



Affordable Office Space/No E-Tax

- 2,708 usable square feet (see attached plan)
- Excellent exposure on corner of 63rd Street and Blue Ridge Cutoff
- Quick highway access to entire metro
- Flexible lease terms and tenant improvements available
- Newly renovated common areas
- No E-Tax

For more information:

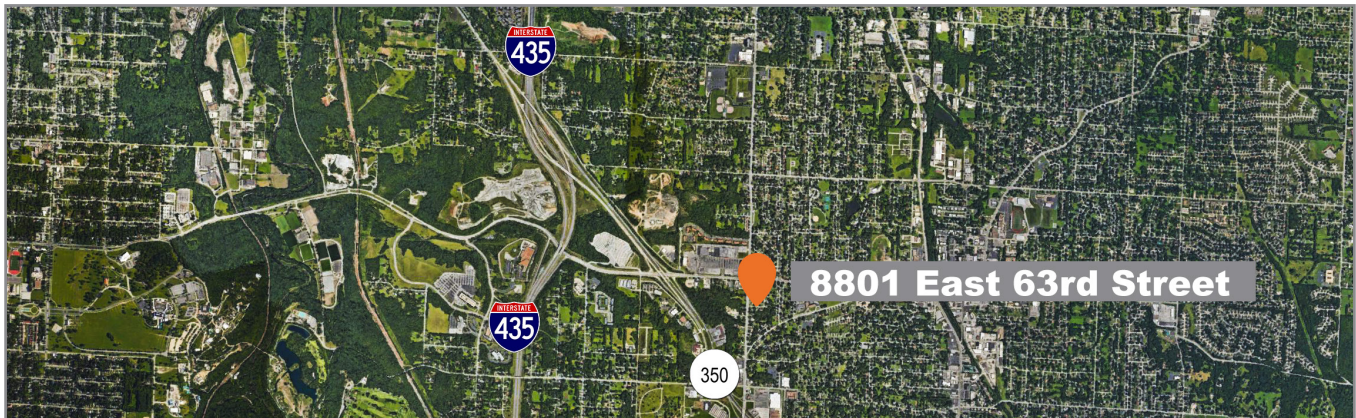
Bruce Johnson, CCIM
816.412.8442
bjohnson@blockllc.com

Don Gessen, CCIM
816.932.5574
dgessen@blockllc.com

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Building Specifications

Space Available:	2,708 usable square feet (Divisible)
Building Size:	14,000 SF
Rate:	\$10.50 per usable square foot plus utilities
Available Suites:	2,708 SF (See attached plan)
Parking:	52 spaces non-reserved 3.7/1,000 ratio
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

