

# FOR LEASE

## WESTPORT OFFICE SPACE

423 Westport Road | Kansas City, MO 64111



### ABOUT WESTPORT

Kansas City's original entertainment district within the urban core. Originally settled in 1833, Westport is one of the oldest communities within Kansas City. Westport is conveniently situated directly north of the Country Club Plaza and less than 3 miles south of the Crossroads district and downtown Kansas City. Westport is currently home to over 50 unique restaurants, 30 bars and over 30 shops and boutiques and has over 2.5 million annual visits (Up 33% since 2023), per Placer AI.

Based on its ideal location with ample amenities within close proximity, the area caters to individuals that prefer an urban centric lifestyle. Known as one of the most pedestrian-friendly areas within the Kansas City metro, Westport is a natural draw for trendy new restaurants, bars and retailers that capitalize on foot traffic volume.

### SPACE DETAIL

- Second floor office space in the heart of Westport
- Turnkey condition, space features:
  - Six private offices
  - Two conference rooms
  - Two private restrooms
  - Breakroom/kitchen
- Pedestrian friendly district with heavy foot traffic
- Five minute walk from the future streetcar stop at Westport Rd and Main St.
- Considered to be Kansas City's most walkable neighborhood according to walkscore.com

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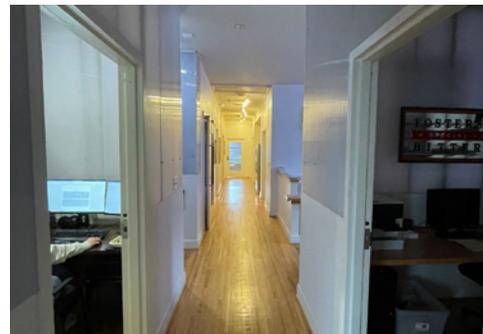
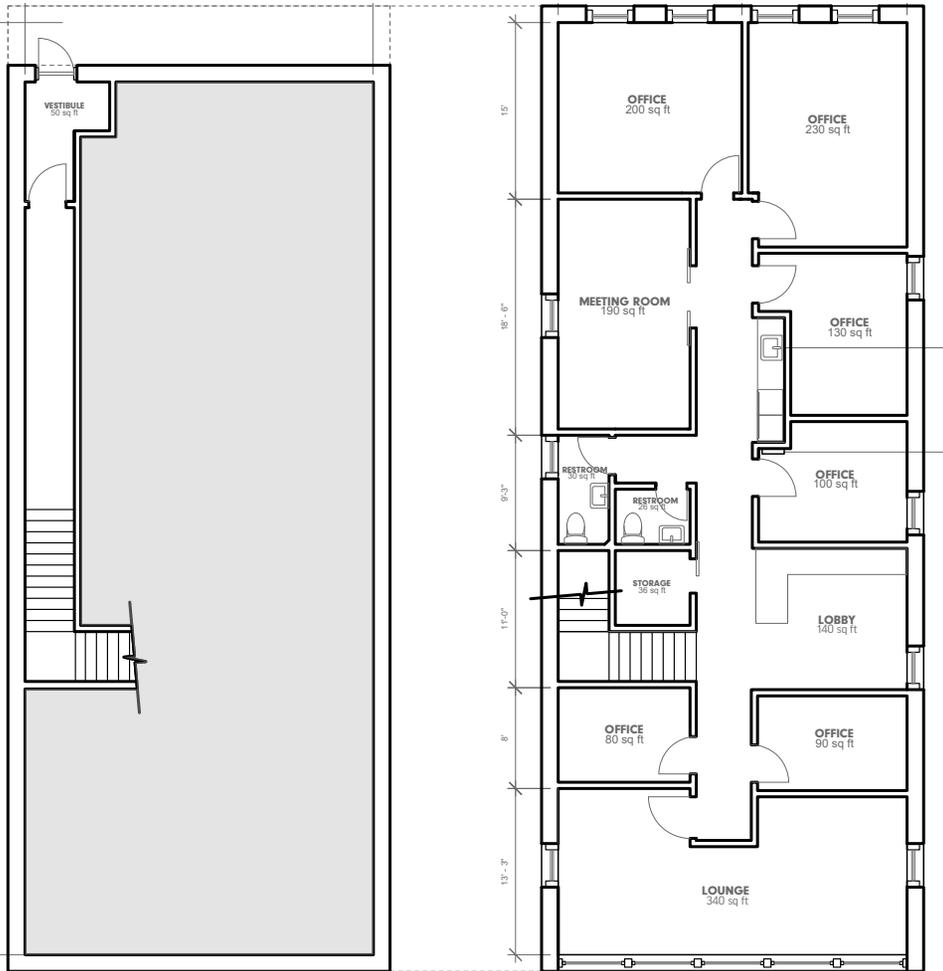
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423 WESTPORT  
2,100 SF

