



Excellent Location!

- ±109,110 SF Office Building on ±7.2 Acres
- Immediate access to I-29
- Less than 10-Minutes From New KCI Terminal
- Excellent Owner/User, Investment, or Redevelopment Opportunity
- 8 Stories
- Call For Pricing!

For more information:

William A. Block, CCIM
816.412.5805
wblock@blockllc.com

Christian Wead
816.412.8472
cwead@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Building Size:	±109,110 SF
Lot Size:	±7.2 AC
Year Built:	1987
Tenancy:	Single or Multi
Stories:	8
Elevators:	2
Zoning:	Commercial
Property Taxes (2024):	\$49,032.20 (\$0.45 PSF)
Business Park:	Executive Hills North
Loading:	1 Platform Dock
Legal Description:	PREMIER CENTER AMENDED LOT 1B OF THE LOT SPLIT SURVEY OF AMENDED PLAT OF PREMIER CENTER RECORDED BK D PG 205
Other:	- KAT Generator on site - Separate rooftop generator that runs elevators, transfer switches, etc. - 160 Ton Trane Chiller installed in 2011 - First 4 floors, mechanical systems, and break areas renovated 2011 - New air handlers, fans, and motor controls

For more information:

William A. Block, CCIM
816.412.5805
wblock@blockllc.com

Christian Wead
816.412.8472
