

RIVER MARKET OFFICE SPACE FOR LEASE

PEAK
Real Estate Partners

450 E 4TH STREET

KANSAS CITY, MO 64106



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.

PEAK

Real Estate Partners

HANK SIMPSON
PARTNER

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 HSIMPSON@PEAKREP.COM

GROVER ROSS SIMPSON
PARTNER

 (913) 230-3100

 GRSIMPSON@PEAKREP.COM



8700 STATE LINE ROAD, SUITE 300
LEAWOOD, KS 66206



(913) 214-6445



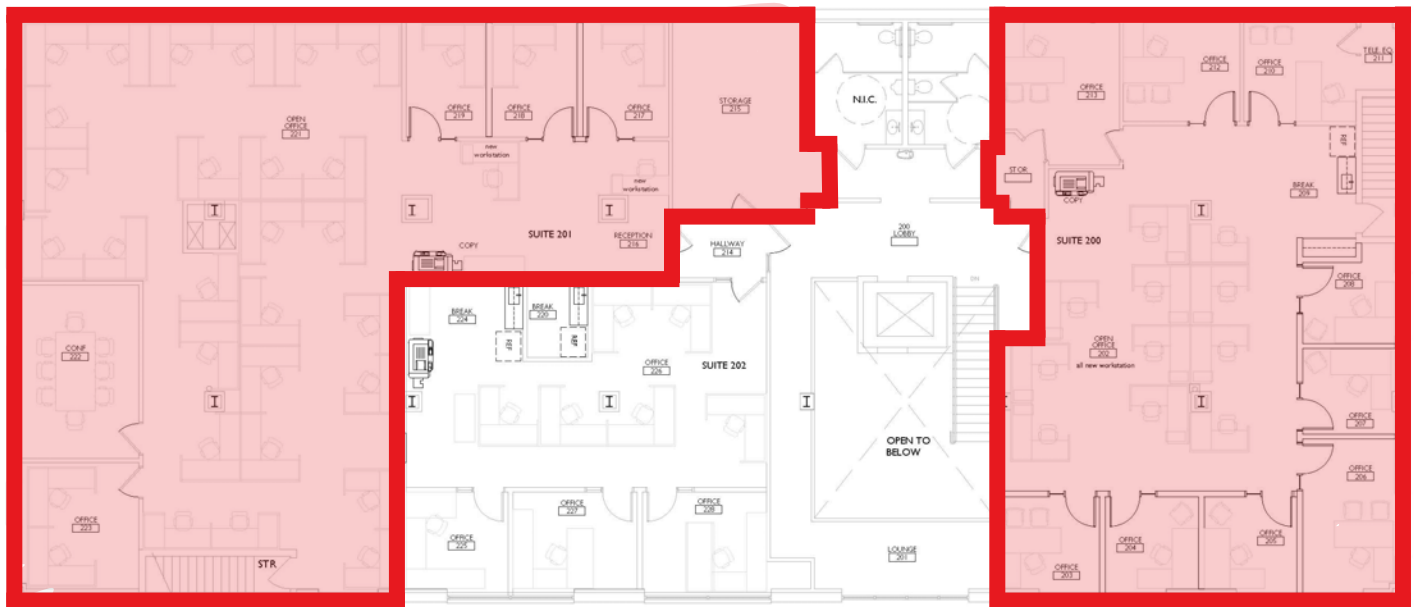
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FLOOR PLAN

SECOND FLOOR | 450 E 4TH ST, KANSAS CITY, MO 64106

SUITE #201 – 3,968 SF

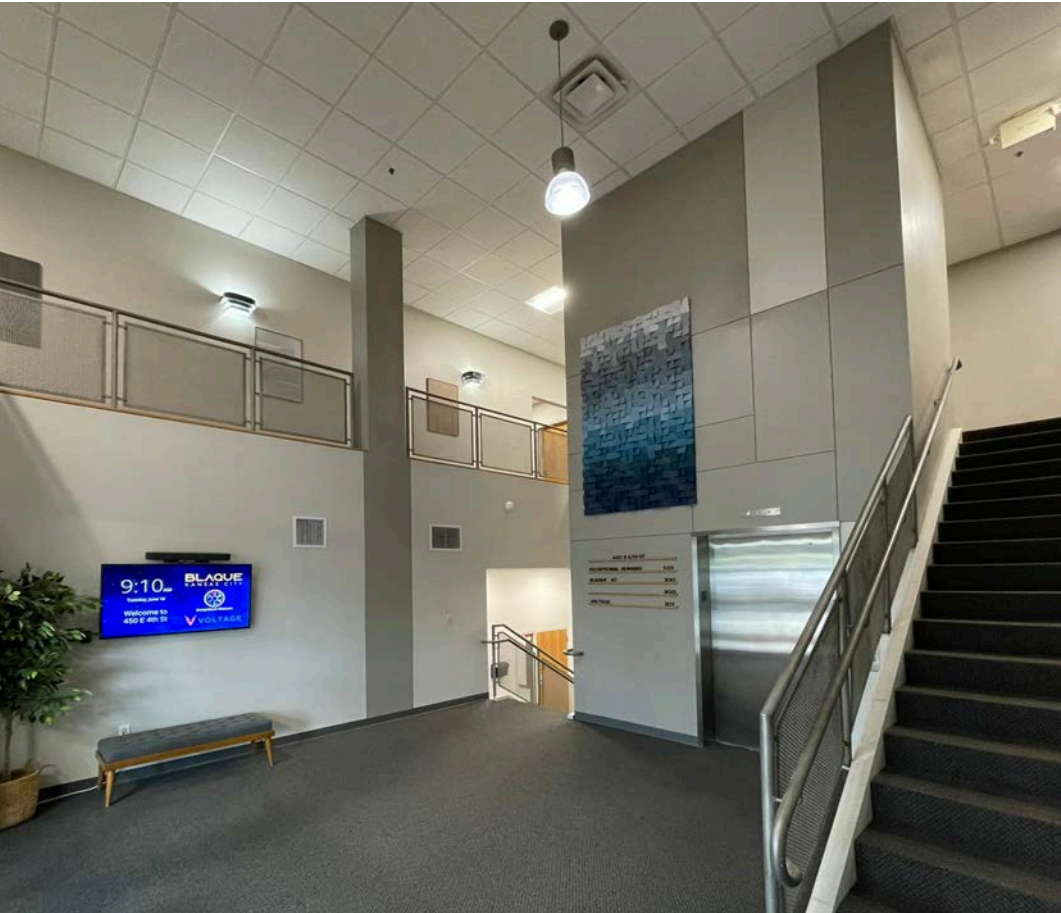
SUITE #200 – 2,589 SF



PROPERTY PHOTOS

450 E 4TH ST, KANSAS CITY, MO 64106

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PROPERTY AERIAL

450 E 4TH ST, KANSAS CITY, MO 64106



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