



For More information :

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Corporate Headquarters / Investment Opportunity | 146,000 SF • 8.46 ACRES

9001 W. 67th Street | Merriam, Kansas 66202



COMMERCIAL DIVISION
OF LOCAL AGENT LLC

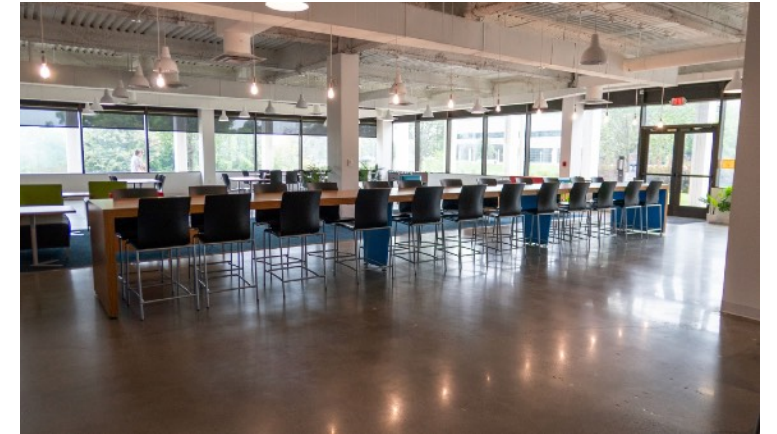
Property Summary

ADDRESS	9001 W. 67th Street Merriam, Kansas 66202
PRICE	\$9.25mm
SQUARE FEET	146,000 GBA 135,000 GRA
LOT SIZE	8.46 Acres
OCCUPANCY	100% by Seller
FLOORS	4
YEAR BUILT	1975
SURFACE PARKING	502 Surface with 7 individual garage spaces
PARKING RATIO	3.15 PER 1,000 SF
ELEVATORS	4 (3 Passenger & 1 Freight)
RESTROOMS	48
ZONING	PUD - G (Planned Urban Development - General)
SPRINKLER SYSTEM	100% Coverage
ELECTRICAL	277 / 480, 3 Phase, 4-wire power rated @ 800 amps