cwead@blockllc.com

7300 NW Tiffany Springs Parkway

Kansas City, Missouri 64153

For Sale

Exterior Photos



7300 NW Tiffany Springs Parkway

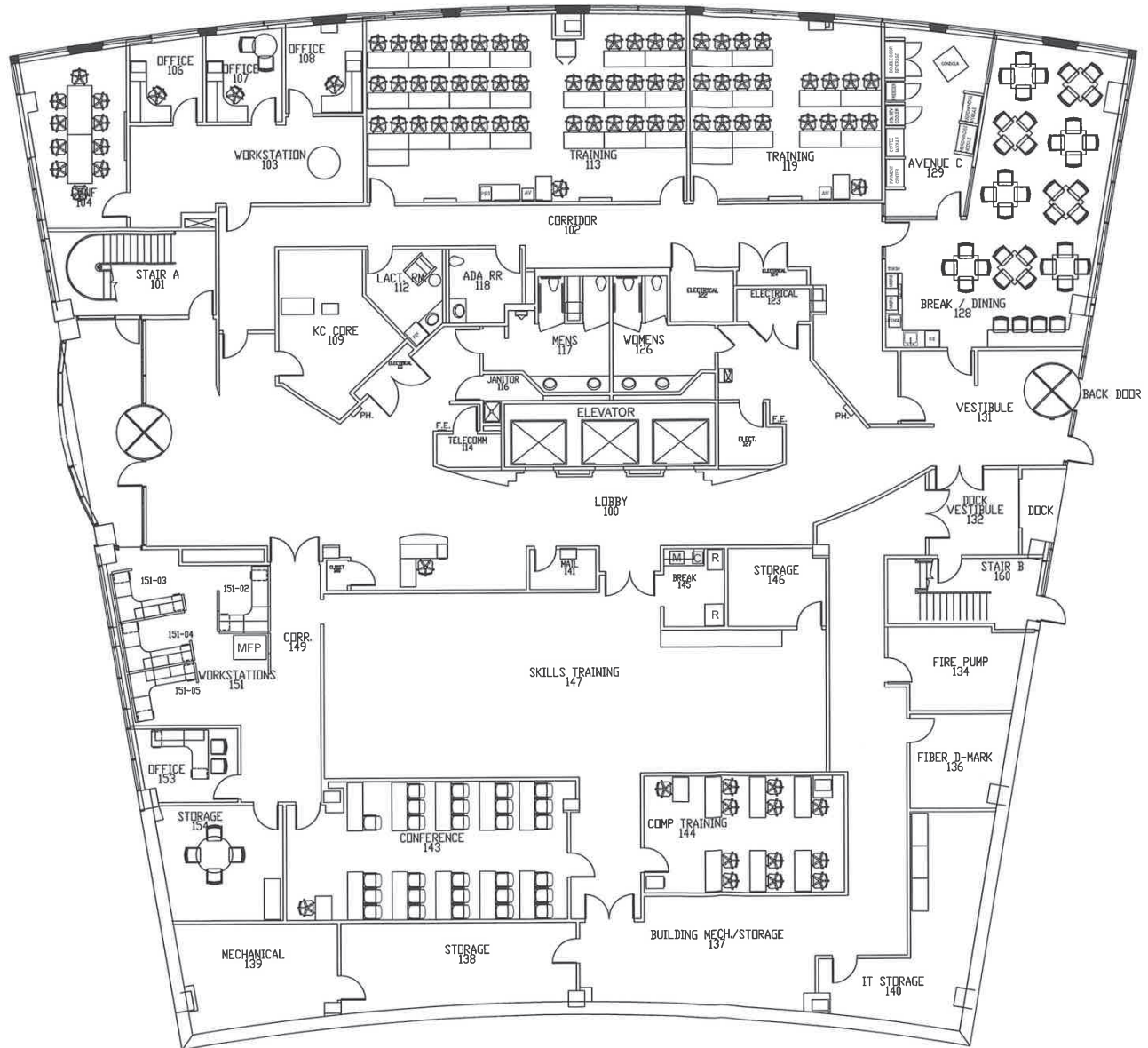
Kansas City, Missouri 64153

For Sale

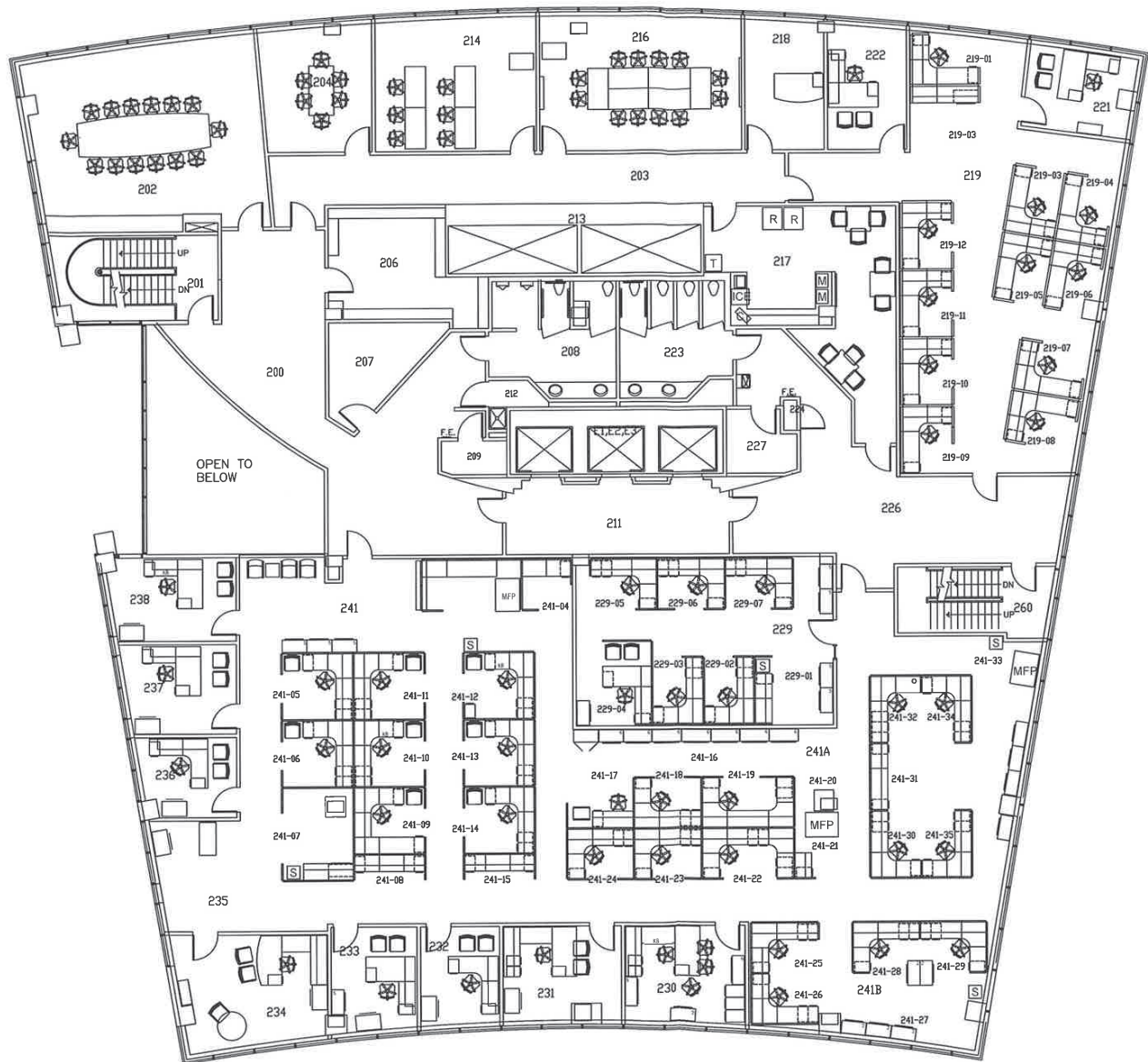
Interior Photos



