



# Kirkwood Bend

1001 S. Kirkwood Road



**Now Leasing**



**Full Third Floor 33,324 Sq Ft**

Can be divided 2,500 sf  
Building Signage Available

- Convenient access to Interstates 44/270
- 5:1 parking ratio per usable square feet
- State of the art full DDC HVAC system
- Full Service Lease
- 123,164 square feet of Class "A" professional space
- Large, efficient floor plates
- Climate controlled lower level parking & storage are available

**Population:**

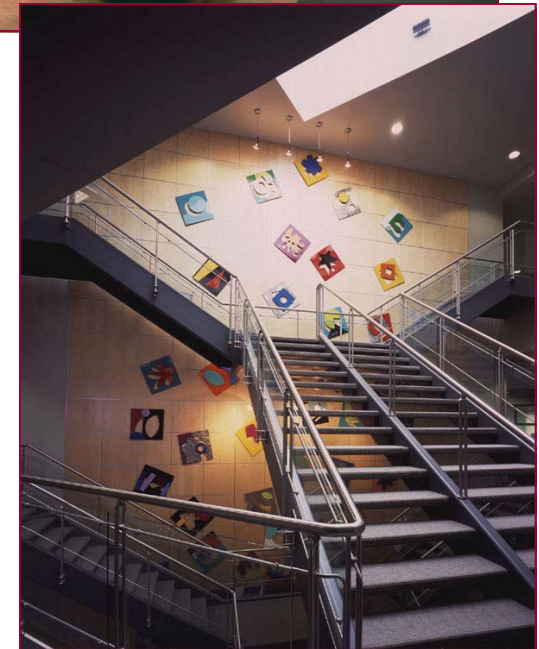
- 76,282(3 mile)
- 195,941(5 mile)

**Avg. family income:**

- \$99,476 (3 mile)
- \$96,035 (5 mile)

**Daily Traffic:**

- 50,000 cars per day



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