

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

9,000+ SF AVAILABLE:

- > SUITE 150: 2,762 SF
- > SUITE 200: 637 SF
- > SUITE 301: 4,068 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:

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D 816.895.4808

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AREA REAL ESTATE ADVISORS

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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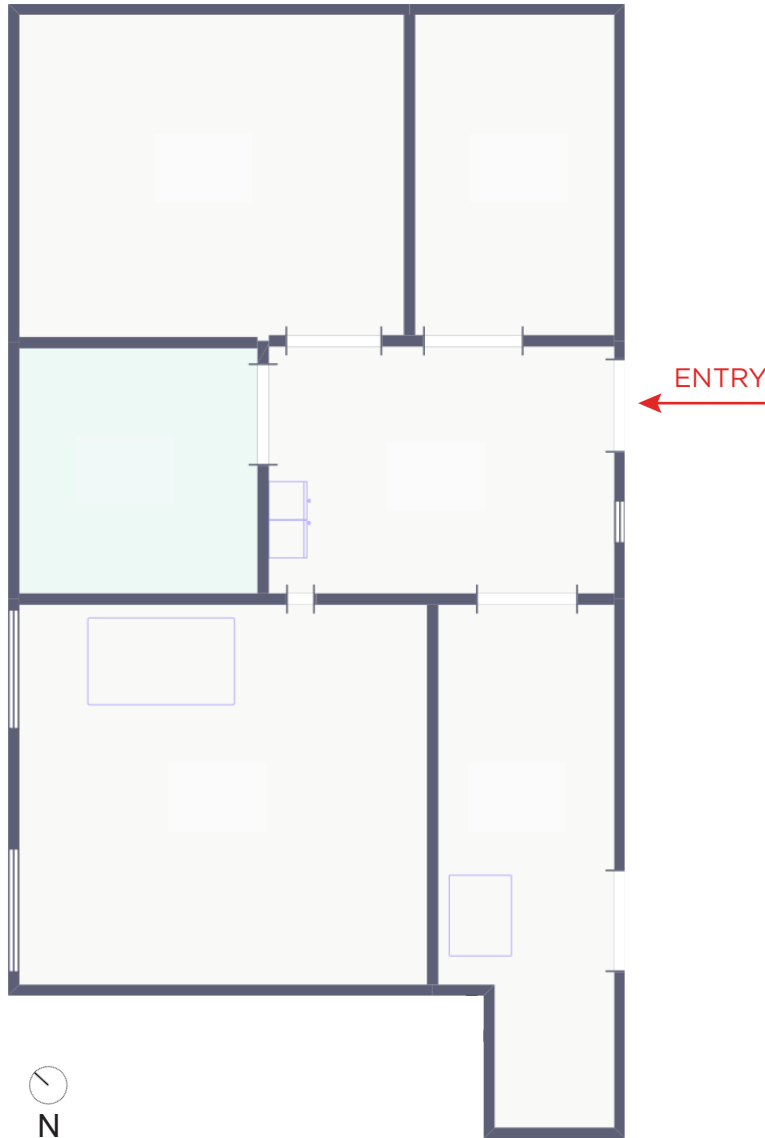
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FLOOR PLANS:

LEVEL 2

SUITE 200
637 SF



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

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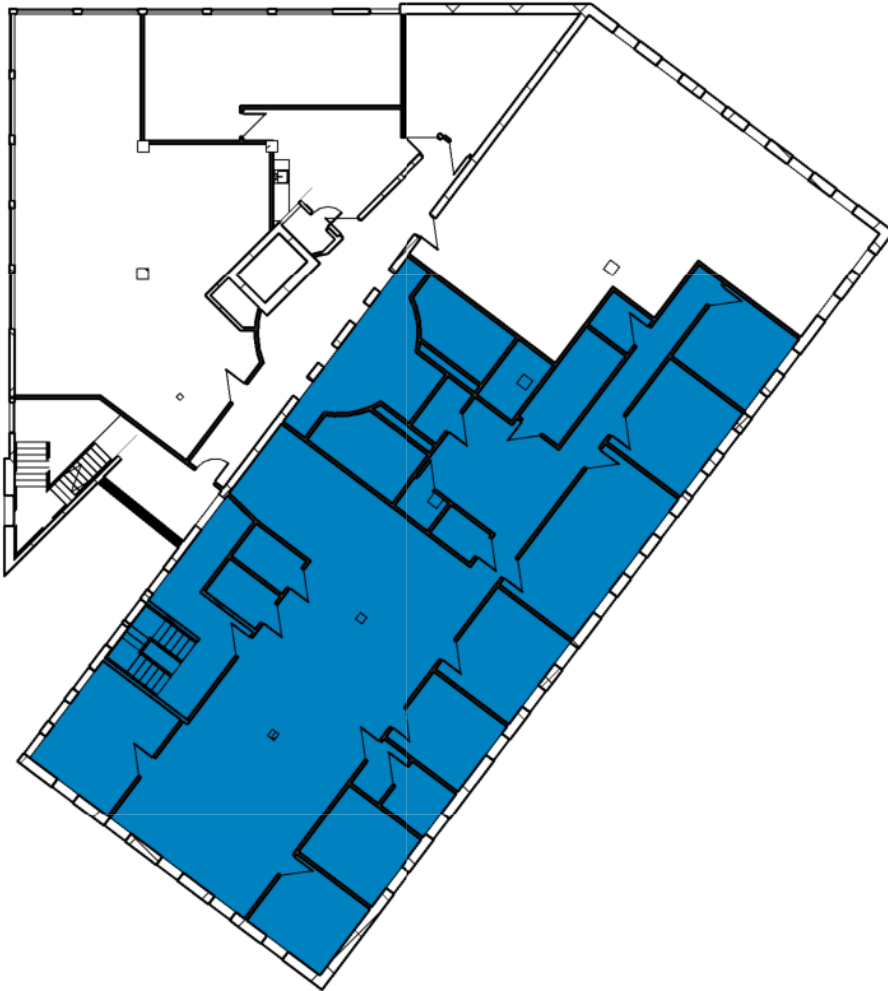
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FLOOR PLANS:

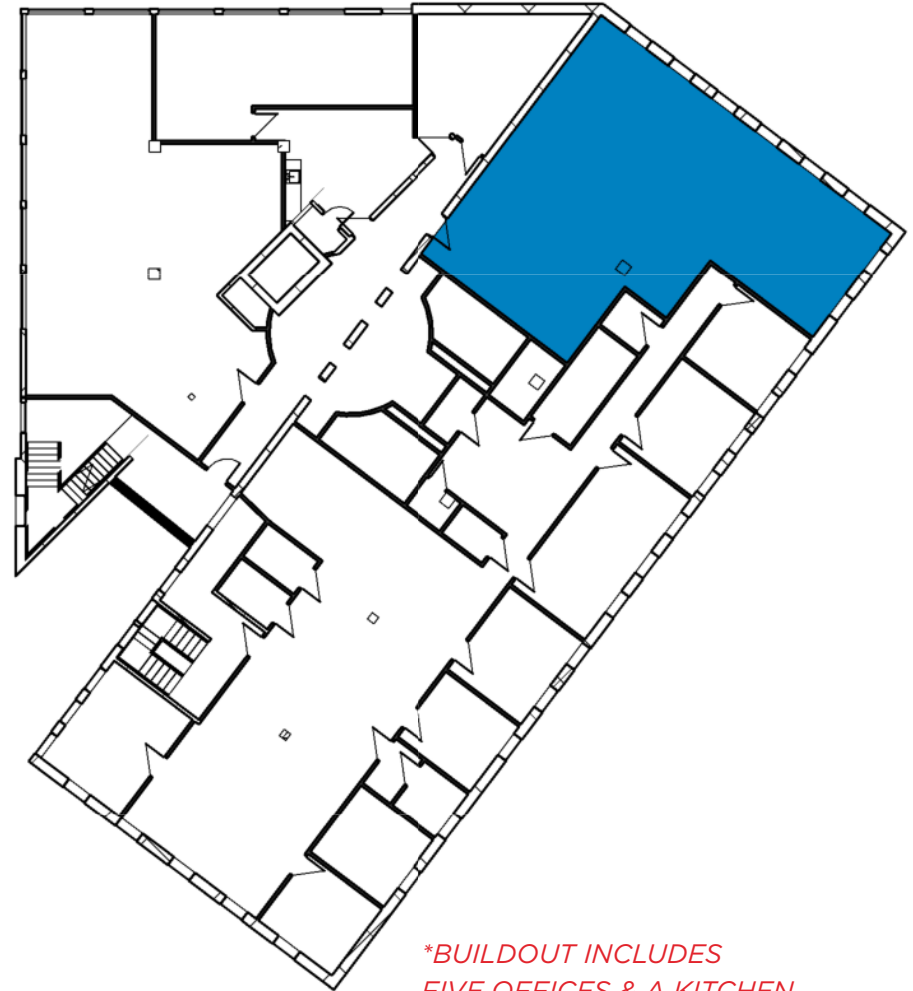
LEVEL 3



SUITE 301
4,068 SF



SUITE 303
1,679 SF



**BUILDOUT INCLUDES
FIVE OFFICES & A KITCHEN*

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Mickey's Hideaway
OFFKEY
CHAR BAR
BEER KITCHEN
Bunker
FedEx Office
Snooze
sun fresh MARKET
Tin Roof

B YARD BAR
CHINGU
Harry's
Jerusalem Cafe
BISCUIT
KOMATSU
KELLY'S
TACO NACO
Sweet Siam
GO CHAI
BROADWAY CAFE ROASTING
Cane's

TACO BELL
DAVE'S HOT CHICKEN

WESTPORT
39TH & MAIN

SOUTHMORELAND
43RD & MAIN

lululemon
EVEREVE
GRAM J. CREW
Bamboo
PRIME SOCIAL
OCEAN PRIME
Eddie V's
ALDO
KENDRA SCOTT
VANS
Champs H&M
BRIO
STARBUCKS
JACK STACK BARBECUE
FOREVER 21

THE BETTER CHEDDAR
STRANG
ANTHROPOLOGIE
URBAN OUTFITTERS
PF CHANG'S
ALDO
KENDRA SCOTT
VANS
Champs H&M
SEPHORA
PARACHUTE
THE CLASSIC CUP
N+S
THE MELTING POT
KONA GRILL
vineyard vines
ALTAR STATE
THE CLASSIC CUP
N+S

Saint Luke's
Health System

W 47th St
COUNTRY CLUB
PLAZA

PLAZA
CLEAVER II & MAIN