



CLEMONS

4233 ROANOKE RD

4233 Roanoke Rd, Kansas City, MO 64111

BURKHART LAW
HOOD LAW GROUP

4233

Cole Stewart

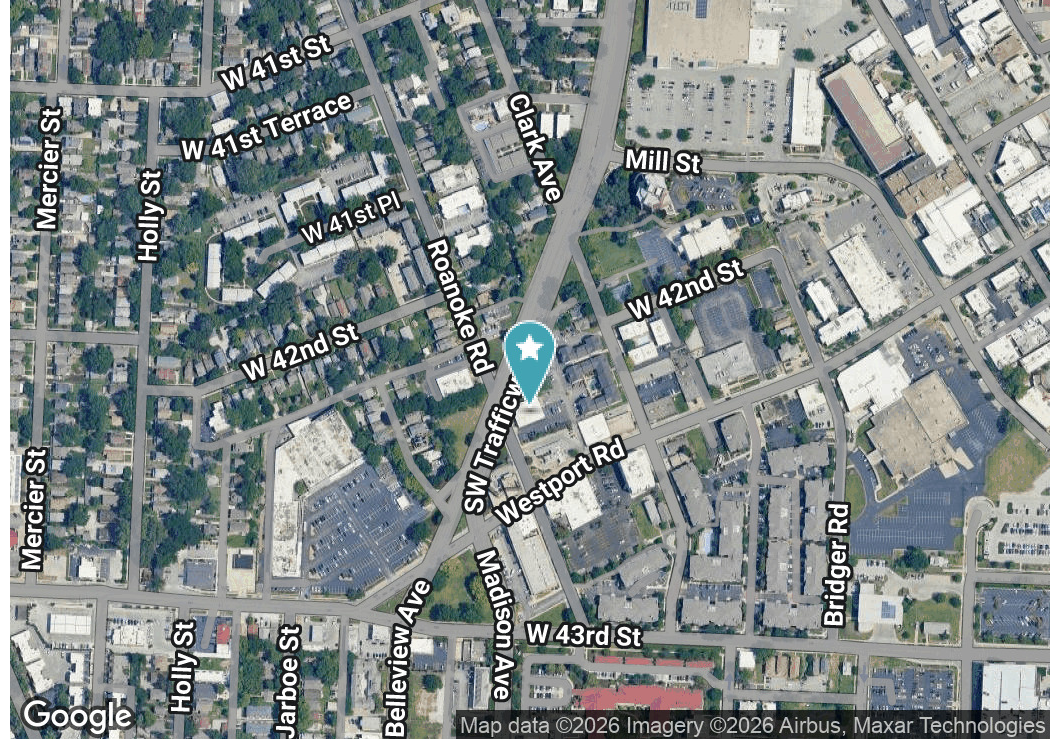
ASSOCIATE

816.621.2130

cole@clemonsrealestate.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Turn-key furnished office space available in the heart of Kansas City's historic Westport district, with opportunities on both the first and second floors. Whether you're seeking a plug-and-play workspace or flexible first-floor space ideal for professional services, consulting, wellness, or medical-related uses — this property has options to fit your needs. Tenants have access to a shared conference room, kitchenette, and common restrooms. Conveniently located just off Southwest Trafficway and Westport Rd with walkable proximity to numerous restaurants, coffee shops, and retail amenities. Tenant signage opportunities available. Ample on-site parking available.