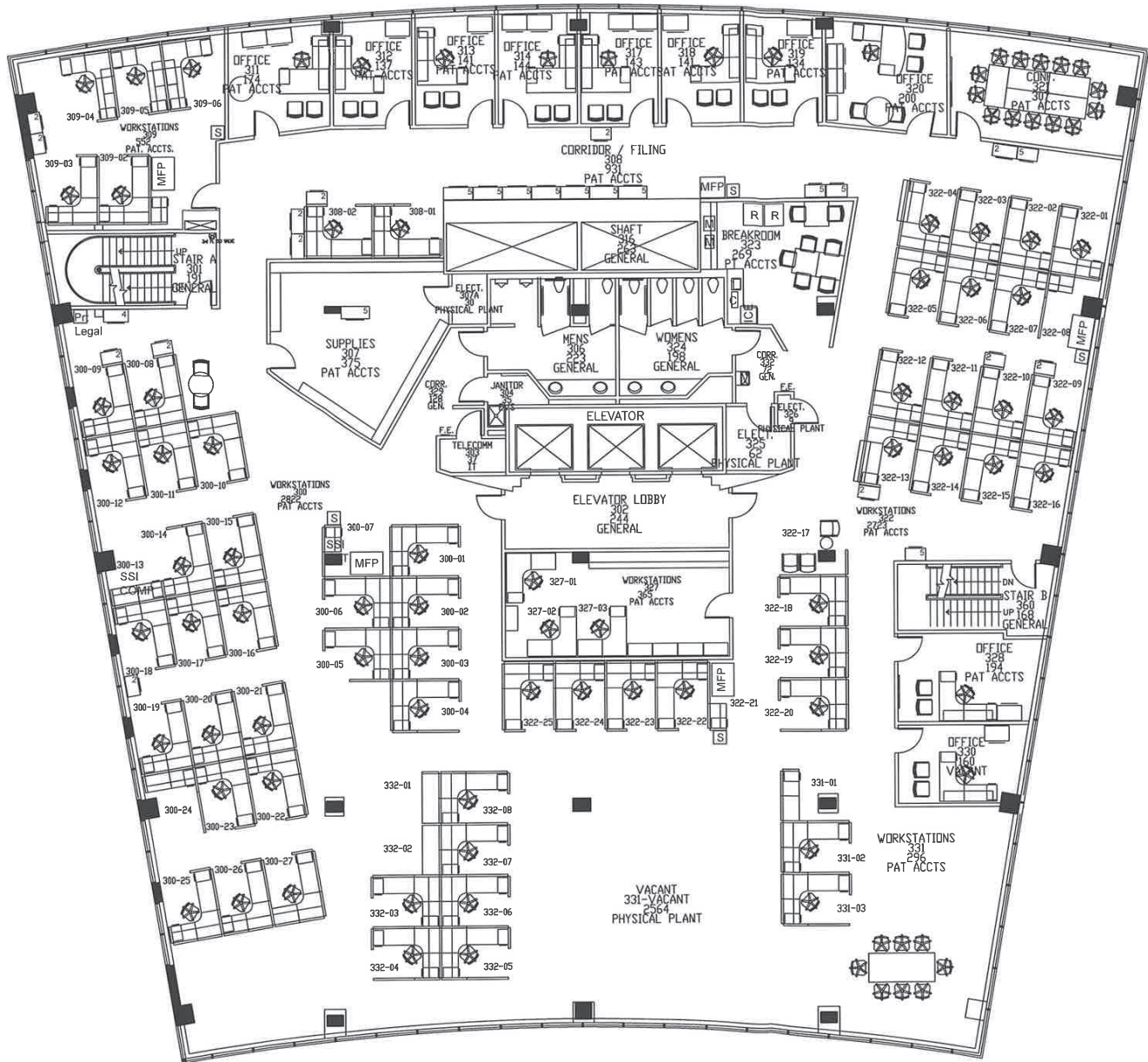
1st Floor - Floor Plan



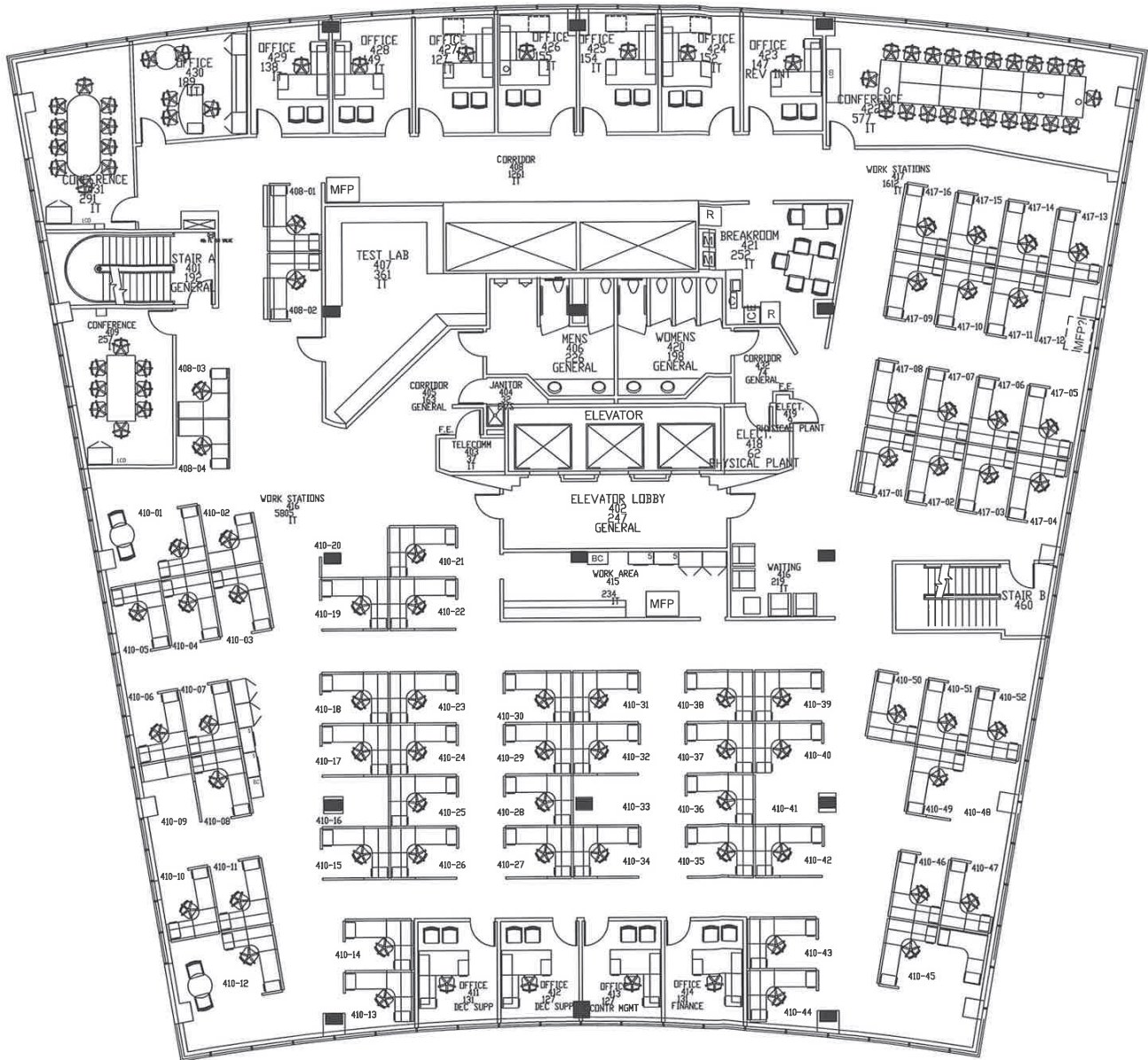
2nd Floor - Floor Plan



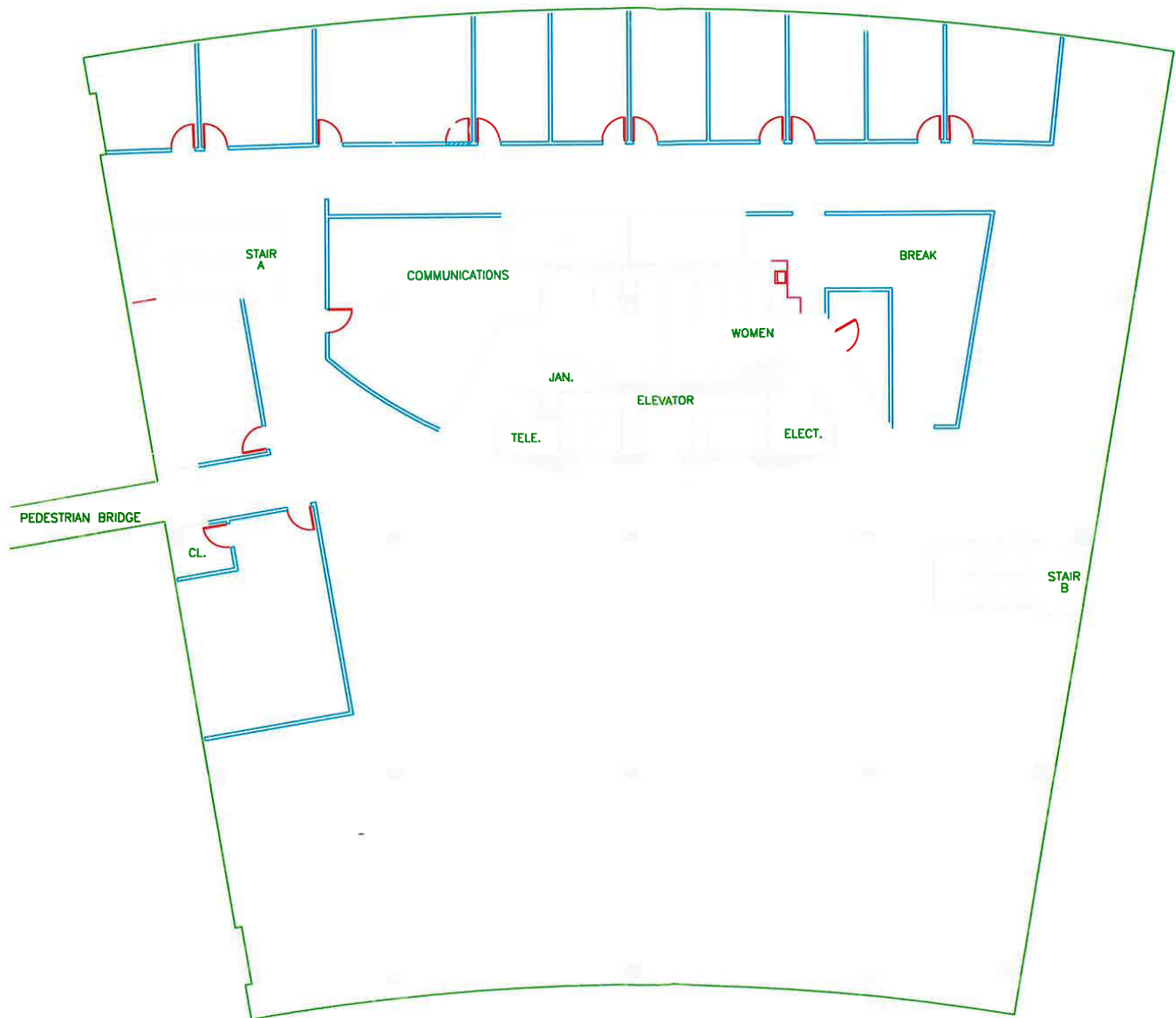
3rd Floor - Floor Plan



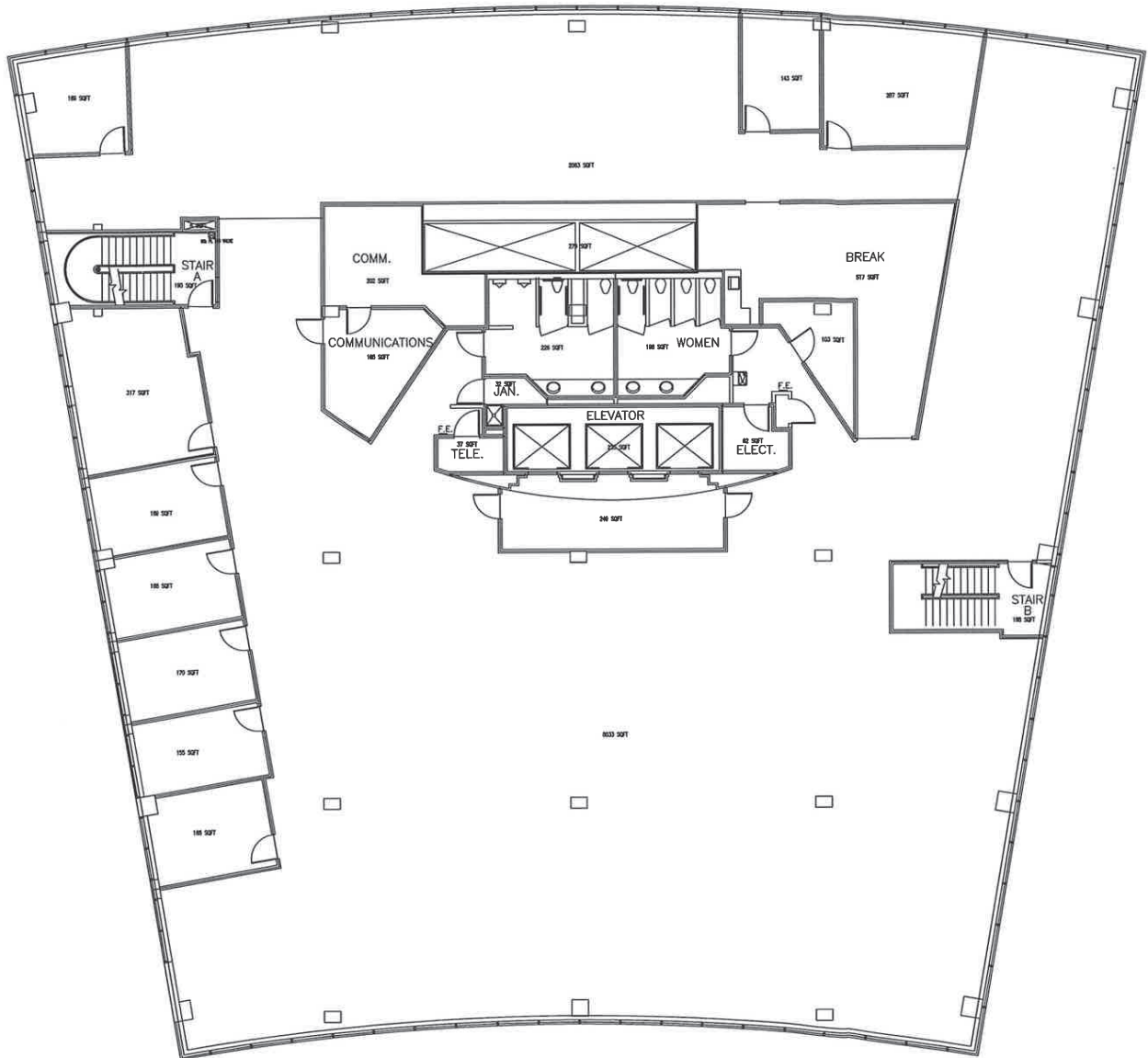
4th Floor - Floor Plan



