

1,500 - 7,332 SF

**AVAILABLE
FOR SUBLEASE**

EIGHTY80 BUILDING

Office Space
for Sublease

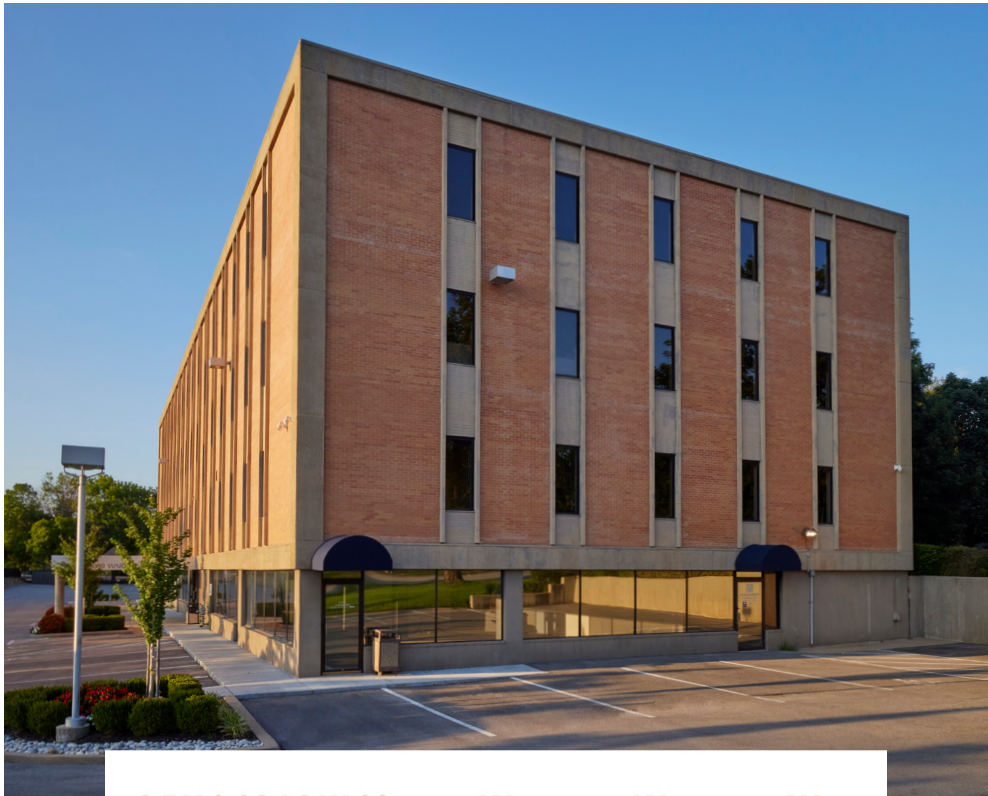
8080 WARD PKWY • KANSAS CITY, MO

SPENCER STEWART

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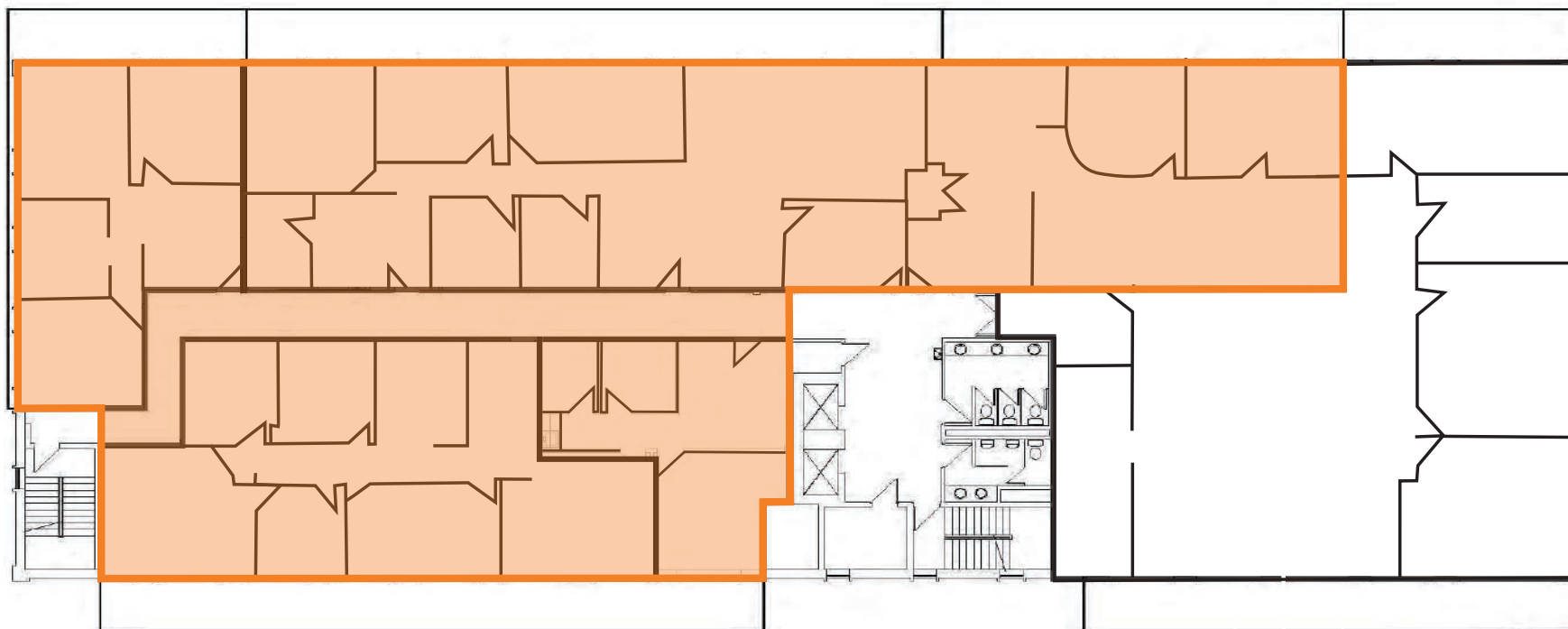
PROPERTY HIGHLIGHTS

- 1,500 - 7,332 SF for sublease
 - \$19.50 PSF
 - Plug and play sublease (*expires April 2027*)
- Ability to demise the space as needed
- Strong visibility from Ward Parkway with nearly 19,300 CPD
- Common areas and restrooms recently updated
- On-site property management and ownership
- Close proximity to Ward Parkway Center with a variety of retail and restaurant amenities
- Less than 8 minutes from I-435



DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	10,679	96,027	246,895
Avg. HH Income	\$132,581	\$146,120	\$122,272
# of Businesses	608	3,460	12,583
# of Employees	6,830	34,440	181,834

FLOOR PLAN | FOURTH FLOOR



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INTERIOR PHOTOS