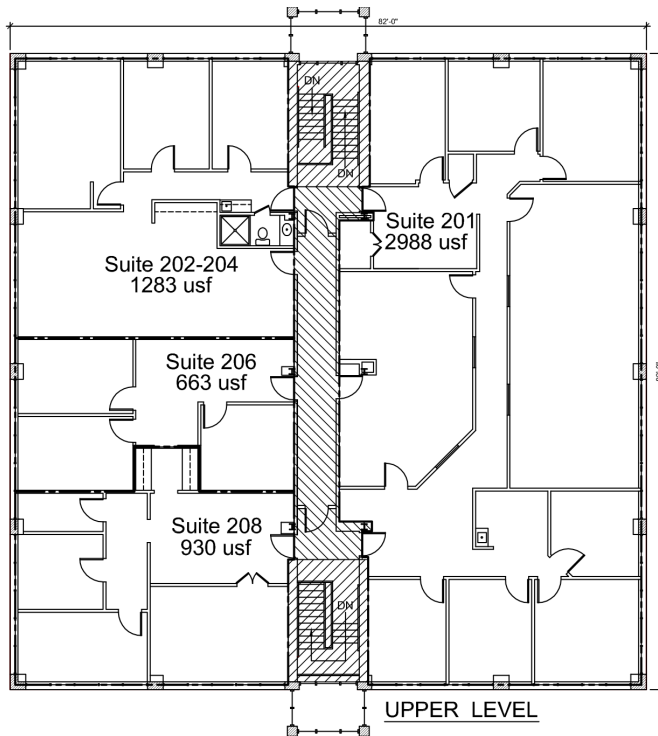


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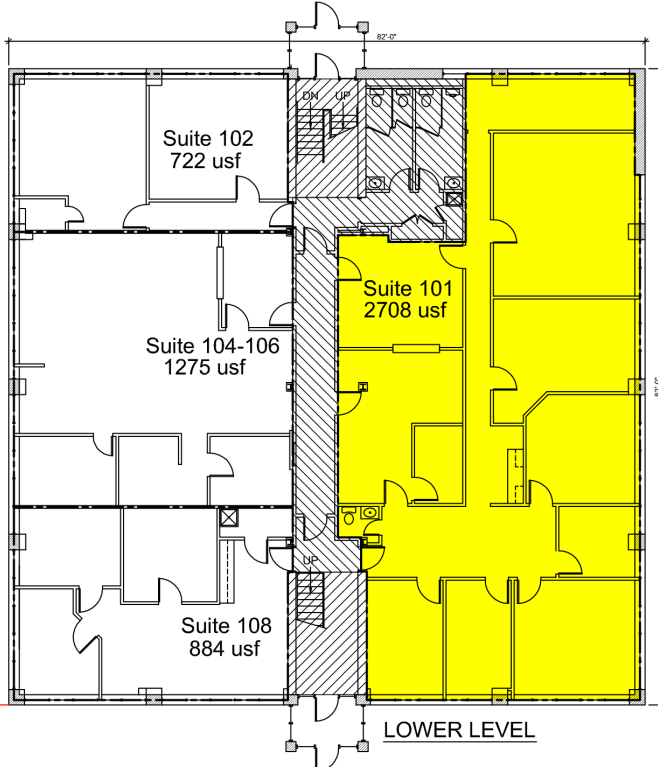
Floor Plans



Available Suites:
 201: 2,988 SF (divisible)
 202-204: 1,283 SF (divisible)

UPPER LEVEL FLOOR

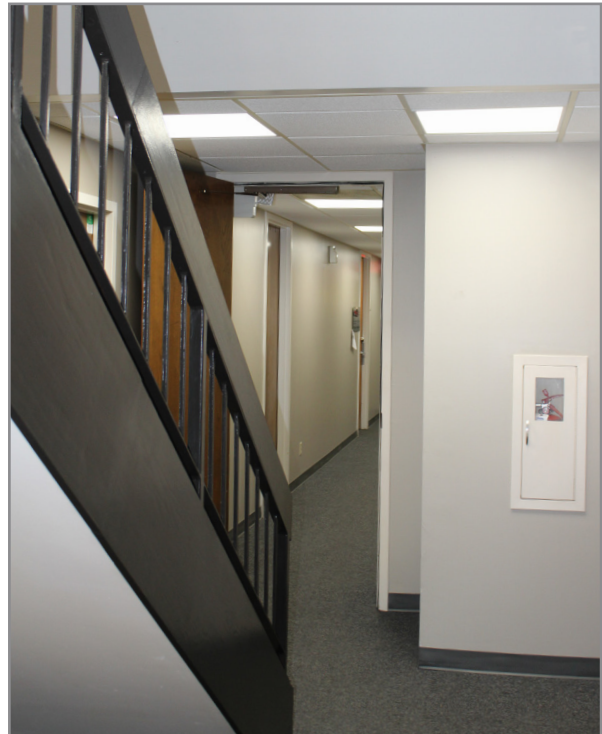
USABLE AREA (ALL 4 TENANTS)	5,864 USF
VERTICAL STAIR PENETRATIONS 163 + 170	333 SF
COMMON AREA	311 SF
RENTABLE AREA = 5864 SF + 311 SF =	6175 RSF
FLOOR R/U RATIO = 6175 RSF / 5864 USF =	1.05 (1.053)



LOWER LEVEL FLOOR

USABLE 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)

