

FOR LEASE



# BEAUTIFUL TURN-KEY OFFICES IN VIBRANT WESTPORT

900 WESTPORT ROAD - FL 2, KANSAS CITY, MO 64111

**NATHAN ROBERTS**  
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CLEMONS REAL ESTATE, LLC 1 E. ARMOUR BLVD. SUITE 100 816.774.4250 [CLEMONSLIFE.COM](http://CLEMONSLIFE.COM)

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## OFFERING SUMMARY

**Lease Rate:** \$395.00 - 1,950.00 per month (Full-Service)

**Year Built:** 1912

**Building Size:** 10,000

**Market:** Westport

## PROPERTY OVERVIEW

Centrally located in historic Westport, this former law office offers beautifully renovated upper floor suites with amenities. Walkable to shops, restaurants, and coffee.

## PROPERTY HIGHLIGHTS

- Historic, Iconic building in the vibrant Westport Community
- Turn-key office space of various sizes
- Some offices fully furnished
- Utilities and Parking included
- Conference Room and Kitchen included
- Walkable to restaurants, coffee, shops
- Situated on major thoroughfares

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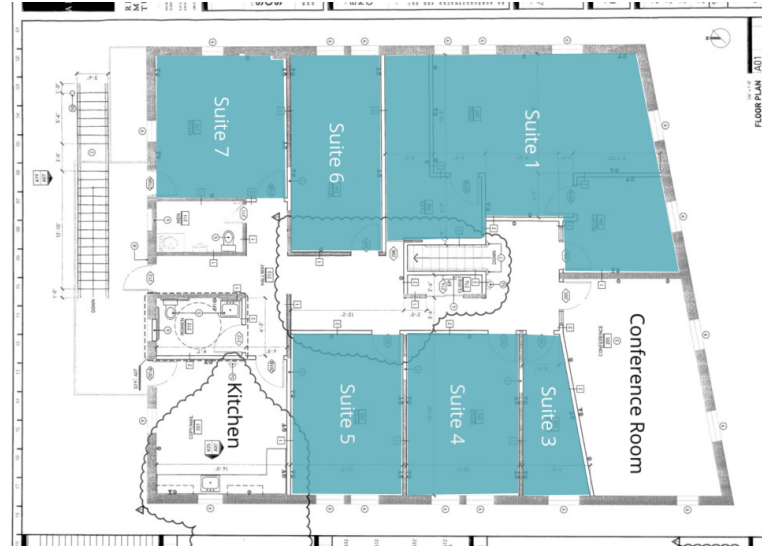
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## LEGEND

Available

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 1	Available	500 SF	Full Service	\$1,950 per month	Three individual rooms, fully furnished on the corner with great light. Suitable for 2-3 people with ample space to spread out. Two entrances to the suit ideal for staff coming and going with clients present.
Suite 3	Available	100 SF	Full Service	\$395 per month	Cozy single office with exposed brick and window at a great price.
Suite 4	Available	213 SF	Full Service	\$750 per month	Exposed brick and great light ideal for solopreneurs.
Suite 5	Available	213 SF	Full Service	\$750 per month	Exposed brick and great light ideal for small businesses and solopreneurs.
Suite 6	Available	213 SF	Full Service	\$750 per month	Exposed brick and great light ideal for small businesses.
Suite 7	Available	240 SF	Full Service	\$795 per month	Private entrance, corner unit with exposed brick and great light