LOCATION DESCRIPTION

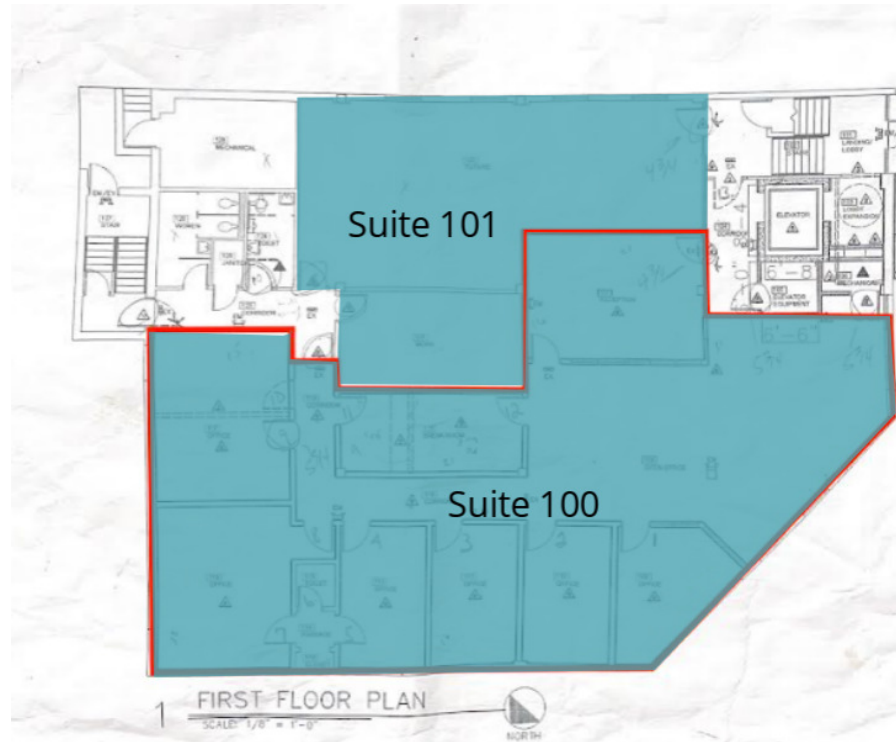
Strategically positioned just north of Westport Rd along Southwest Trafficway, offering excellent connectivity to Westport, Midtown, the Country Club Plaza, and Downtown Kansas City.

PROPERTY HIGHLIGHTS

- Beautiful Turn-key Office Space in the Vibrant Westport Area
- Fully Furnished Options
- Private Offices
- Open Office Area
- Front Desk and Lobby/Waiting Area
- Conference Room and Kitchenette Included

Offering Summary

Lease Rate:	\$22.00 SF/yr (FS)
Available SF:	900 - 4,100 SF
Lot Size:	0.4 Acres
Building Size:	11,010 SF

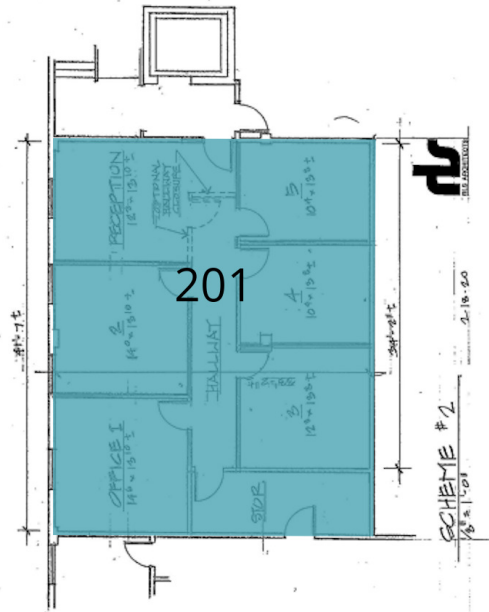


Legend

Available

AVAILABLE SPACES

Suite	Tenant	Size	Type	Rate	Description
Suite 100	Available	3,200 - 4,100 SF	Full Service	\$22.00 SF/yr	First floor office with seven (7) private offices; open office area, reception area, and break room.
Suite 101	Available	900 - 4,100 SF	Full Service	\$22.00 SF/yr	Open flexible first-floor space ideal for professional services, consulting, wellness, physical therapy or medical-related uses.



