



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

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**Boulevardcommercial.com | 816.313.8228 | 923 W. 24th St. KCMO 64108**



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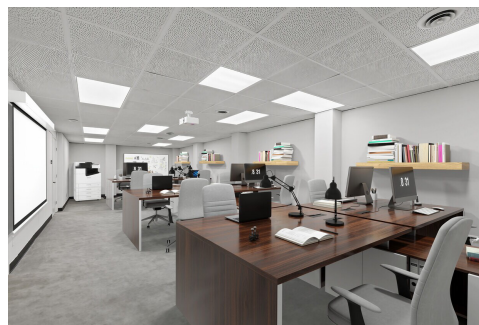
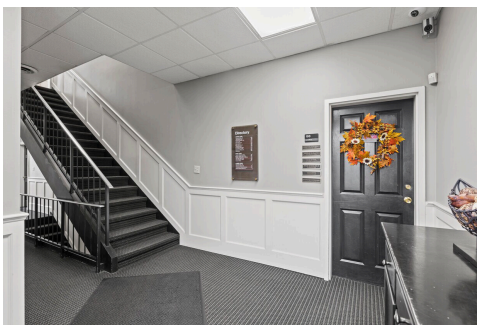
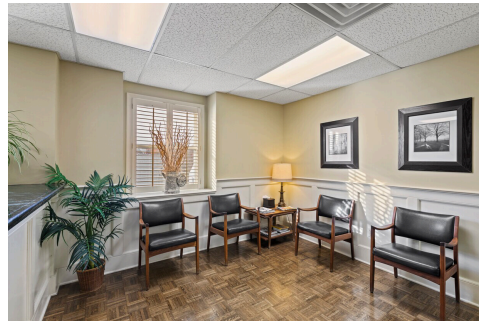
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### Property Highlights

- 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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Belletower Properties Proforma Income & Expenses 2026	
<b>Income</b>	
*Rents	\$188,000
Reimbursed Secretarial	1,970
Photocopies	2,739
Fax Charges	110
Reimbursed Office Supplies	888
<b>Total Income</b>	<b>\$194,699</b>
<b>Less: Operating Expenses</b>	
Gas	4,044
Electricity	10,735
Water	1,626
Insurance	5,200
Real Estate Taxes	19,281
Repairs/Maintenance/Decorating	9,937
Telephone/Cable/Internet	1,375
**Management Fees	1,532
Accounting	1,000
Cleaning/cleaning supplies	9,357
Lawn/Snow Removal	2,100
Trash Pick-Up	1,888
Office Supplies	1,167
Security	478
Miscellaneous	285
<b>Total Expenses</b>	<b>(\$78,848)</b>
<b>Net Income</b>	<b>\$115,851</b>

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