

# 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

\$19.00 PSF FULL-SERVICE LEASE RATE WITH MOVE-IN  
READY SPACE



## MORE INFORMATION

**DREW HARDING**

**D** 816.777.2859

**E** DHARDING@OPENAREA.COM

**JAY HAWKINS**

**D** 816.895.4808

**E** JHAWKINS@OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

**OPENAREA.COM**

# FLOOR PLANS

## LEVEL 1

SUITE 100  
1,106 SF



SUITE 150  
2,762 SF



AREA  
REAL ESTATE ADVISORS

# FLOOR PLANS

## LEVEL 2

SUITE 200  
637 SF



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

AREA  
REAL ESTATE ADVISORS



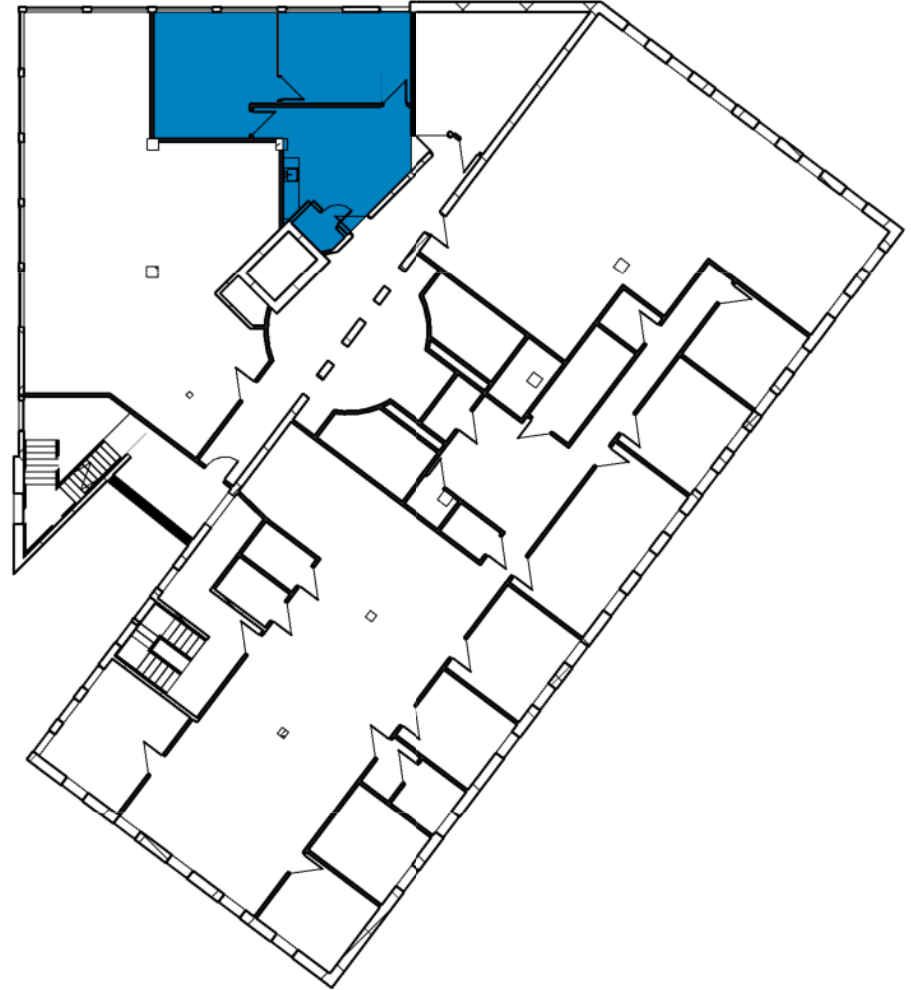
# FLOOR PLANS

## LEVEL 3

SUITE 301  
4,068 SF



SUITE 302  
1,000 SF



# FLOOR PLANS

## LEVEL 3

SUITE 303

1,679 SF



*\*BUILDOUT INCLUDES  
FIVE OFFICES & A KITCHEN*