Legend

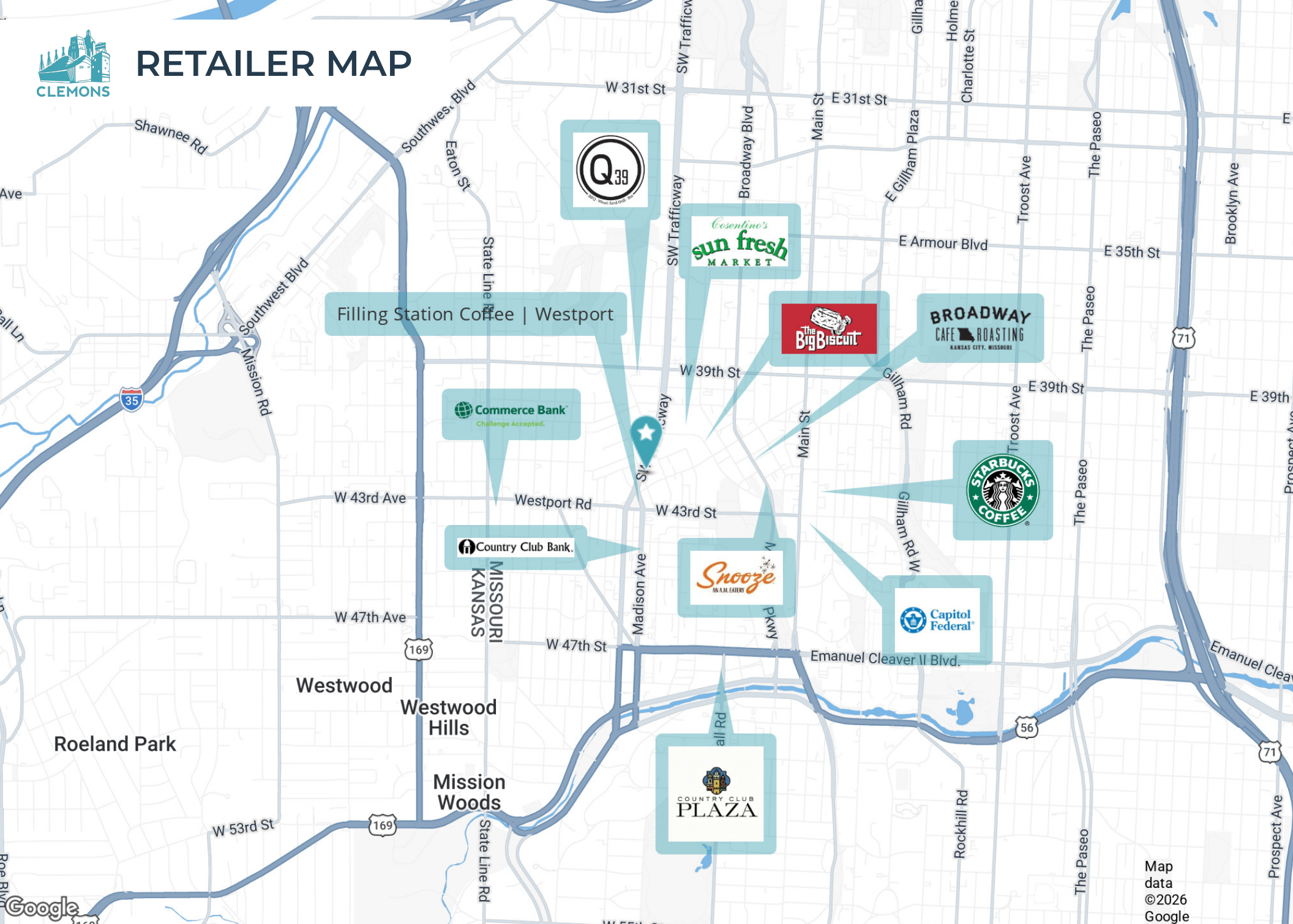
Available

AVAILABLE SPACES

Suite	Tenant	Size	Type	Rate	Description
Suite 201	Available	1,500 SF	Full Service	\$22.00 SF/yr	Comes fully furnished with Five (5) private offices and front desk area. You'll have access to a large conference room, kitchenette, and multiple common area restroom.



