



Available February 1st

- Cozy Brookside Office Building on well-traveled 63rd Street thoroughfare
- Eight Dedicated Parking Spaces
- 1,850 +/- SF
- Dedicated Reception Area
- Four Individual Offices
- Two larger co-working spaces
- Breakroom
- Ample Storage
- Offered at \$26 PSF on a Modified Gross Basis

For more information:

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Interior Photos



Exterior Photos

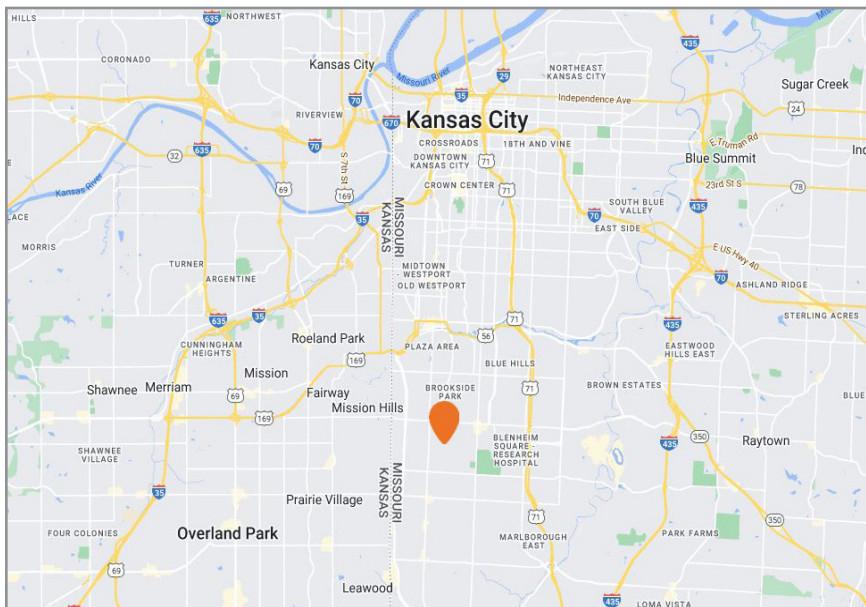
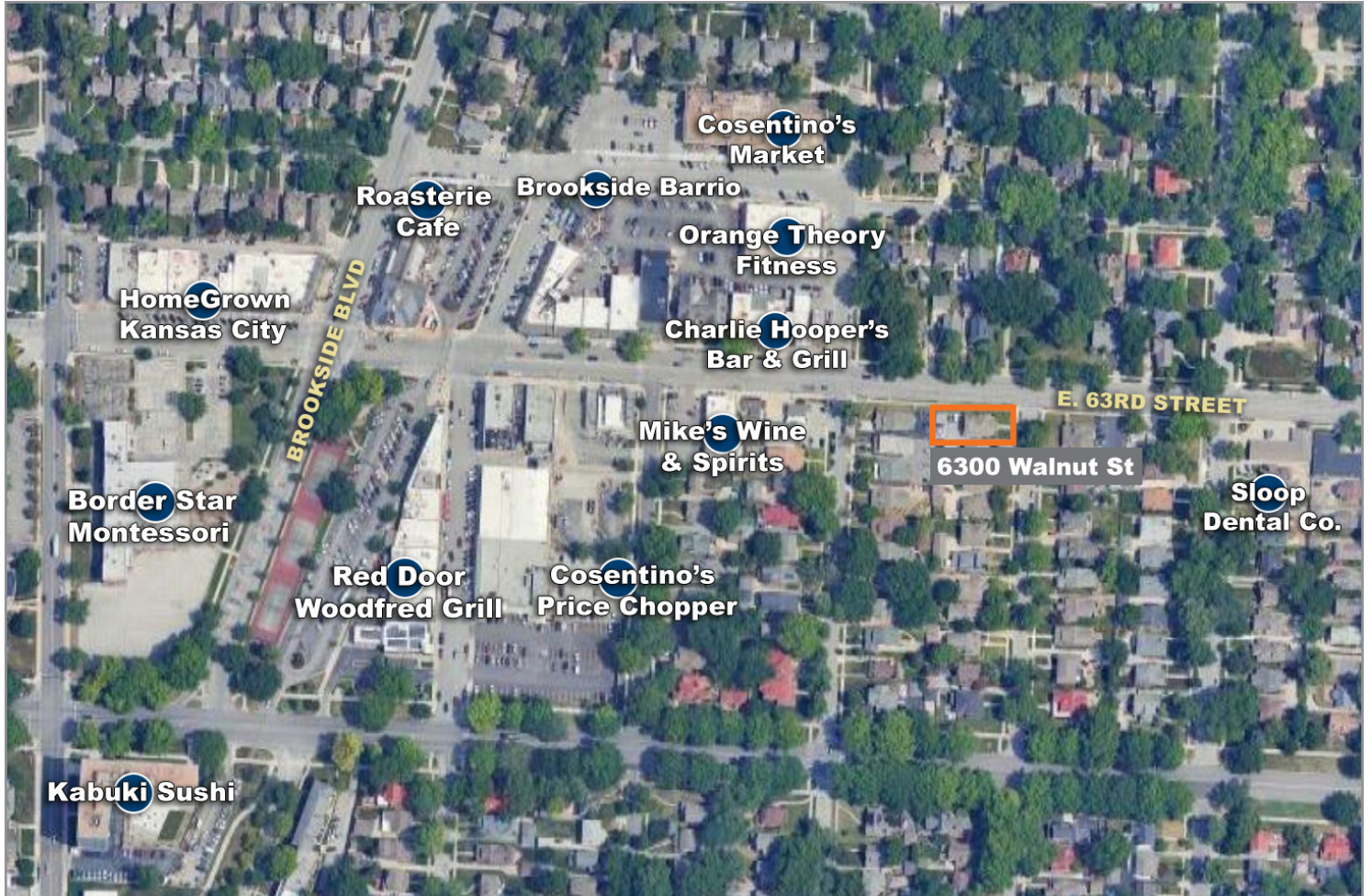


