



7611 State Line Office Building

7611 State Line Road, Kansas City, MO 64114

**GREAT EXPOSURE AND
LOCATION IN REMODELED
OFFICE SPACE**



FOR LEASE BY OWNER

CONTACT INFORMATION

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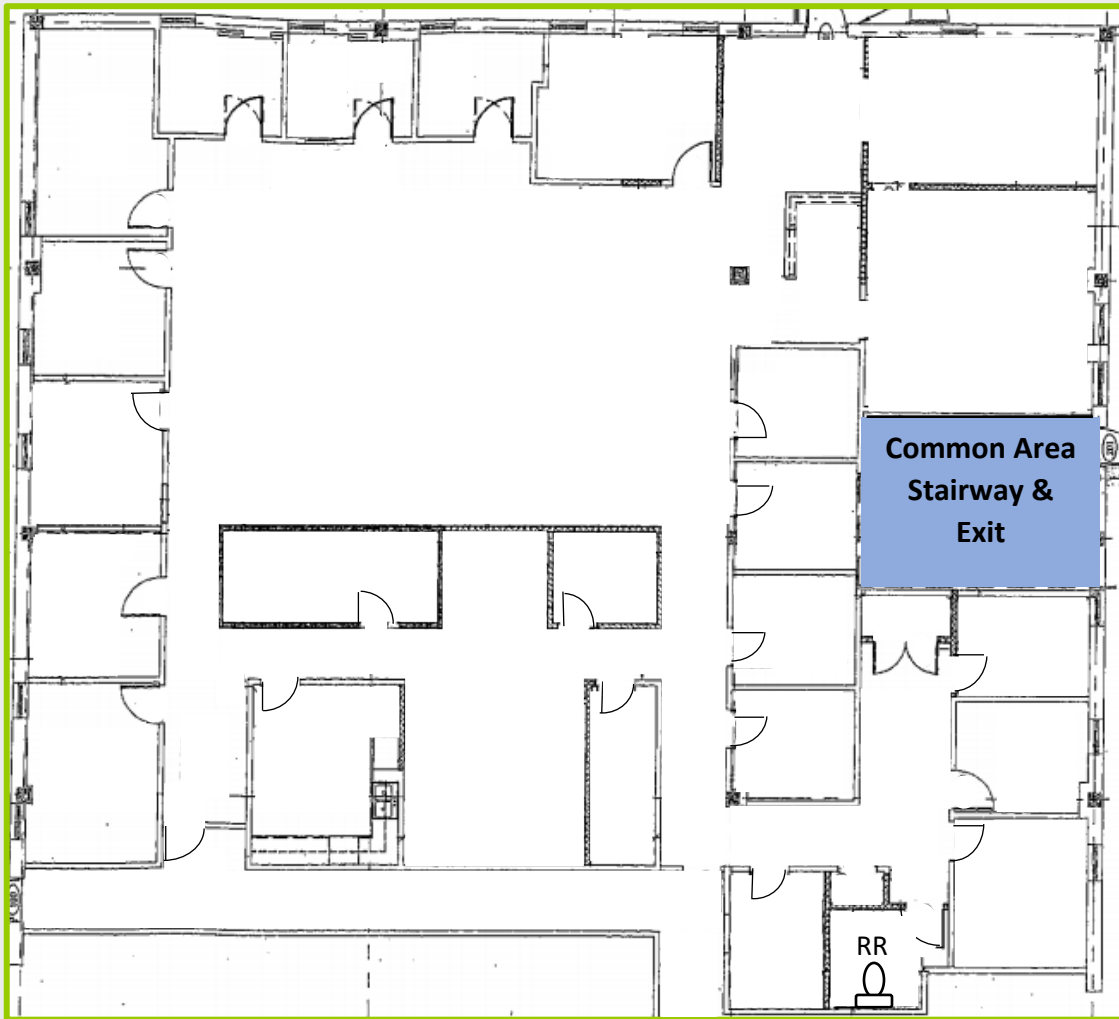
LOCATION