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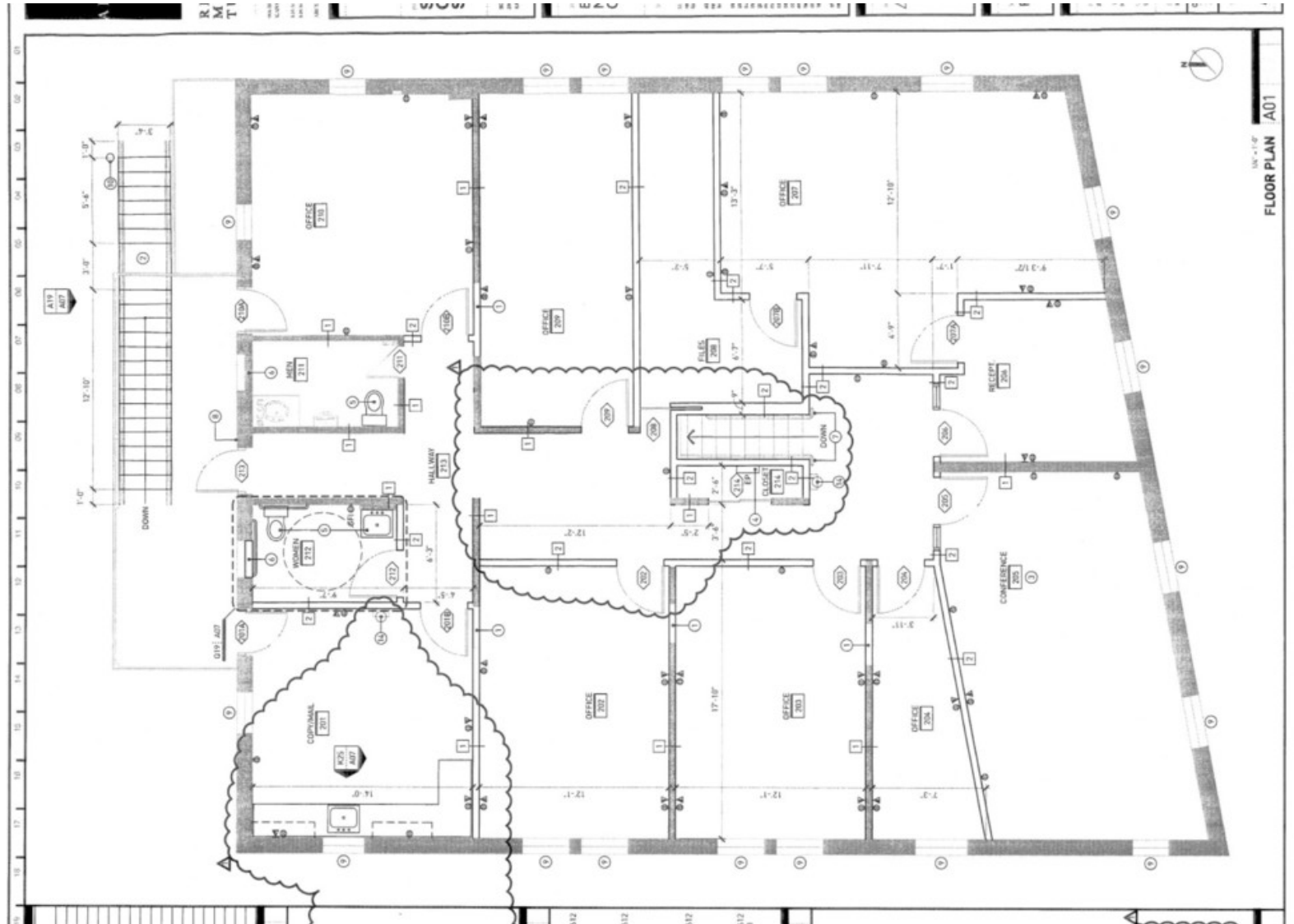
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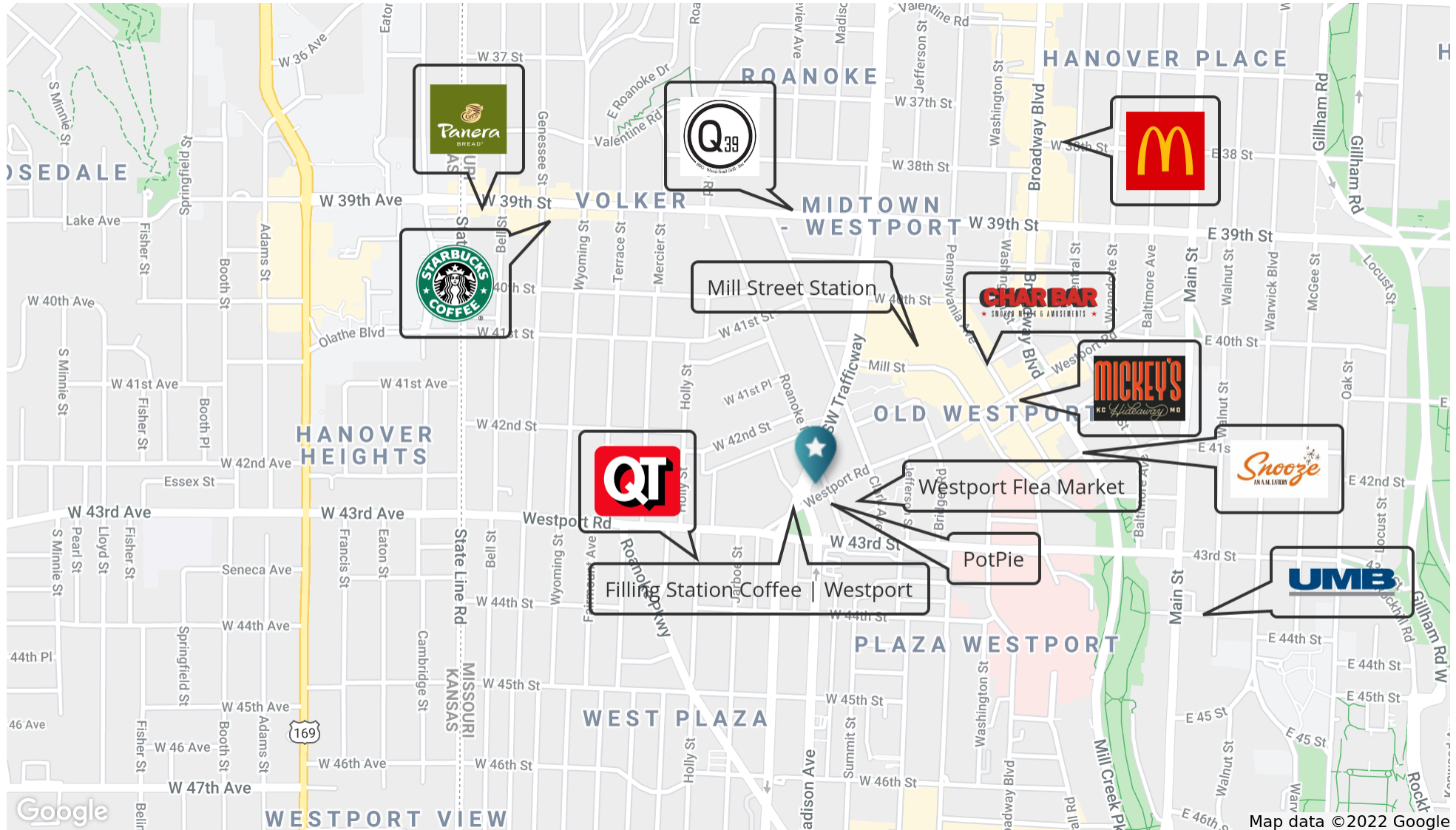
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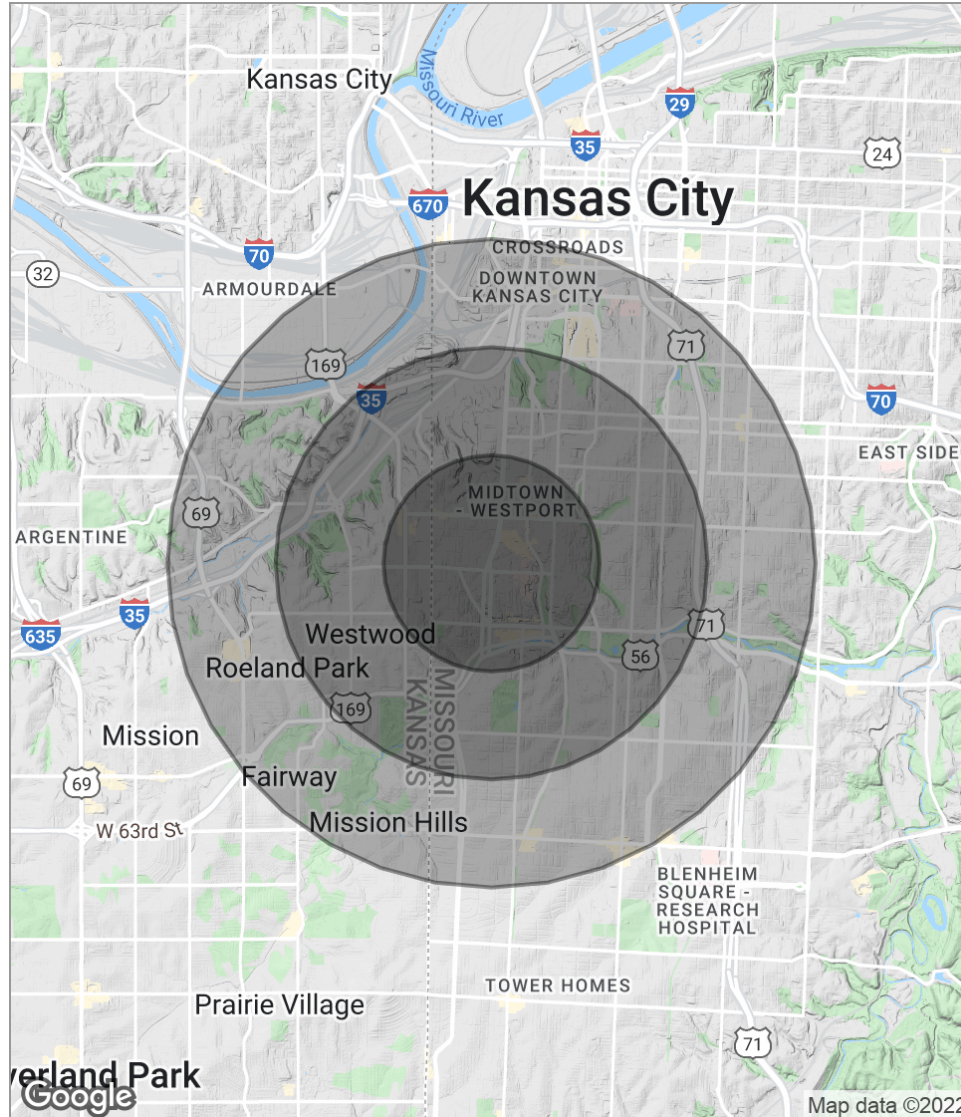
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# BEAUTIFUL TURN-KEY OFFICES IN VIBRANT WESTPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total population	19,465	56,900	109,099
Median age	34.7	35.3	35.6
Median age (Male)	36.2	36.3	35.4
Median age (Female)	33.3	34.2	35.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	11,717	30,184	52,182
# of persons per HH	1.7	1.9	2.1
Average HH income	\$56,615	\$66,693	\$69,770
Average house value	\$237,571	\$288,971	\$269,838

