

VIEW  
VIRTUAL  
TOUR

1,100 SF  
AVAILABLE

# PICTURE HILLS PROFESSIONAL BUILDING

OFFICE CONDO FOR SALE OR LEASE

5711 NW 64TH TER, BLDG. 1 • KANSAS CITY, MO

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# PROPERTY HIGHLIGHTS

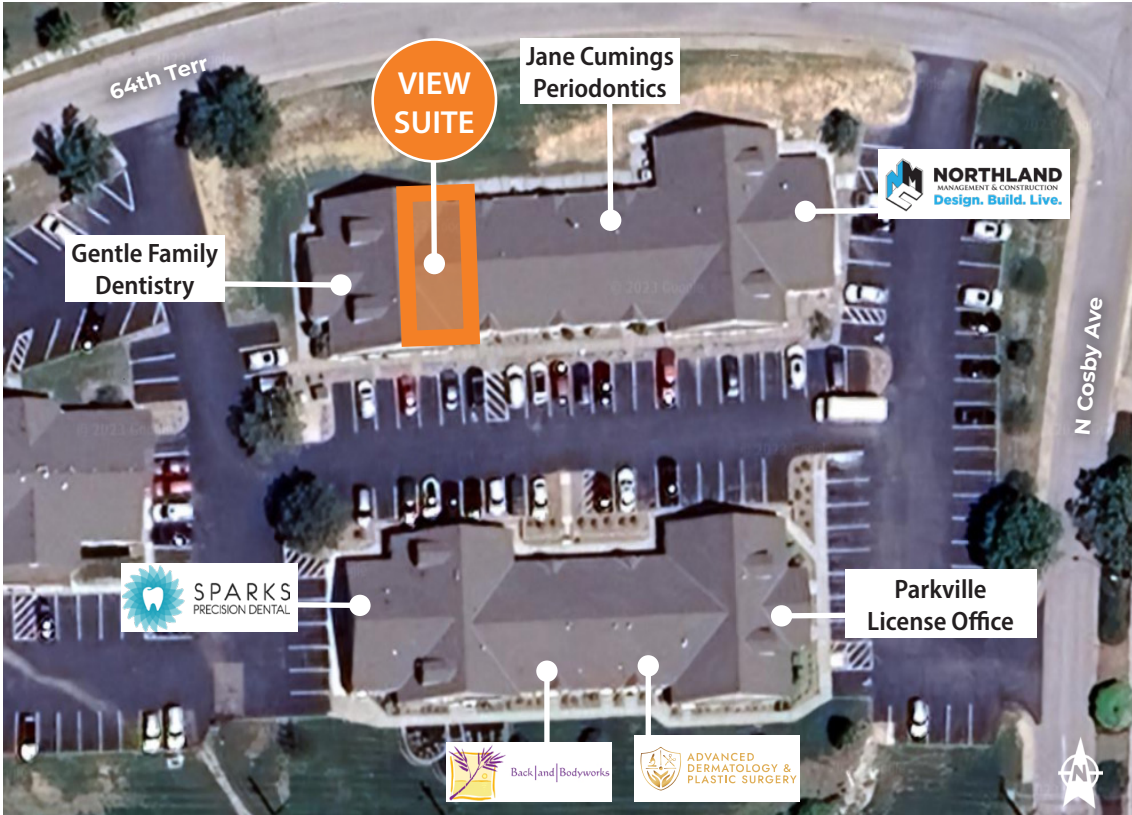
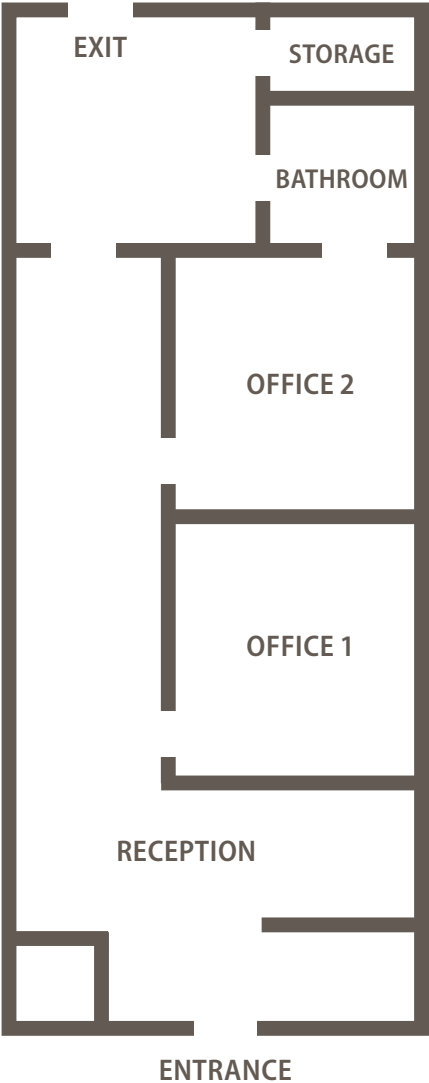
- **1,100 SF owner/user office condo for sale or lease**
  - *Sale Price: \$143,000; \$130/SF*
- Immediate access to I-29; convenient access from signalized intersection
- Ideal space for a professional/medical service provider
- On-site property management
- Over 19,000 CPD on NW 64th St
- Surrounding amenities include restaurant, retail and service providers
- Strong co-tenancy with a variety of medical and professional services

## DEMOGRAPHICS      1 MILE      3 MILE      5 MILE

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| Population        | 9,203     | 59,454    | 123,902   |
| Average HH Income | \$107,388 | \$109,059 | \$103,779 |
| # of Businesses   | 299       | 1,681     | 3,982     |
| # of Employees    | 2,840     | 19,312    | 53,762    |



# SITE PLAN



1,100 SF

# AREA SUBMARKET



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