DEMOGRAPHICS near State Line Rd

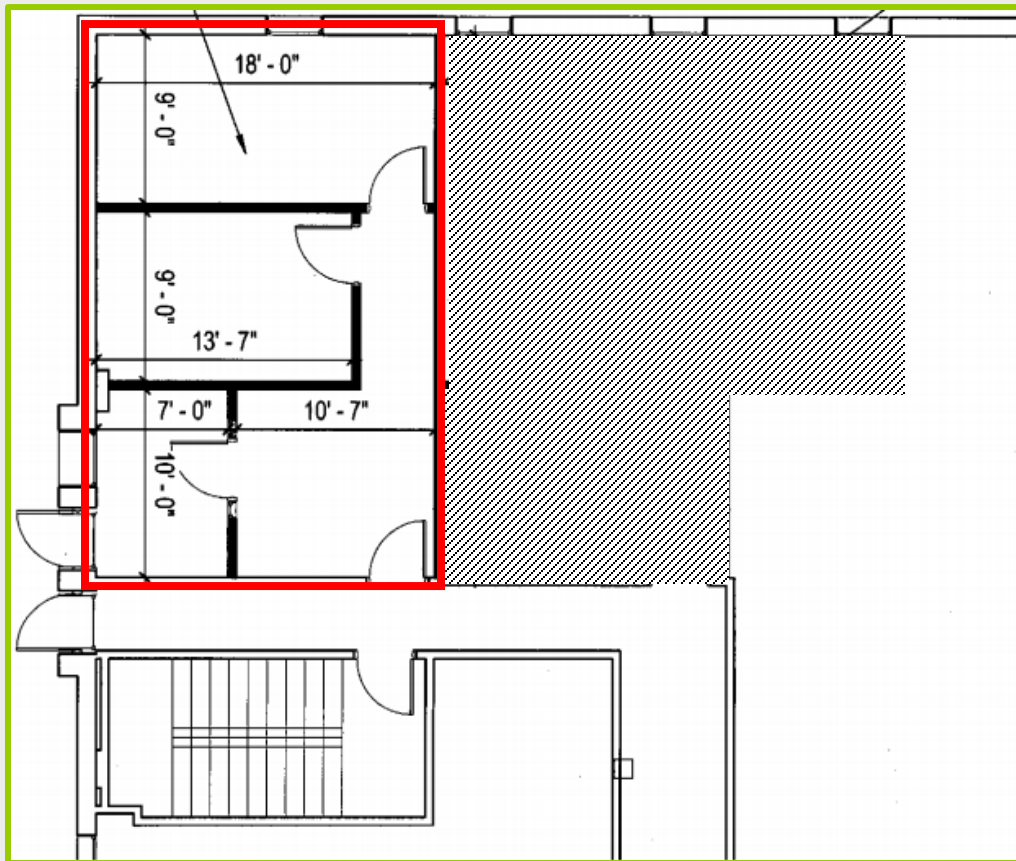
Population	1 Mile	3 Mile	5 Mile
2019 Total Population	11,906	94,042	244,152
2024 Population	12,140	96,273	251,223
Pop Growth 2019-2024	+ 1.97%	+ 2.37%	+ 2.90%
Average Age	40	41	39
2019 Total Households	5,613	41,673	111,626
HH Growth 2019-2024	+ 1.71%	+ 2.24%	+ 2.82%
Median Household Inc	\$81,541	\$76,684	\$60,722

Available Suite



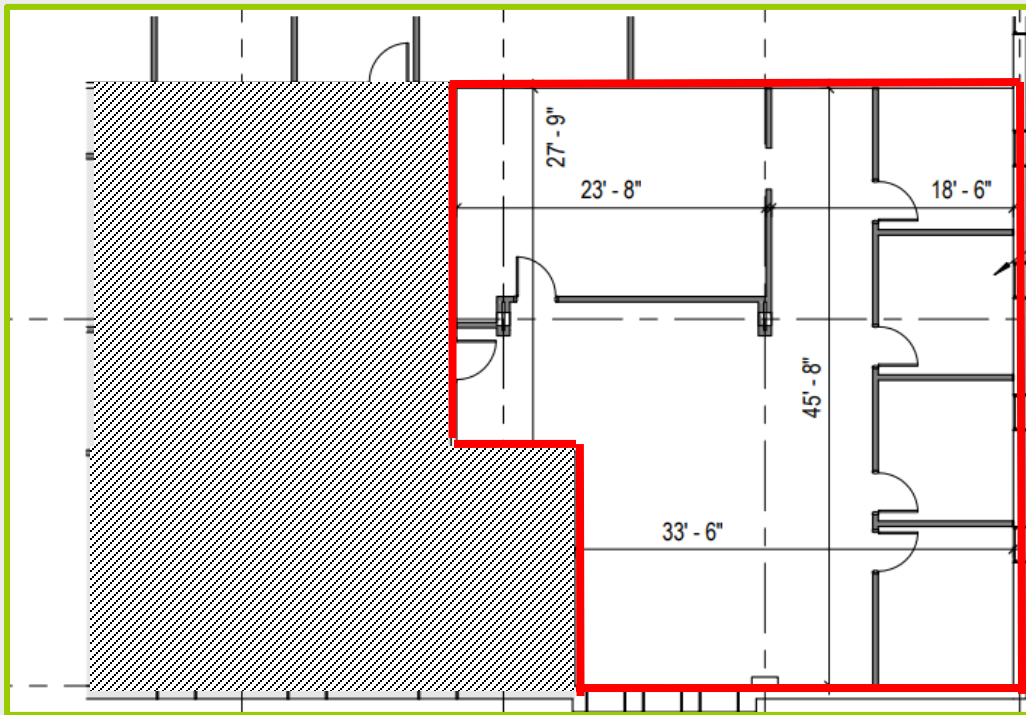
Suite 103, 6,325 RSF

Available Suite



Suite 160, 592 RSF

Available Suite



Suite 200, 1,968 RSF

PROPERTY FEATURES



Key Attributes

Our property is set in a prime location, offering many easy amenities in the vicinity for you and your associates during a busy work schedule.

The property is easy access for any travelling to and from areas such as Lee's Summit, Prairie Village, and Downtown Kansas City.

The Property

Year Built: 1975

Available Space: 6,325 RSF, 592 RSF,
1,968 RSF

Currently under construction for remodel