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Demographic Information

6300 Walnut St KCMO, MO 64113	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2024 Estimated Population	15,596	118,511	248,776	789,951
2029 Projected Population	15,628	117,991	249,797	795,223
2020 Census Population	16,107	118,048	243,978	772,972
2010 Census Population	15,374	114,344	234,301	743,966
Projected Annual Growth 2024 to 2029	-	-	-	0.1%
Historical Annual Growth 2010 to 2024	0.1%	0.3%	0.4%	0.4%
Households				
2024 Estimated Households	6,878	55,383	118,017	346,998
2029 Projected Households	6,899	55,225	118,838	351,406
2020 Census Households	7,002	53,907	112,372	331,995
2010 Census Households	6,581	52,046	107,380	313,872
Projected Annual Growth 2024 to 2029	-	-	0.1%	0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.5%	0.7%	0.8%
Age				
2024 Est. Population Under 10 Years	13.3%	11.2%	11.2%	12.1%
2024 Est. Population 10 to 19 Years	9.3%	10.2%	10.3%	11.7%
2024 Est. Population 20 to 29 Years	9.8%	16.0%	16.5%	15.1%
2024 Est. Population 30 to 44 Years	23.4%	22.9%	22.7%	21.7%
2024 Est. Population 45 to 59 Years	18.7%	16.6%	16.4%	16.7%
2024 Est. Population 60 to 74 Years	19.1%	16.6%	16.2%	16.1%
2024 Est. Population 75 Years or Over	6.4%	6.5%	6.7%	6.8%
2024 Est. Median Age	40.2	37.0	36.9	37.1
Marital Status & Gender				
2024 Est. Male Population	49.4%	49.6%	49.4%	49.6%
2024 Est. Female Population	50.6%	50.4%	50.6%	50.4%
2024 Est. Never Married	28.8%	42.1%	42.1%	38.3%
2024 Est. Now Married	56.9%	39.7%	38.6%	41.1%
2024 Est. Separated or Divorced	10.9%	13.8%	14.5%	15.7%
2024 Est. Widowed	3.5%	4.3%	4.7%	4.9%
Income				
2024 Est. HH Income \$200,000 or More	28.5%	15.5%	12.1%	9.7%
2024 Est. HH Income \$150,000 to \$199,999	12.6%	8.6%	8.1%	7.8%
2024 Est. HH Income \$100,000 to \$149,999	18.6%	15.9%	15.4%	16.2%
2024 Est. HH Income \$75,000 to \$99,999	9.8%	12.0%	12.6%	12.7%
2024 Est. HH Income \$50,000 to \$74,999	11.6%	14.3%	15.4%	17.0%
2024 Est. HH Income \$35,000 to \$49,999	6.1%	9.3%	9.9%	10.8%
2024 Est. HH Income \$25,000 to \$34,999	3.6%	6.9%	7.5%	8.2%
2024 Est. HH Income \$15,000 to \$24,999	3.4%	6.7%	7.5%	7.1%
2024 Est. HH Income Under \$15,000	5.8%	10.8%	11.3%	10.5%
2024 Est. Average Household Income	\$182,007	\$132,451	\$114,204	\$103,996
2024 Est. Median Household Income	\$141,801	\$95,184	\$84,300	\$78,930
2024 Est. Per Capita Income	\$80,306	\$62,023	\$54,310	\$45,804
2024 Est. Total Businesses	895	6,295	12,682	37,971
2024 Est. Total Employees	5,619	61,040	151,145	514,471

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