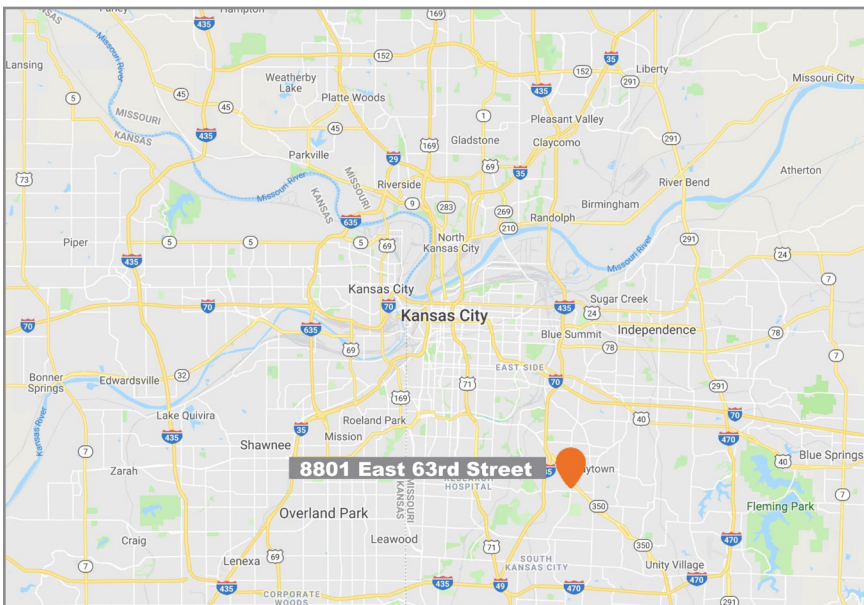
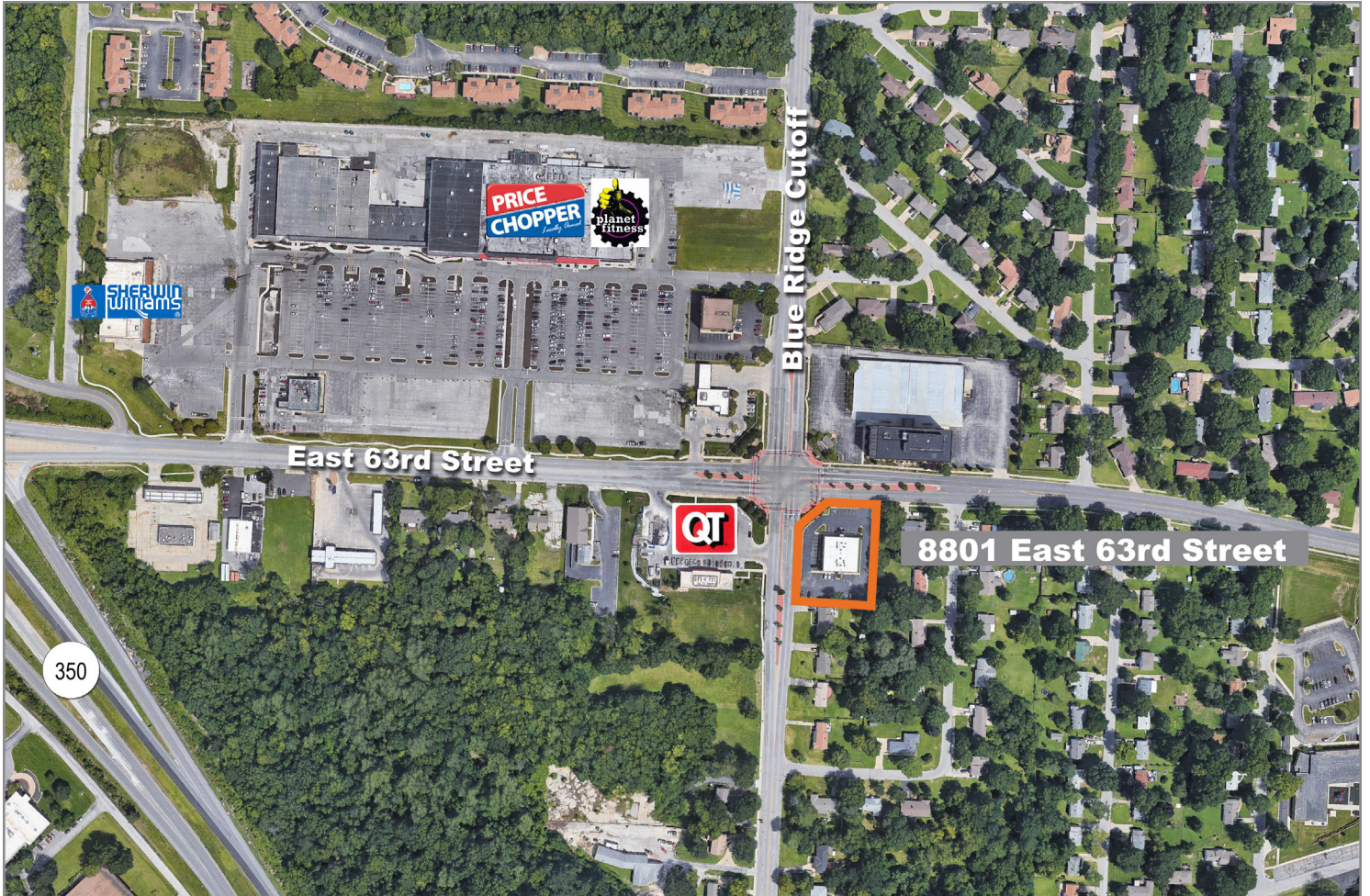
Interior Photos