*\* Demographic data derived from 2010 US Census*

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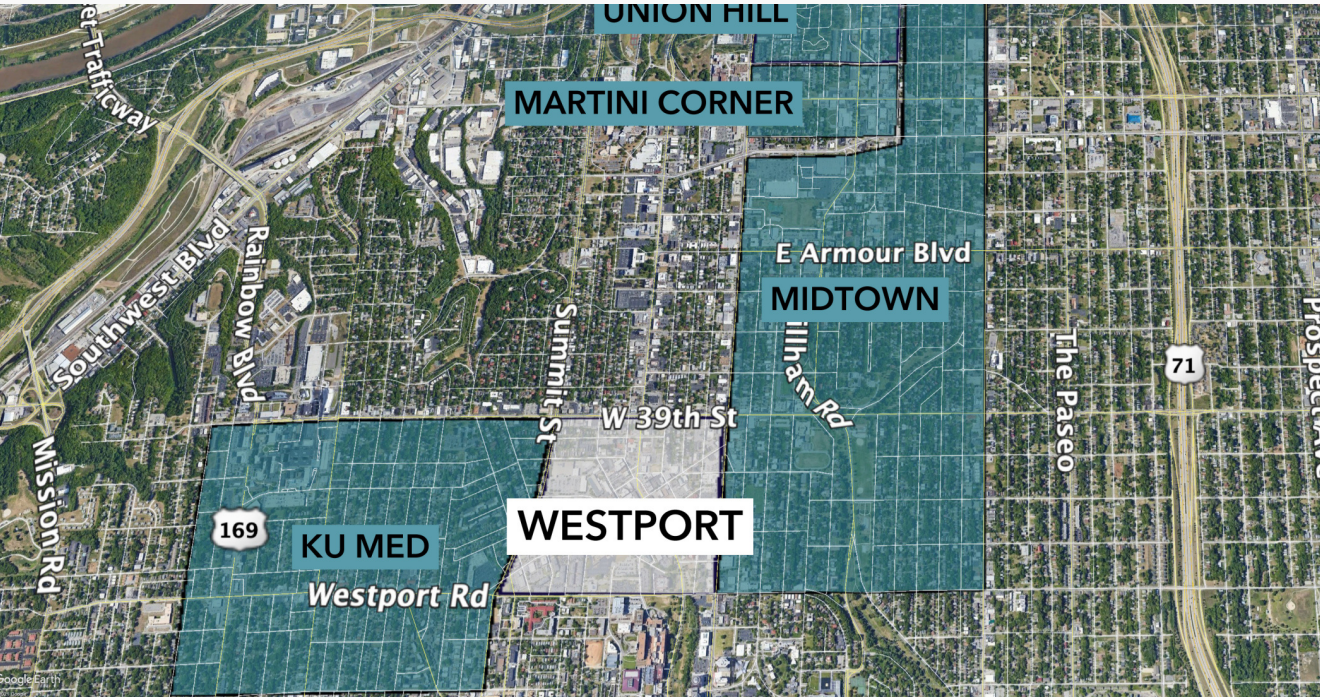
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# WESTPORT

Westport is one of the oldest neighborhoods in Kansas City, located between Main Street and the SW Trafficway. The neighborhood is known for its blend of coffee shops, tasty eateries, trendy boutiques and popular nighttime hot spots. By day Westport buzzes with residents and tourists, by night it comes to life as the restaurants and bars fill up. The real estate in this bustling Kansas City neighborhood consists of sprawling homes, apartment buildings. Bungalows and plenty of large houses converted into apartments. Perfect for creative adults, its walking distance to Kansas City Art Institute, Nelson Art Museum and Kemper Art Museum.



## *Westport* Key Demographics



**59,443**

*Population*



**82,269**

*Daytime Population*



**36%**

*Bachelor Degree  
or Higher*



**\$208,094**

*Median Home  
Value*

## *Kansas City* Key Demographics



**2.2 Million**

*Population*



**474,110**

*Daytime Population*



**37.5%**

*Bachelor Degree  
or Higher*



**\$240,254**

*Median Home  
Value*



# WESTPORT



## MAJOR CORPORATIONS IN THE AREA



American Century  
Investments®





# STREETCAR EXPANSION

CONNECTING DOWNTOWN KC TO THE COUNTRY CLUB PLAZA/UMKC



## FUTURE STREETCAR EXTENSION

The Main Street extension for the Kansas City Streetcar is a valuable investment that will have a great impact on properties and businesses down the Main Street corridor. After the Downtown line was approved in 2012, more than \$4 billion of investment was brought into that market. Since approval of the extension in 2018, a total of \$25.6 million in transactions along Main have taken place to date.

OPENING EARLY 2025!

The 3.6-mile extension on Main Street, adding 8 stops, will connect Downtown to Midtown, Westport, the Art Museum District, the Country Club Plaza, and UMKC.



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