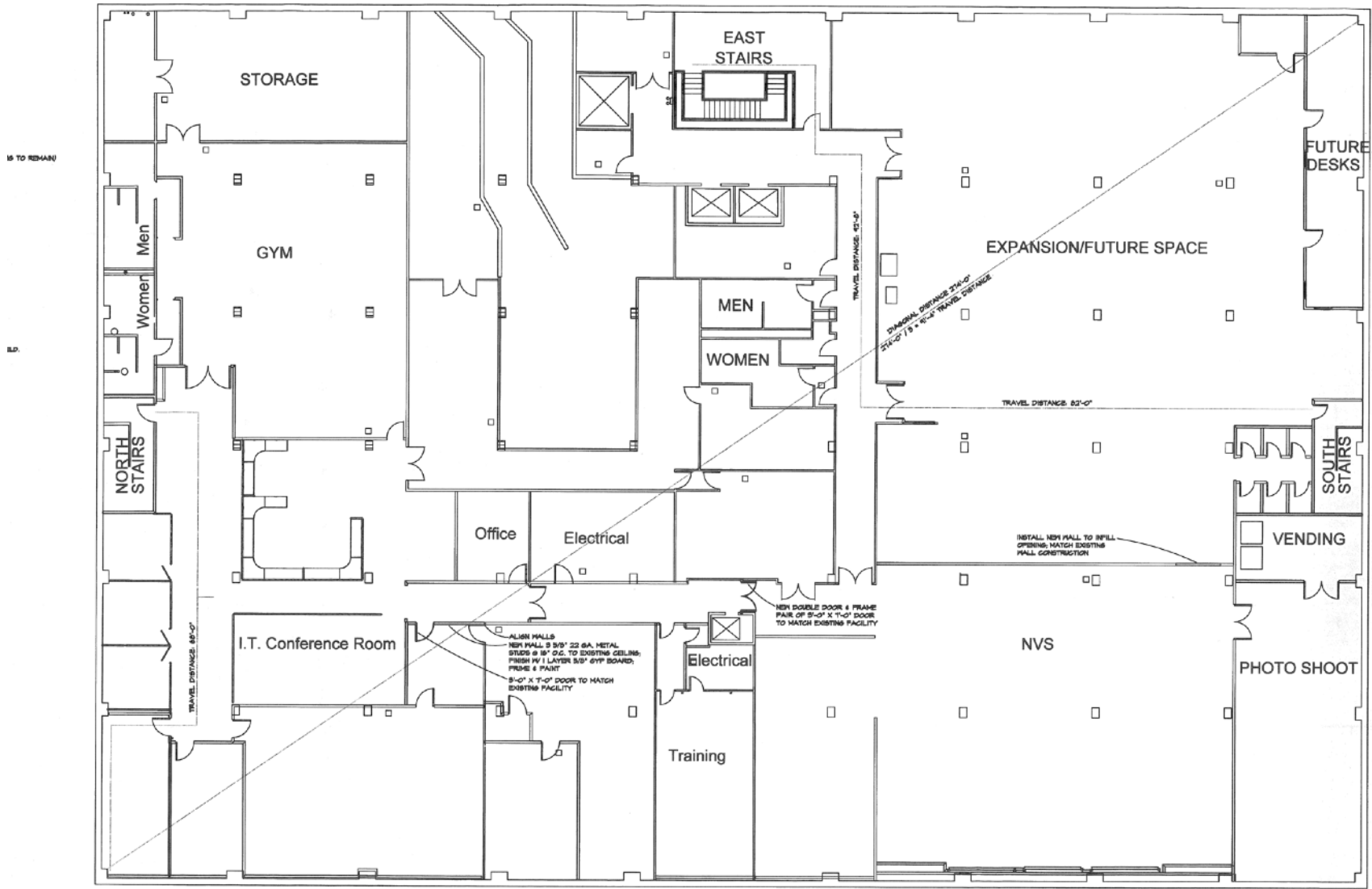




Floor Plan

Basement Level

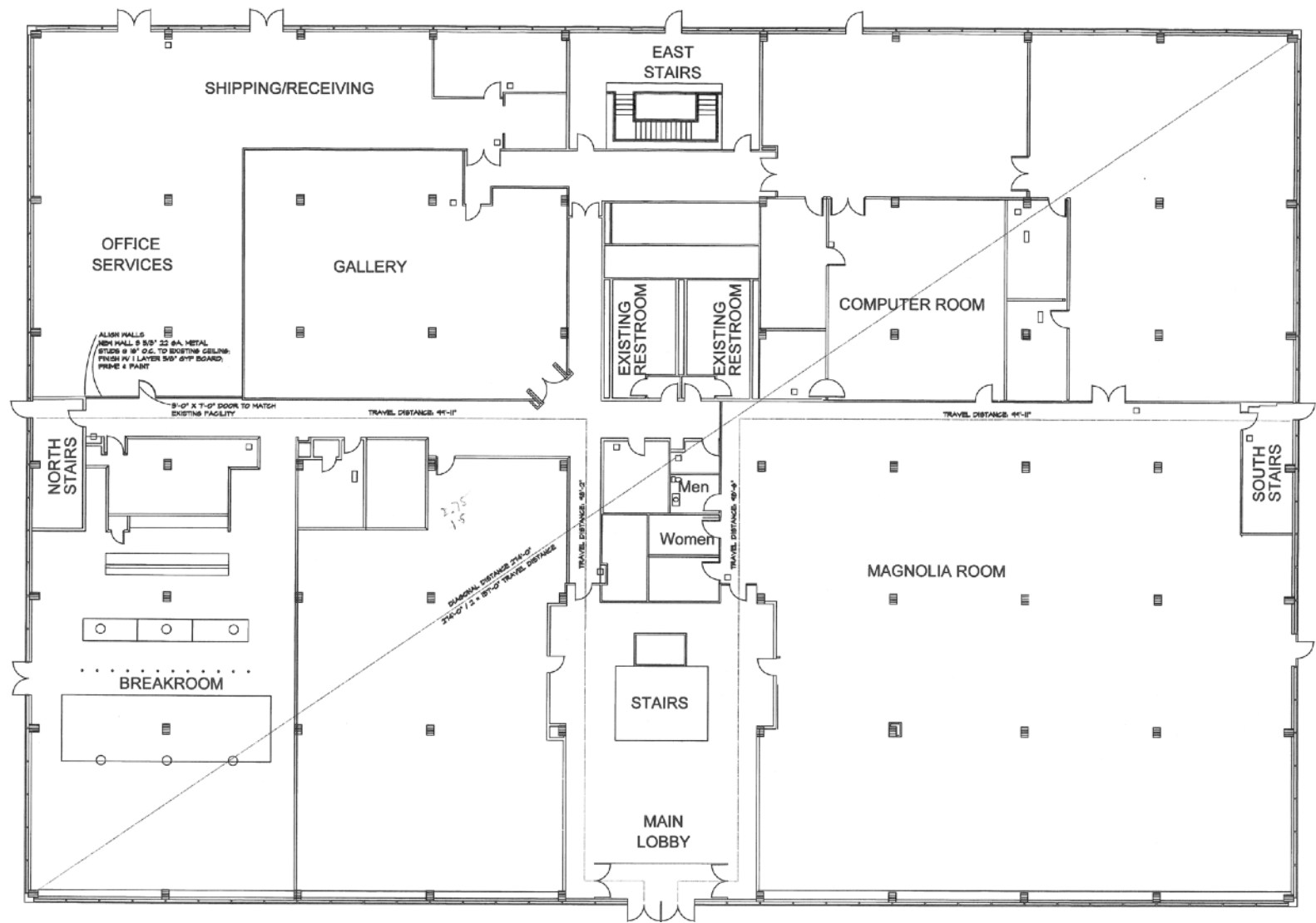
Offices, Storage, Etc



Floor Plan

Second Floor

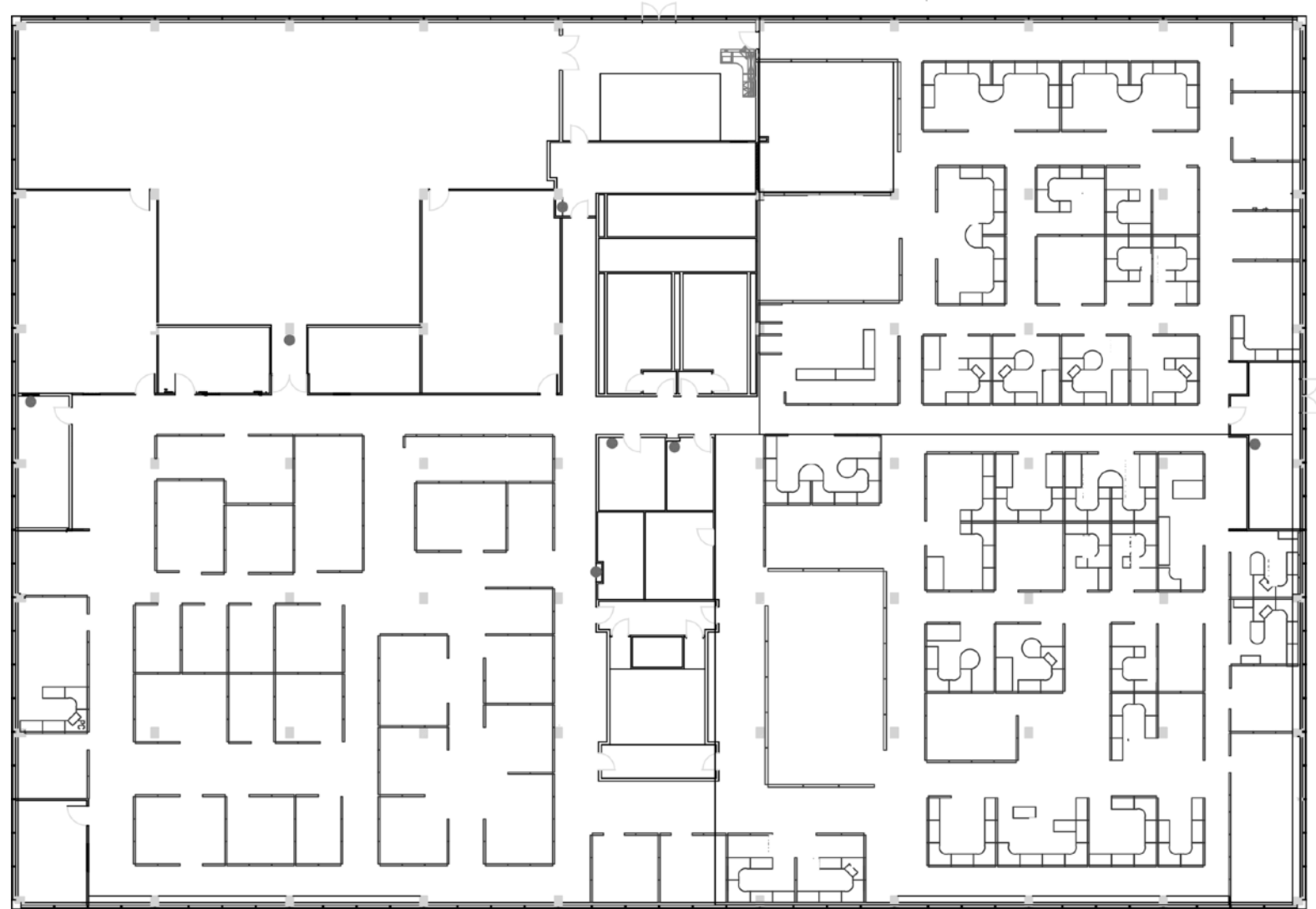
Eby Ave West Entrance



Floor Plan

Third Floor

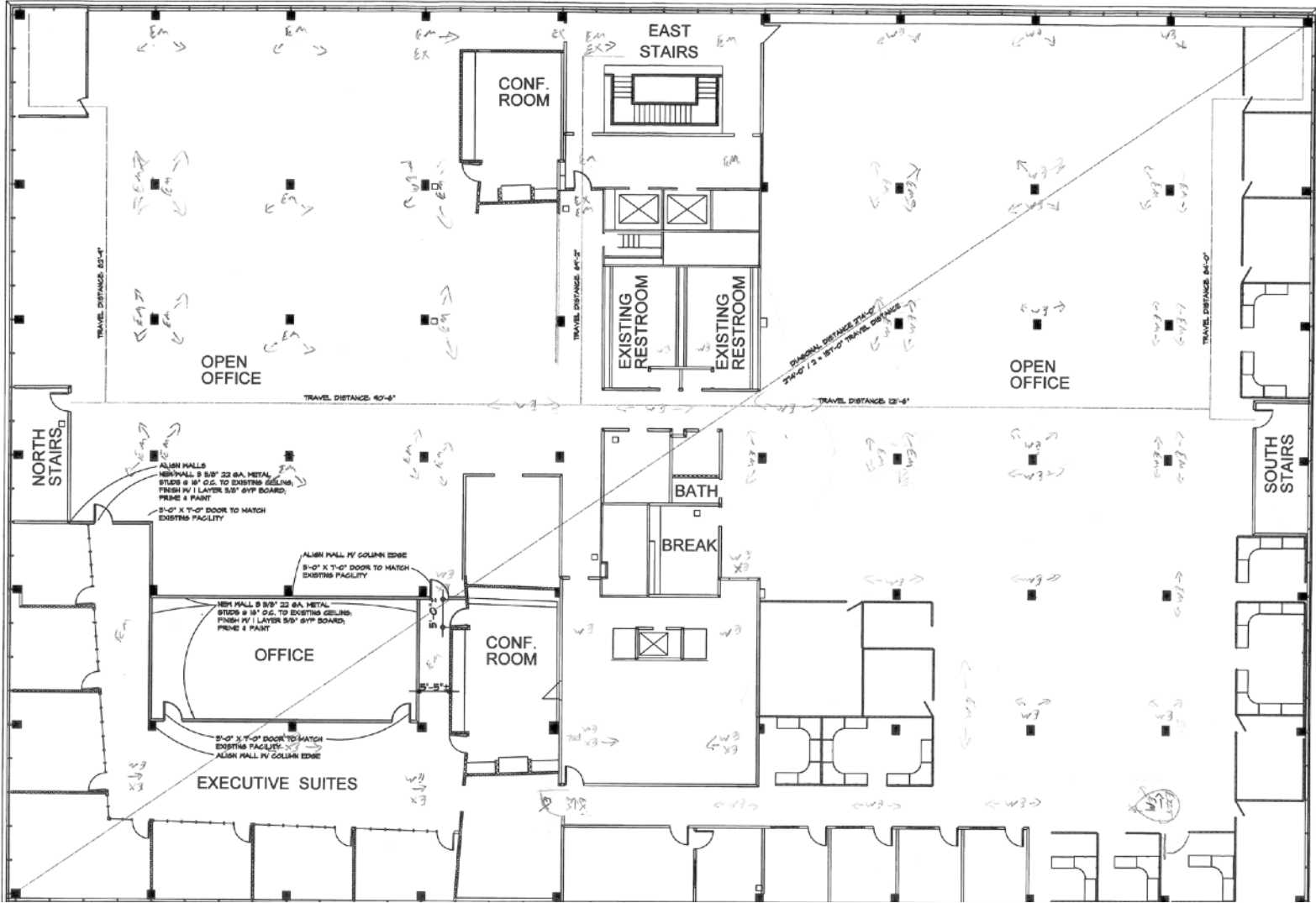
East Parking Lot Entrance



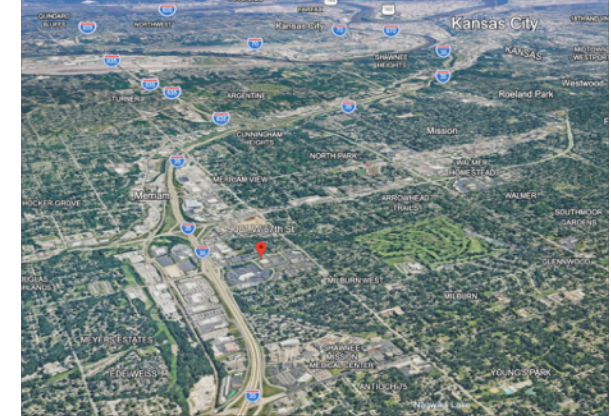
