

4049 PENNSYLVANIA AVE KANSAS CITY, MO

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS

LOCATED IN THE HEART OF WESTPORT NEAR THE INTERSECTION OF WESTPORT RD AND PENNSYLVANIA AVE

10,000+ SF AVAILABLE:

- > SUITE 100: 1,106 SF
- > SUITE 150: 2,762 SF
- > SUITE 200: 637 SF
- > SUITE 301: 4,068 SF
- > SUITE 302: 1,000 SF
- > SUITE 303: 1,679 SF

BUILDING SIGNAGE AVAILABLE

EASILY WALKABLE TO RESTAURANTS, ENTERTAINMENT, AND STREETCAR (COMING IN 2025)

EXCELLENT PARKING OPTIONS AVAILABLE - VISITOR AND TENANT



MORE INFORMATION

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FLOOR PLANS

LEVEL 1

SUITE 100
1,106 SF



SUITE 150
2,762 SF

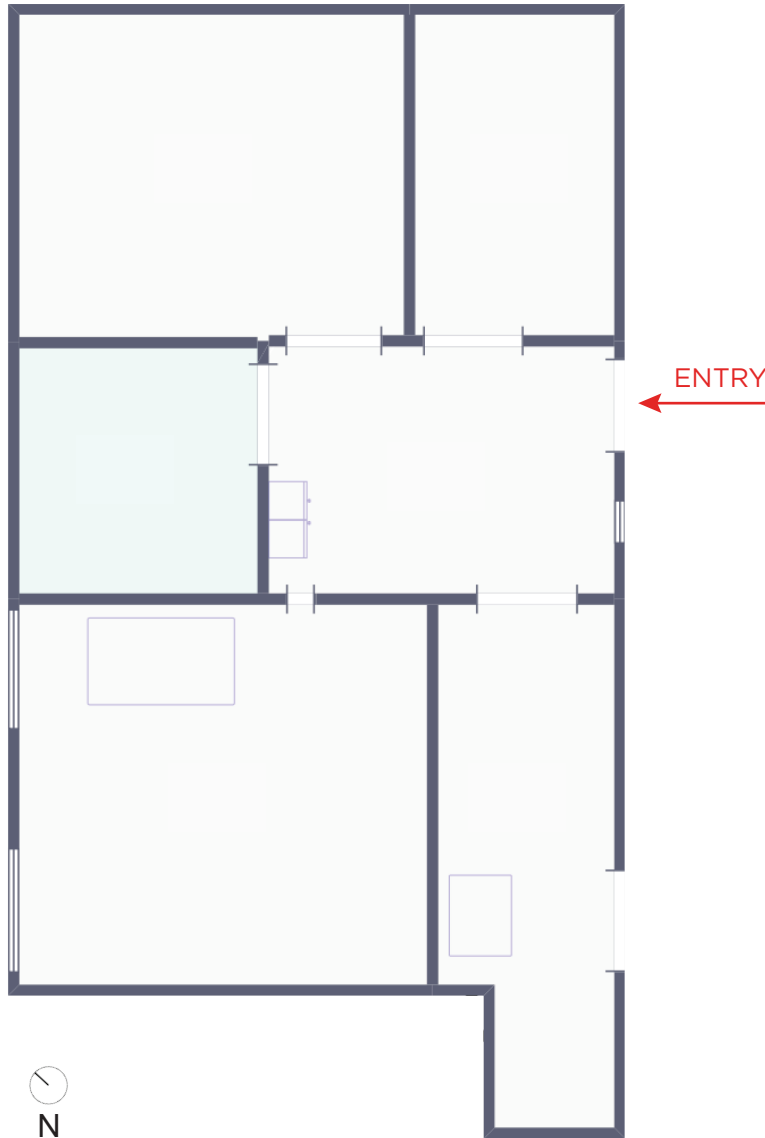


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FLOOR PLANS

LEVEL 2

SUITE 200
637 SF



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- *FIVE PRIVATE WORK SPACES*
- *GREAT FOR EXECUTIVE OFFICES, THERAPISTS, SPEECH PATHOLOGISTS AND MORE*