RETAILER MAP



Map data ©2026 Google



ADDITIONAL PHOTOS



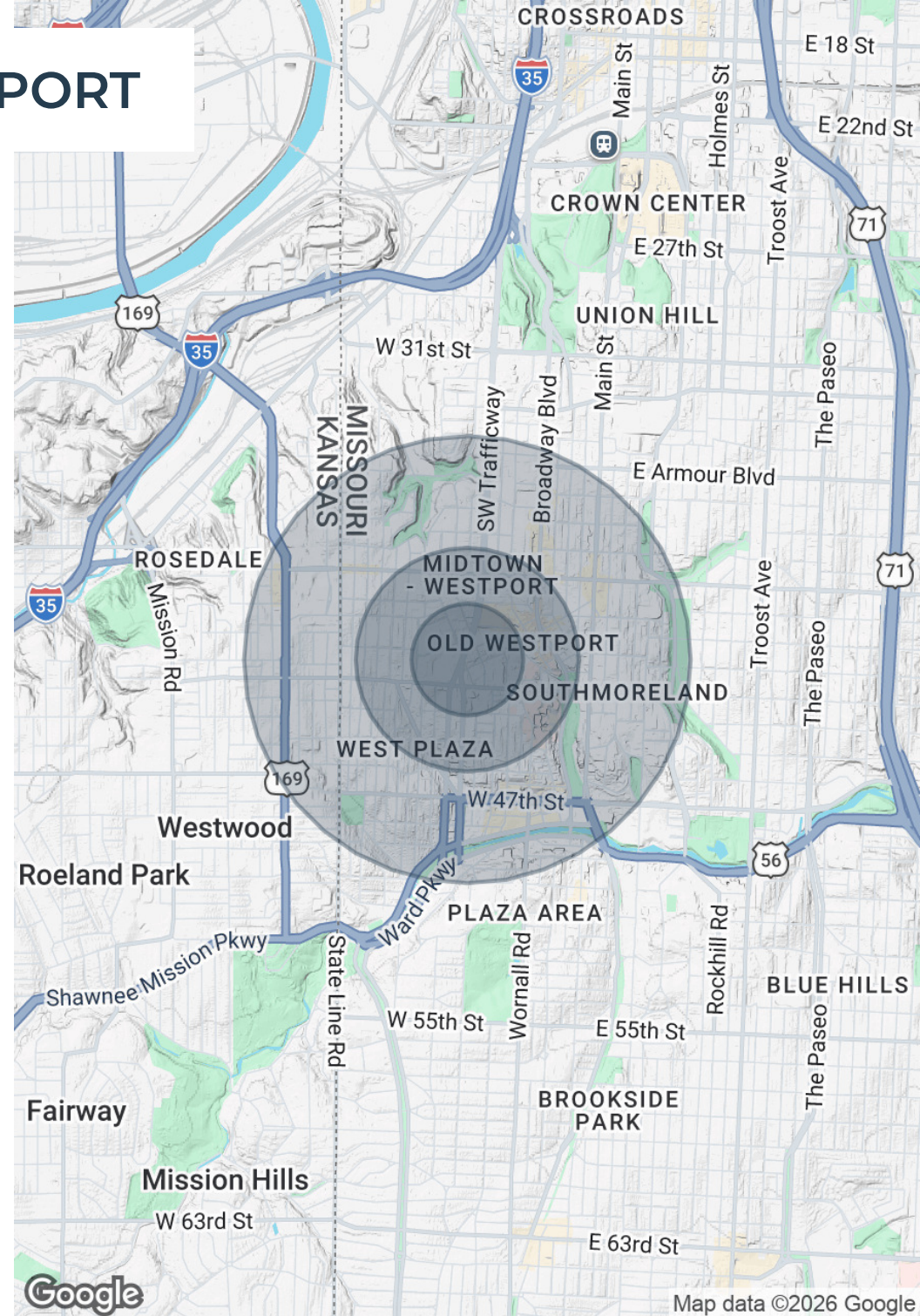


DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,631	6,352	22,358
Average Age	31.4	32.8	34.2
Average Age (Male)	34.5	34.2	35.2
Average Age (Female)	30.1	32.6	34.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,075	4,168	15,474
# of Persons per HH	1.5	1.5	1.4
Average HH Income	\$72,491	\$72,262	\$65,728
Average House Value	\$120,510	\$167,201	\$213,506

