



Boulevard
Commercial

REAL ESTATE SERVICES

FOR SALE

4800 Rainbow Blvd. Westwood, KS

\$1,795,000

10,920 +/- SF Multi-Tenant Westwood Colonial Office Building



FOR MORE
INFORMATION
CONTACT

CRAIG KELLY, PRINCIPAL
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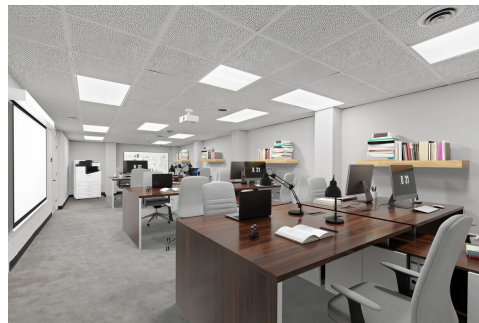
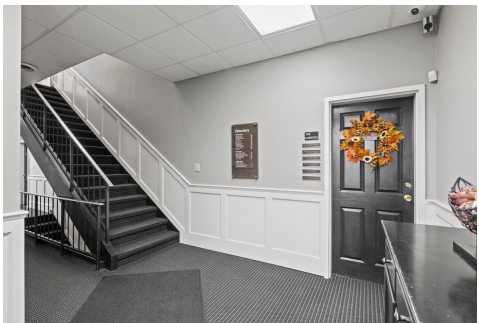
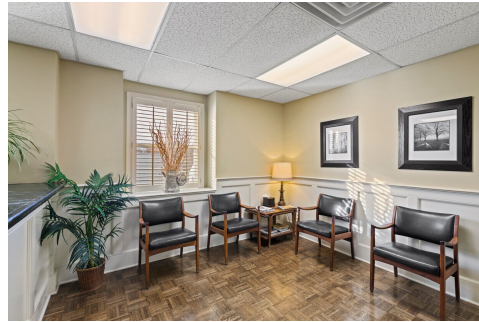
Boulevardcommercial.com | 816.313.8228 | 923 W. 24th St. KCMO 64108

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Property Highlights

- Unique investment opportunity in prime location with high-visibility frontage on Rainbow Blvd, offering exceptional access in the high-density legal and professional Westwood sub-market.
- Property has been professionally maintained; includes capital improvements.
- Established income history with historically strong occupancy rates exceeding 90%.
- Rare income-driven investment property with significant operational upside. Potential for increased rental rates as leases expire.
- Location suited for consistent growth and appreciation; 1 mile from Country Club Plaza.
- Immediate proximity to the University of Kansas Medical Center (KU Med), suitable for professional office or medical office use
- Ideal opportunity for both an owner/occupant and an investor.



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2024 Demographics	1 MILE	3 MILES	5 MILES
Population	15,378	110,518	269,724
Average HH Income	\$101,047	\$99,367	\$79,330
Median Age	37.9	36.2	36.6

INTERACTIVE LINKS



[Map Link](#)



[Property Documents](#)



[Floor Plans](#)

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Broker is a licensed realtor in Missouri and a member of Seller. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Belletower Properties 2026 Proforma Income & Expenses 4800 Rainbow Blvd., Westwood, KS

Income

Rents	\$	175,242.00
Reimbursed Secretarial	\$	1,970.00
Photocopies	\$	2,739.00
Fax Charges	\$	110.00
Reimbursed Office Supplies	\$	888.00
Additional Rents (base year)	\$	8,000.00

Total Income \$ 188,949.00

Less: Operating Expenses

Gas	\$	(4,044.00)
Electricity	\$	(10,735.00)
Water	\$	(1,626.00)
Insurance	\$	(5,200.00)
Real Estate Taxes	\$	(19,281.00)
Repairs / Maintenance / Decorating	\$	(5,000.00)
Telephone / Cable / Internet	\$	(1,375.00)
Management Fees (4%)	\$	(7,558.00)
Accounting	\$	(1,000.00)
Cleaning / Cleaning Supplies	\$	(9,357.00)
Lawn / Snow Removal	\$	(2,100.00)
Trash Pick-Up	\$	(1,888.00)
Office Supplies	\$	(1,167.00)
Security	\$	(478.00)
Miscellaneous	\$	(285.00)

Total Expenses \$ (71,094.00)

Net Income \$ 117,855.00