GROUND LEVEL

UPPER FLOOR



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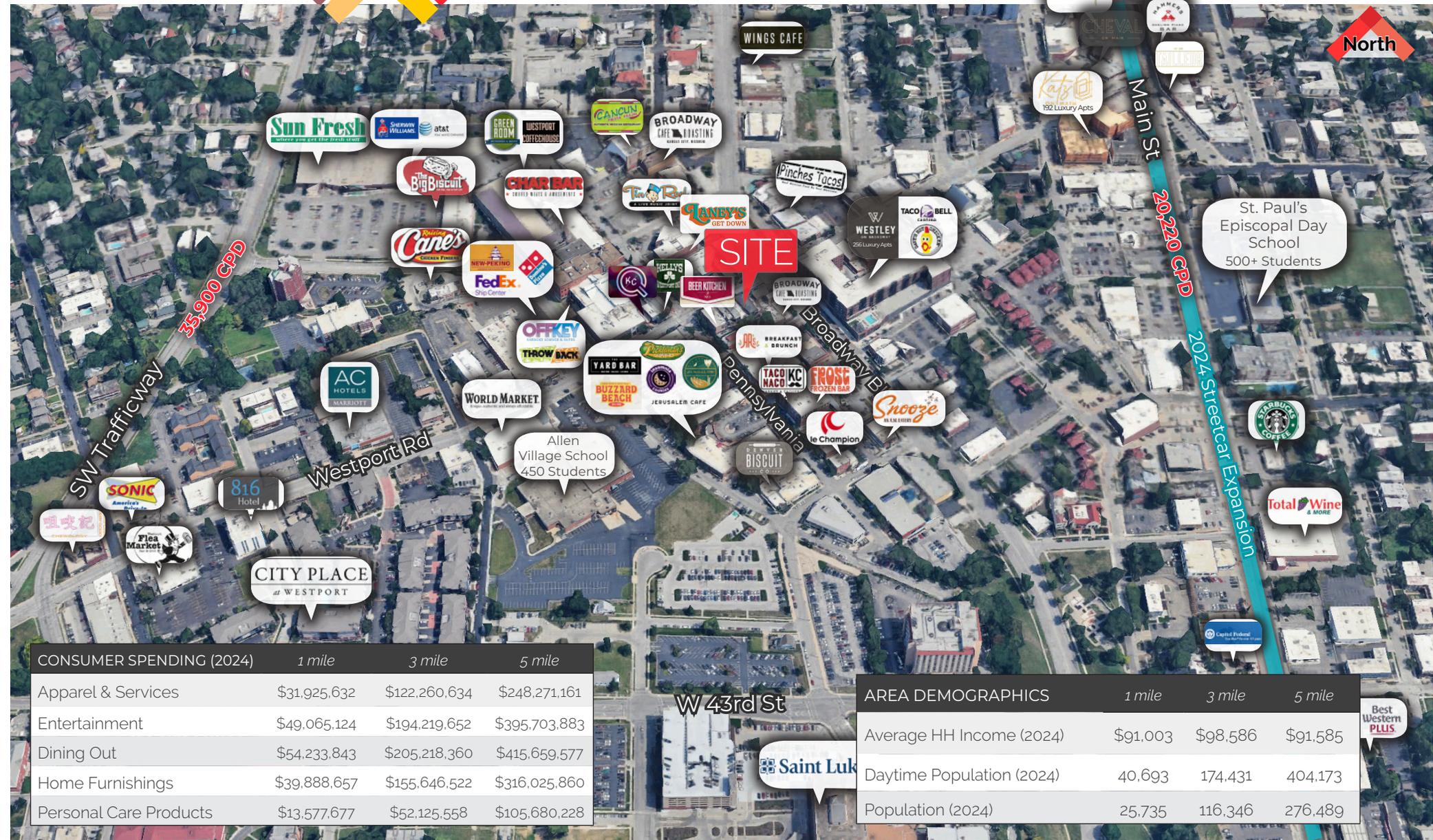


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CONSUMER SPENDING (2024)	1 mile	3 mile	5 mile
Apparel & Services	\$31,925,632	\$122,260,634	\$248,271,161
Entertainment	\$49,065,124	\$194,219,652	\$395,703,883
Dining Out	\$54,233,843	\$205,218,360	\$415,659,577
Home Furnishings	\$39,888,657	\$155,646,522	\$316,025,860
Personal Care Products	\$13,577,677	\$52,125,558	\$105,680,228

AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Average HH Income (2024)	\$91,003	\$98,586	\$91,585
Daytime Population (2024)	40,693	174,431	404,173
Population (2024)	25,735	116,346	276,489

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