

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:

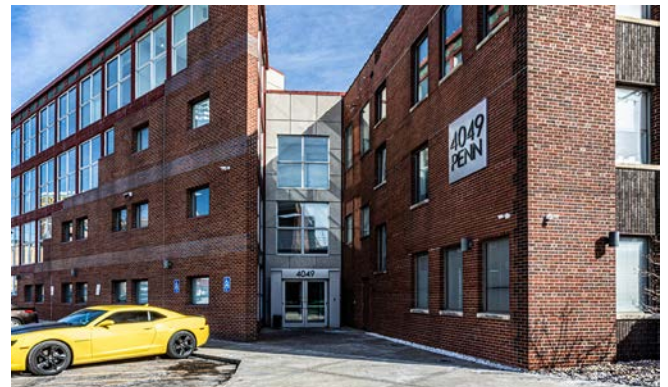
- > SUITE 150: 2,762 SF
- > SUITE 200: 637 SF
- > SUITE 301: 4,068 SF
- > SUITE 302: 1,000 SF
- > SUITE 303: 1,679 SF

BUILDING SIGNAGE AVAILABLE

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

EXCELLENT PARKING OPTIONS AVAILABLE - VISITOR AND TENANT

\$22.00 PSF FULL-SERVICE



MORE INFORMATION:

DREW HARDING

D 816.777.2859

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JAY HAWKINS

D 816.895.4808

E JHAWKINS@OPENAREA.COM

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A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

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FLOOR PLANS:

LEVEL 1

SUITE 150
2,762 SF



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FLOOR PLANS:

LEVEL 2

SUITE 200
637 SF



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

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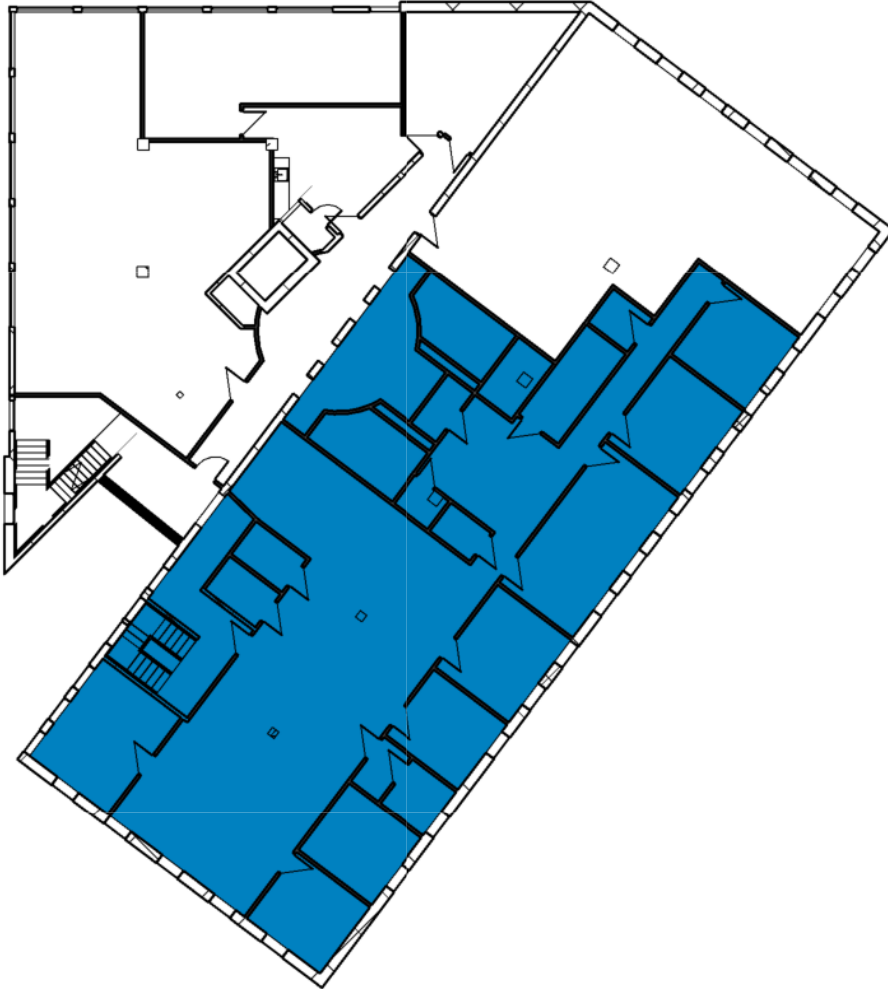
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FLOOR PLANS:

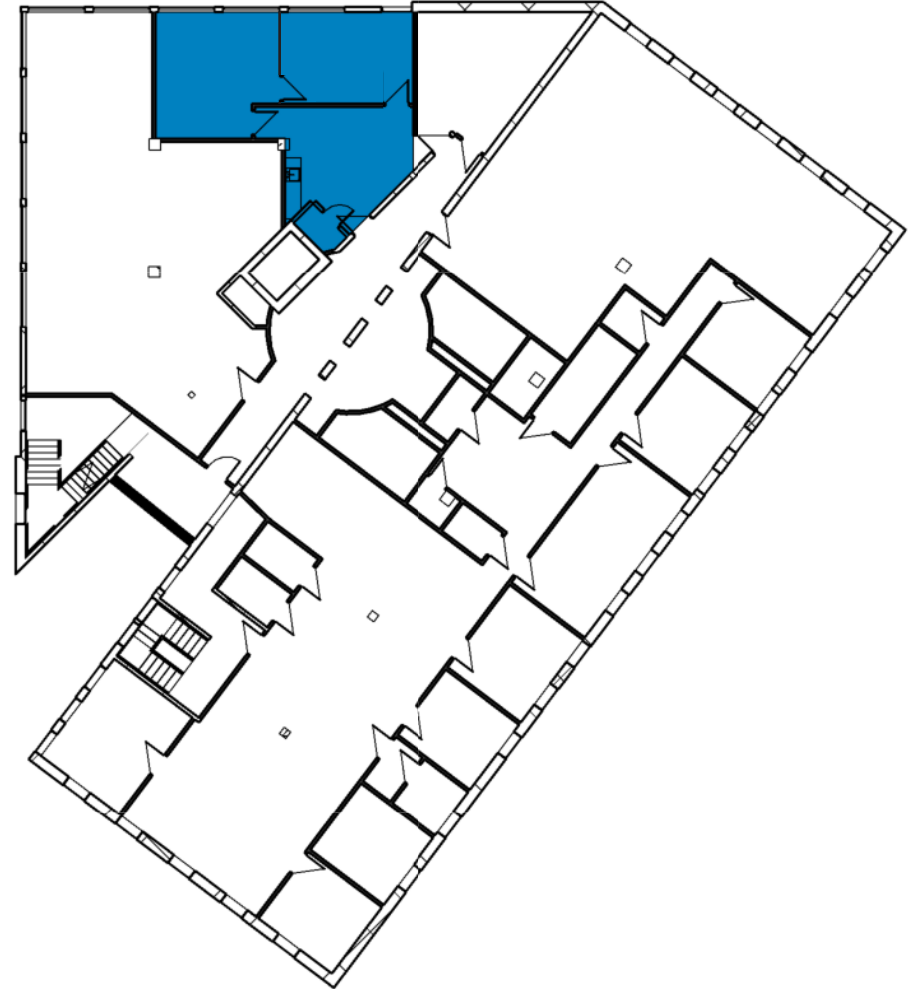
LEVEL 3



SUITE 301
4,068 SF



SUITE 302
1,000 SF



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FLOOR PLANS:

LEVEL 3

SUITE 303
1,679 SF



**BILDOUT INCLUDES
FIVE OFFICES & A KITCHEN*



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Harpo's
Bunker Snooze since 1997
BEER KITCHEN
BROADWAY CAFE ROASTING
CHAR BAR SMOKED MEATS & AMUSEMENTS
DENVER BISCUIT
Insomnia cookies
Carie's CHICKEN FINGERS
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

PLAZA
CLEAVER II & MAIN

COUNTRY CLUB
PLAZA
A KANSAS CITY TRADITION

- STREETCAR EXPANSION (COMPLETION 2025)
- STREETCAR STOP