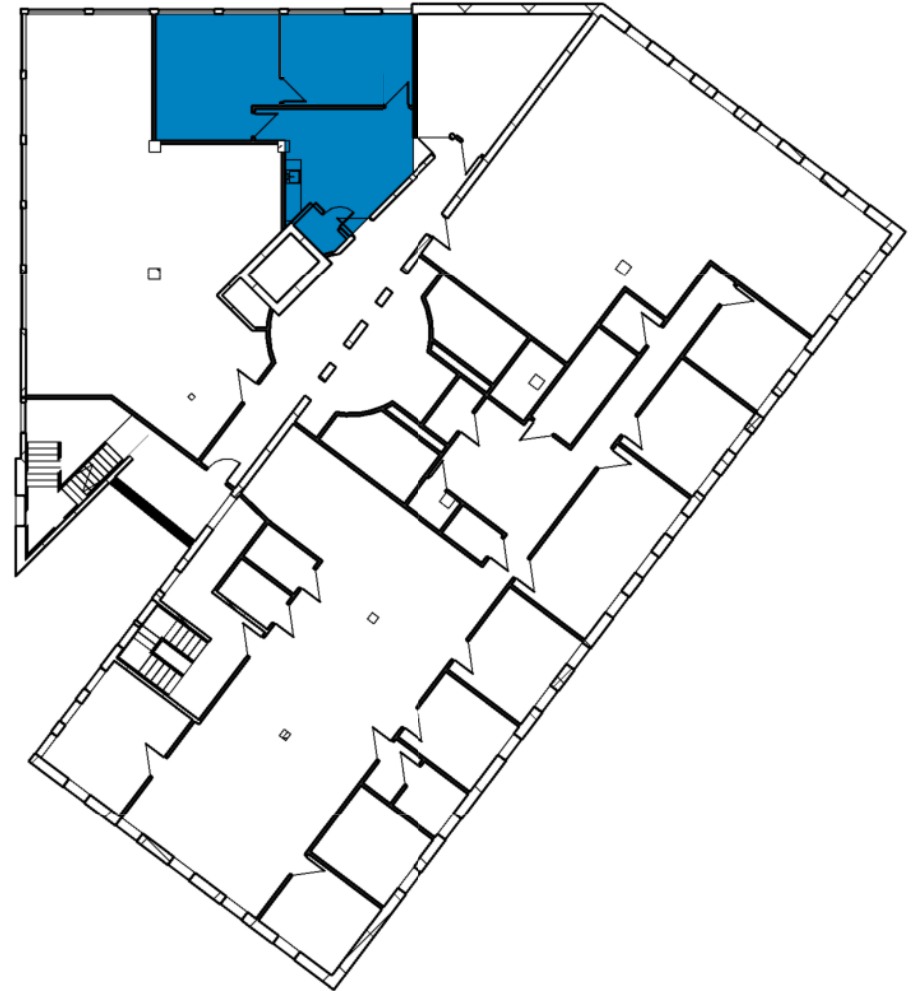
FLOOR PLANS

LEVEL 3

SUITE 301
4,068 SF



SUITE 302
1,000 SF



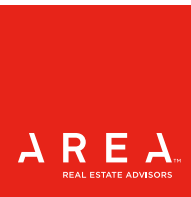
FLOOR PLANS

LEVEL 3

SUITE 303
1,679 SF



**BILDOUT INCLUDES
FIVE OFFICES & A KITCHEN*





Harp's
Bunker since 1997
Snooze AN ALL DAY
BEER KITCHEN
BROADWAY CAFE ROASTING
CHAR BAR SMOKED MEATS & AMUSEMENTS
Nickelman's AN ALL DAY
OFFKEY KANSAS CITY LOUNGE & BISTRO
Care's CHICKEN FINGERS
TACO NAGO
Insomnia cookies
Domino's Pizza
Harry's Bar & Tables
Jerusalem Cafe
CHINGU FOOD, DRINK, CULTURE
KELLY'S WESTPORT INN
WESTPORT BAR REC
sun fresh MARKET
Tin Roof GUILLET MUSIC (2018)
FedEx Office

WESTPORT
39TH & MAIN

WORLD MARKET

SOUTHMORELAND
43RD & MAIN

Saint Luke's
Health System

COUNTRY CLUB
PLAZA
A KANSAS CITY TRADITION

PLAZA
CLEAVER II & MAIN



- STREETCAR EXPANSION (COMPLETION 2025)
- STREETCAR STOP