

450 E 4TH STREET

KANSAS CITY, MO 64106

PEAK

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PROPERTY HIGHLIGHTS:

- River Market Office Space For Lease
- **Suite #200 – 2,589 SF**
- **Suite #201 – 3,968 SF**
- \$19.75/PSF + Janitorial
- Open concept and private office driven layouts.
- Excellent River Market location with easy access to the Highway.
- 2nd Floor balcony serving all Tenants in the building.
- Ample parking
- Two EV Chargers Available On-Site
- Potential for building signage.

FLOOR PLAN

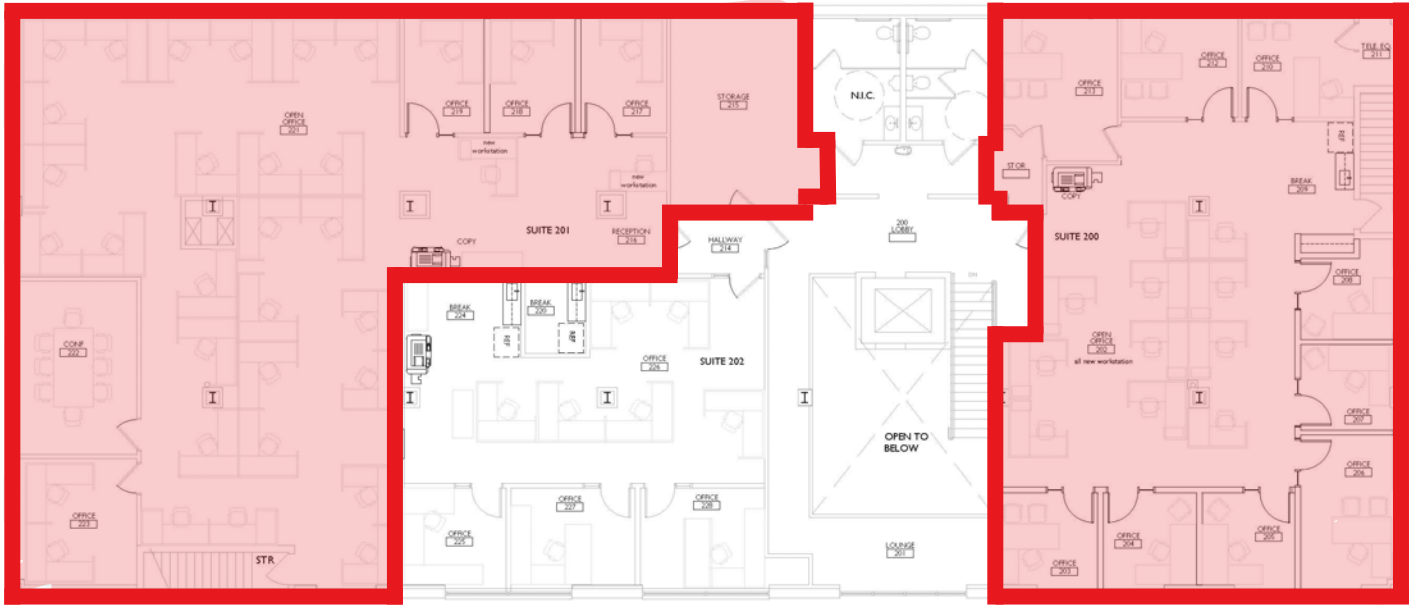
SECOND FLOOR



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Suite #201 – 3,968 SF

Suite #200 – 2,589 SF

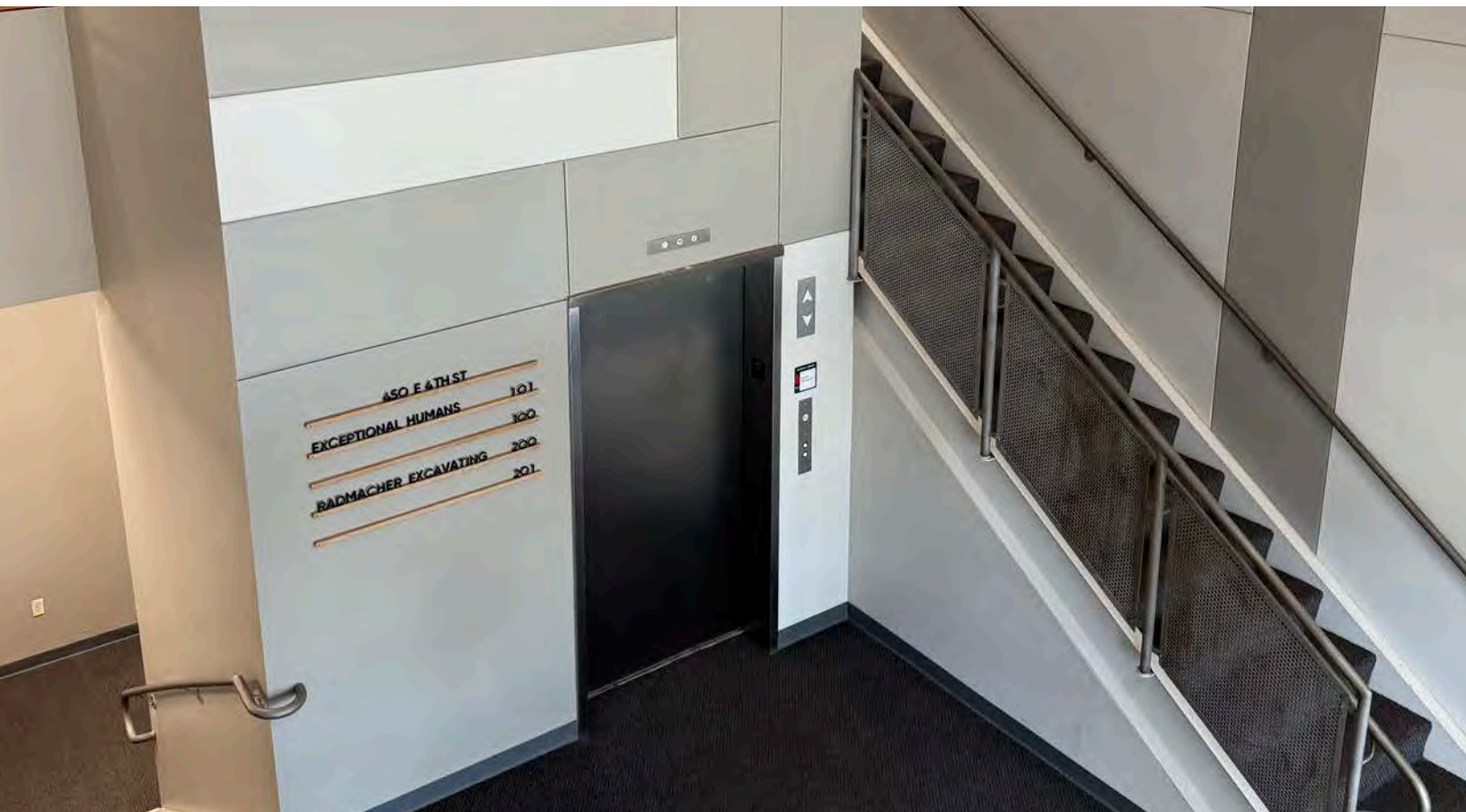


PROPERTY PHOTOS

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PROPERTY AERIAL

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POPULATION	
1-MILE	17,060
3-MILE	80,412
5-MILE	229,686

DAYTIME POPULATION	
1-MILE	40,224
3-MILE	142,914
5-MILE	269,326

AVERAGE HOUSEHOLD INCOME	
1-MILE	\$93,505
3-MILE	\$79,401
5-MILE	\$77,807