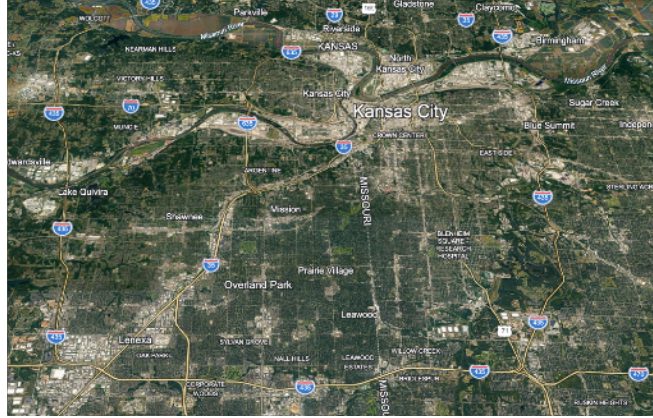
Floor Plan

Fourth Floor

Executive Suites



LOCATION



Strategically located immediately off **I-35 in northeast Johnson County**, 9001 W. 67th Street provides exceptional access to both Downtown Kansas City and the major employment centers of Johnson County. The property sits along the W. 67th Street commercial corridor, with convenient connections to Shawnee Mission Parkway, Antioch Road and the broader metro highway network.

The surrounding area is benefiting from significant new investment, highlighted by the **\$140 million Merriam Grand Station redevelopment** at I-35 and Shawnee Mission Parkway, which brings 361 apartments along with new restaurants, retail and gathering spaces. This combination of interstate accessibility, nearby amenities and continued redevelopment strengthens the property's appeal as a corporate headquarters, employment center or redevelopment opportunity

Travel times:

- To downtown KC – 15 min
- To KCI – 30 min
- To Leawood – 15 min
- To downtown Overland Park – 7 min
- To Merriam new development – 3 min



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