Westview 63

8801 East 63rd Street, Raytown, Missouri 64133

For Lease



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dgessen@blockllc.com

700 W. 47th Street, Suite 200
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

Demographics

8801 E 63rd St		1 mi radius	3 mi radius	5 mi radius
Raytown, MO 64133				
POPULATION	2019 Estimated Population	6,536	51,166	143,966
	2024 Projected Population	6,595	51,759	149,719
	2010 Census Population	6,320	51,679	143,263
	2000 Census Population	6,855	52,195	153,028
	Projected Annual Growth 2019 to 2024	0.2%	0.2%	0.8%
	Historical Annual Growth 2000 to 2019	-0.2%	-0.1%	-0.3%
	2019 Median Age	38.3	38.9	39.1
HOUSEHOLDS	2019 Estimated Households	2,954	22,070	62,604
	2024 Projected Households	2,945	22,132	64,591
	2010 Census Households	2,689	21,104	59,004
	2000 Census Households	3,048	21,681	62,346
	Projected Annual Growth 2019 to 2024	-	-	0.6%
	Historical Annual Growth 2000 to 2019	-0.2%	-	-
RACE AND ETHNICITY	2019 Estimated White	60.7%	58.3%	44.0%
	2019 Estimated Black or African American	29.8%	33.1%	47.7%
	2019 Estimated Asian or Pacific Islander	1.5%	1.4%	1.4%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
	2019 Estimated Other Races	7.5%	6.7%	6.5%
	2019 Estimated Hispanic	6.9%	6.4%	6.4%
INCOME	2019 Estimated Average Household Income	\$49,599	\$61,273	\$58,069
	2019 Estimated Median Household Income	\$47,423	\$54,399	\$48,612
	2019 Estimated Per Capita Income	\$22,580	\$26,540	\$25,328
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.7%	2.3%	2.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.3%	5.6%	8.9%
	2019 Estimated High School Graduate	33.1%	33.7%	35.4%
	2019 Estimated Some College	26.8%	28.6%	26.2%
	2019 Estimated Associates Degree Only	7.9%	7.2%	7.3%
	2019 Estimated Bachelors Degree Only	15.7%	14.6%	12.9%
	2019 Estimated Graduate Degree	6.4%	8.0%	6.5%
BUSINESS	2019 Estimated Total Businesses	415	1,439	4,061
	2019 Estimated Total Employees	4,005	19,613	52,527
	2019 Estimated Employee Population per Business	9.6	13.6	12.9
	2019 Estimated Residential Population per Business	15.7	35.6	35.4