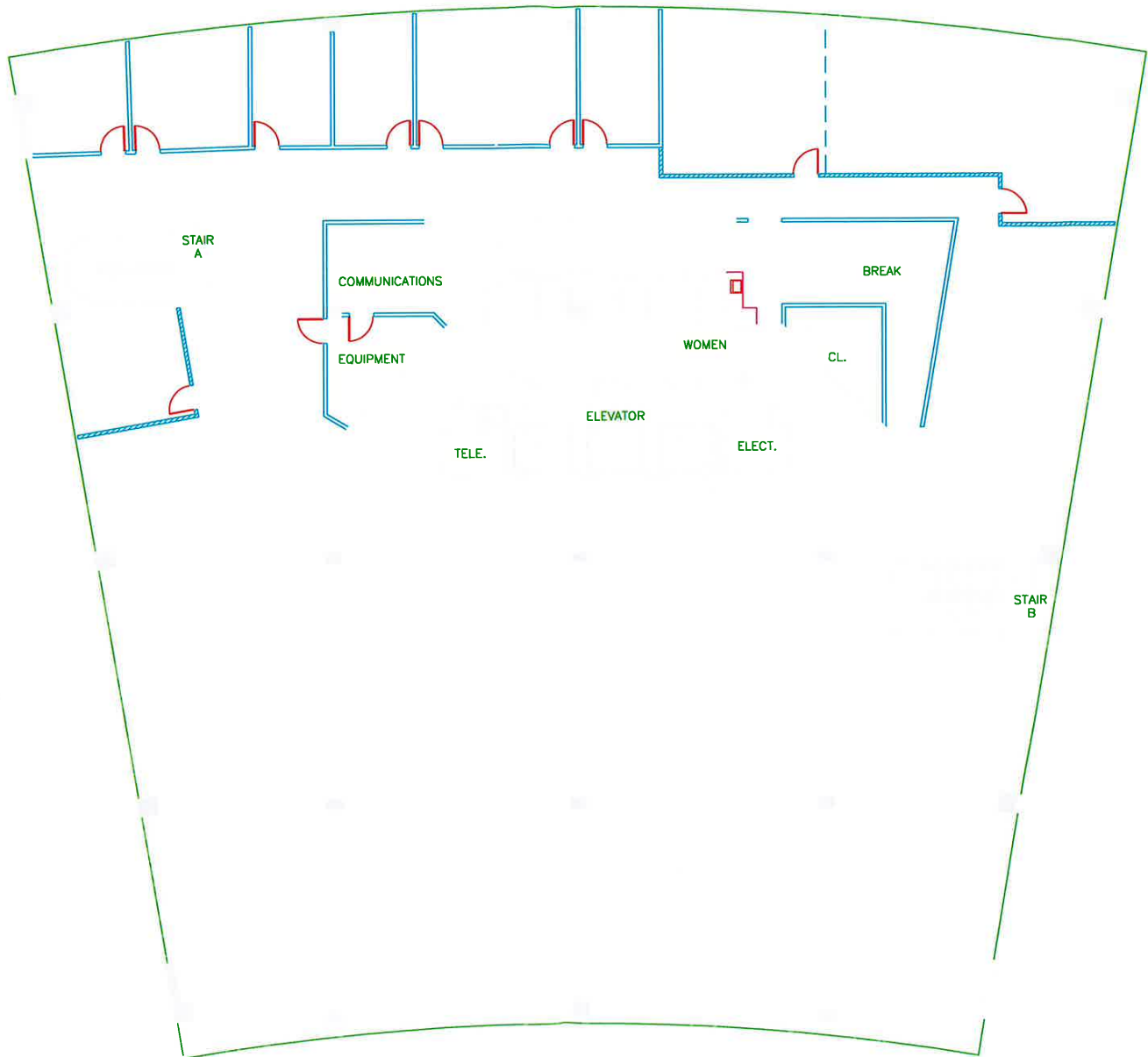
5th Floor - Floor Plan



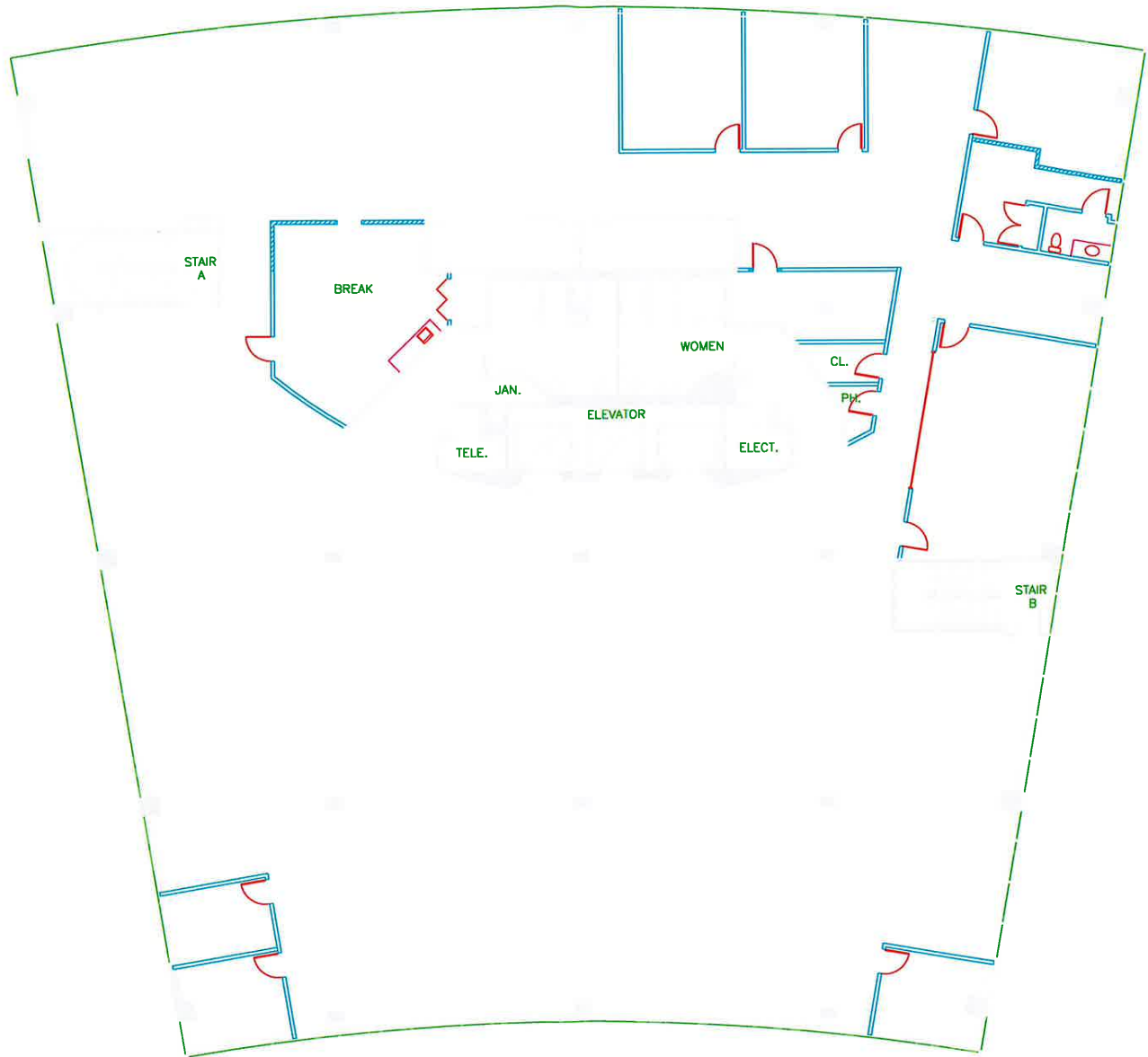
6th Floor - Floor Plan



7th Floor - Floor Plan



8th Floor - Floor Plan



7300 NW Tiffany Springs Parkway

Kansas City, Missouri 64153

For Sale

KCI Map



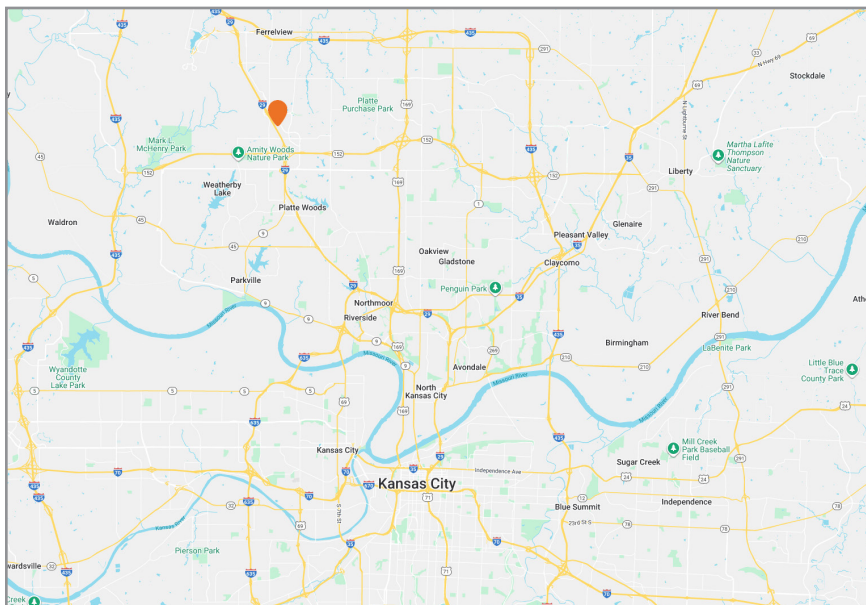
4622 Pennsylvania Ave., Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

7300 NW Tiffany Springs Parkway

Kansas City, Missouri 64153

For Sale



For more information:

William A. Block, CCIM

816.412.5805

wblock@blockllc.com

Christian Wead

816.412.8472

cwead@blockllc.com