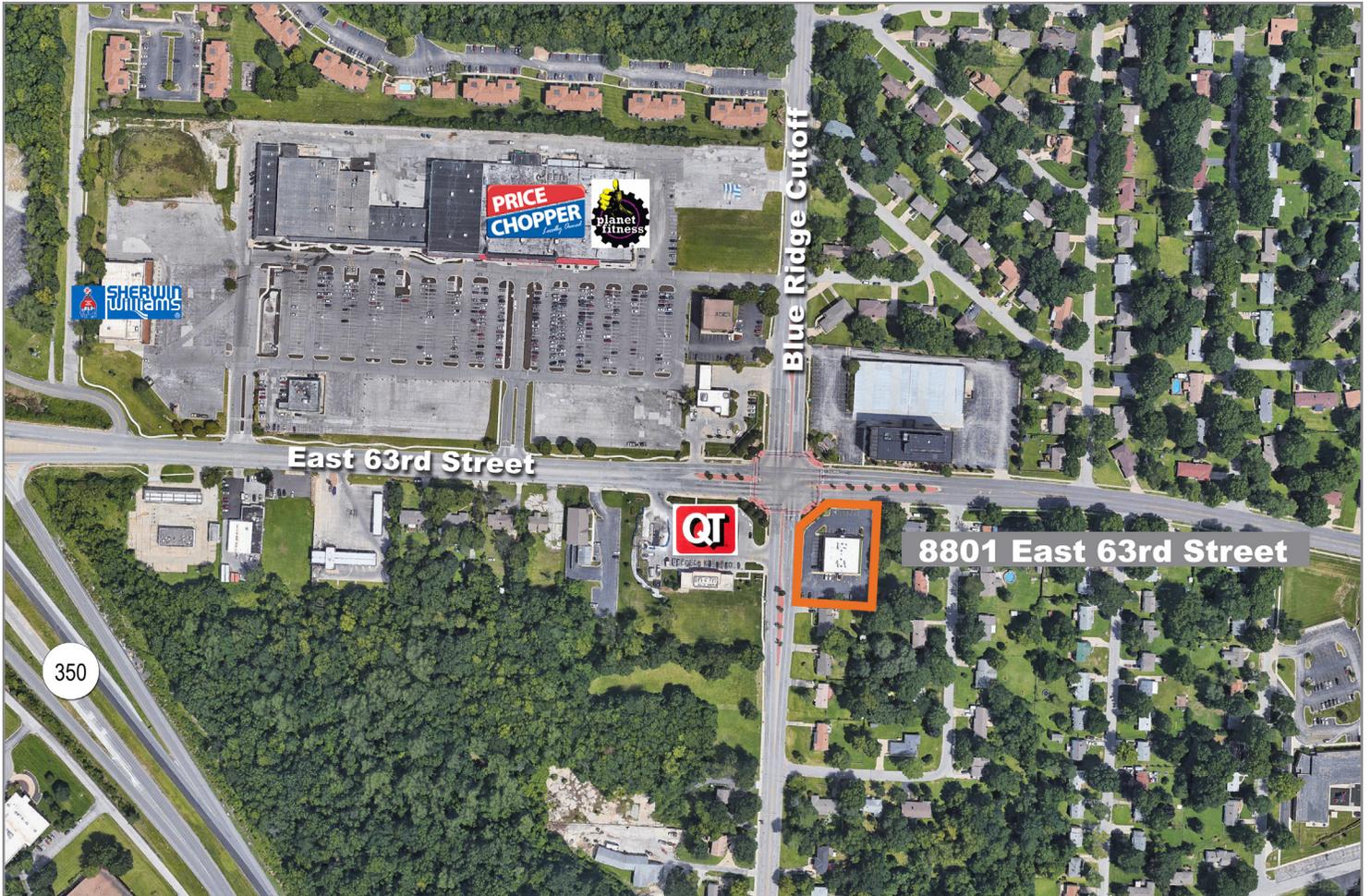
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