2020 American Community Survey (ACS)



Map data ©2026 Google



WESTPORT MARKET PAGES

WESTPORT

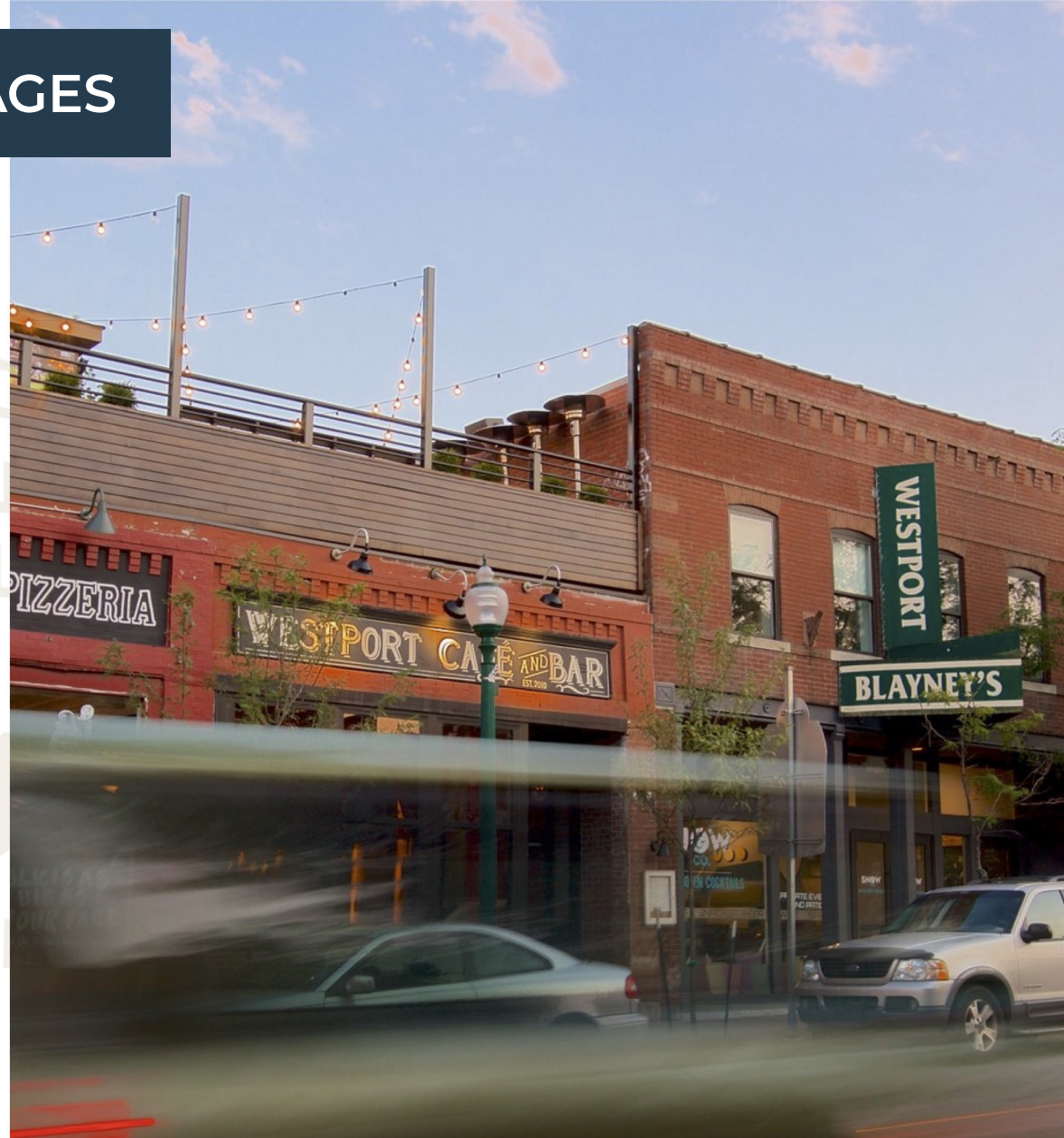
Westport is one of Kansas City's most iconic and energetic neighborhoods —where historic charm meets modern-day nightlife, dining, and local culture. Originally a trading post in the 1800s, today Westport is a vibrant hub for restaurants, bars, boutiques, and creative businesses that draw both locals and tourists year-round.

Located just minutes from Midtown, the Country Club Plaza, and Downtown, Westport offers strong foot traffic, diverse demographics, and a lively, walkable streetscape. With ongoing residential and commercial investment, this historic district continues to evolve while maintaining its unmistakable character—making it a prime location for food, retail, and entertainment-focused real estate opportunities.

WESTPORT DEMOGRAPHICS



KANSAS CITY DEMOGRAPHICS



MAJOR CORPORATIONS IN THE AREA

