

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 102: 1,304 SF
- > 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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AREA REAL ESTATE ADVISORS

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

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FLOOR PLANS:

LEVEL 1

SUITE 102
1,304 SF



SUITE 150
2,762 SF



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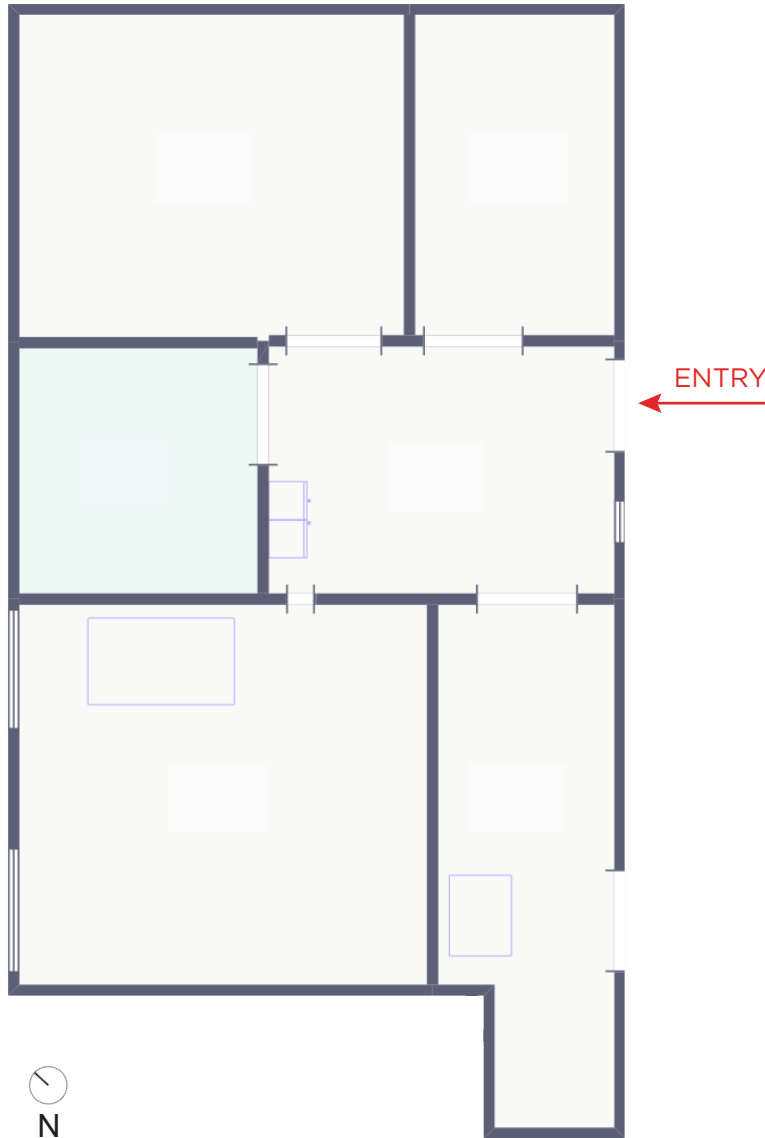
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FLOOR PLANS:

LEVEL 2

SUITE 200
637 SF



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

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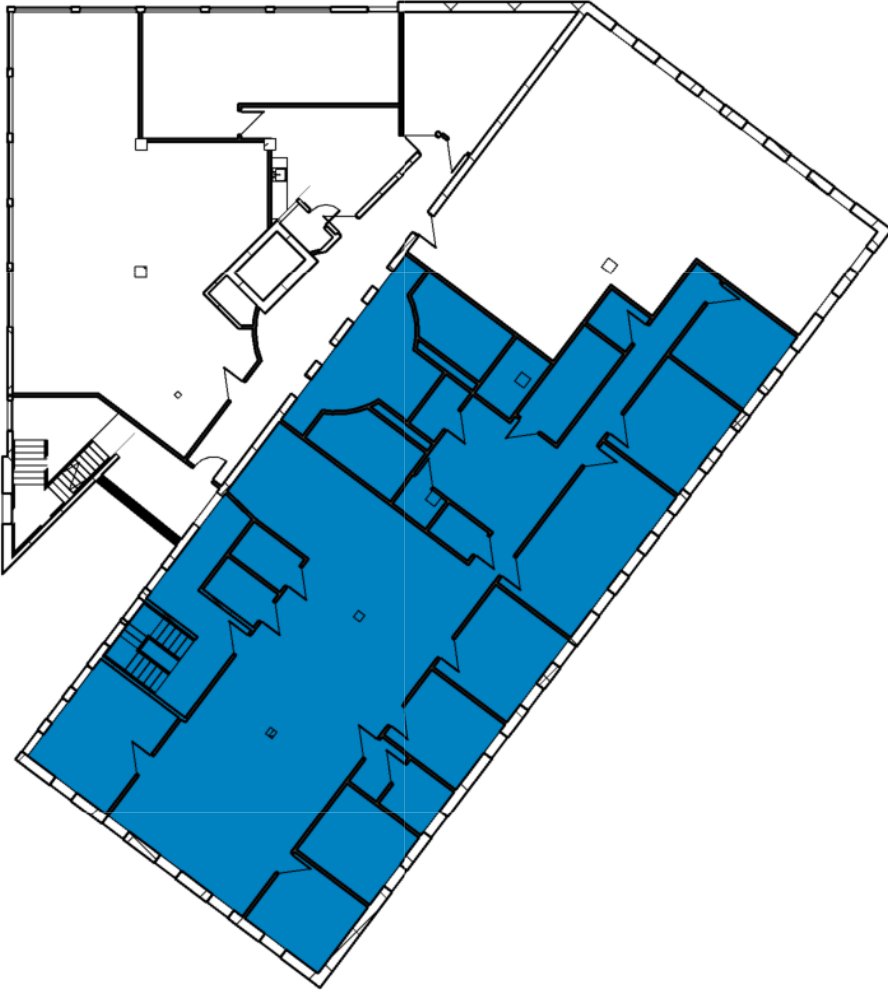
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FLOOR PLANS:

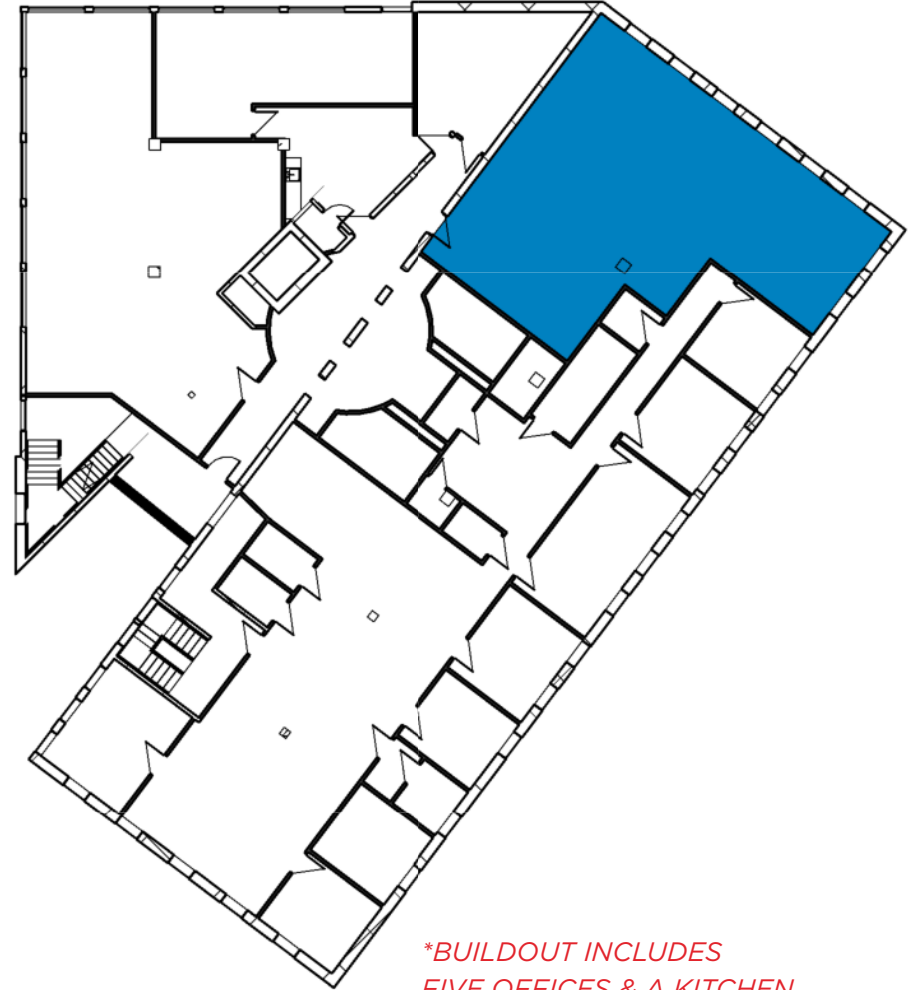
LEVEL 3

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SUITE 301
4,068 SF



SUITE 303
1,679 SF



**BUILDOUT INCLUDES
FIVE OFFICES & A KITCHEN*

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