

FOR LEASE



WESTPORT BROADWAY BUILDING - OFFICE SPACE

4050 Broadway Blvd | Kansas City, MO 64111



PROPERTY FEATURES

- 200 - 4,000 RSF Private office spaces available
- Entire second floor available, private office suites and group office suites
- Recently remodeled
- Great street visibility and building signage on Broadway & Westport Rd
- Street parking
- Next door to Tin Roof, Fountain Haus, Ale House, Westley Apartments & Westport Entertainment District



GORDON SMITH
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CROSSROADS
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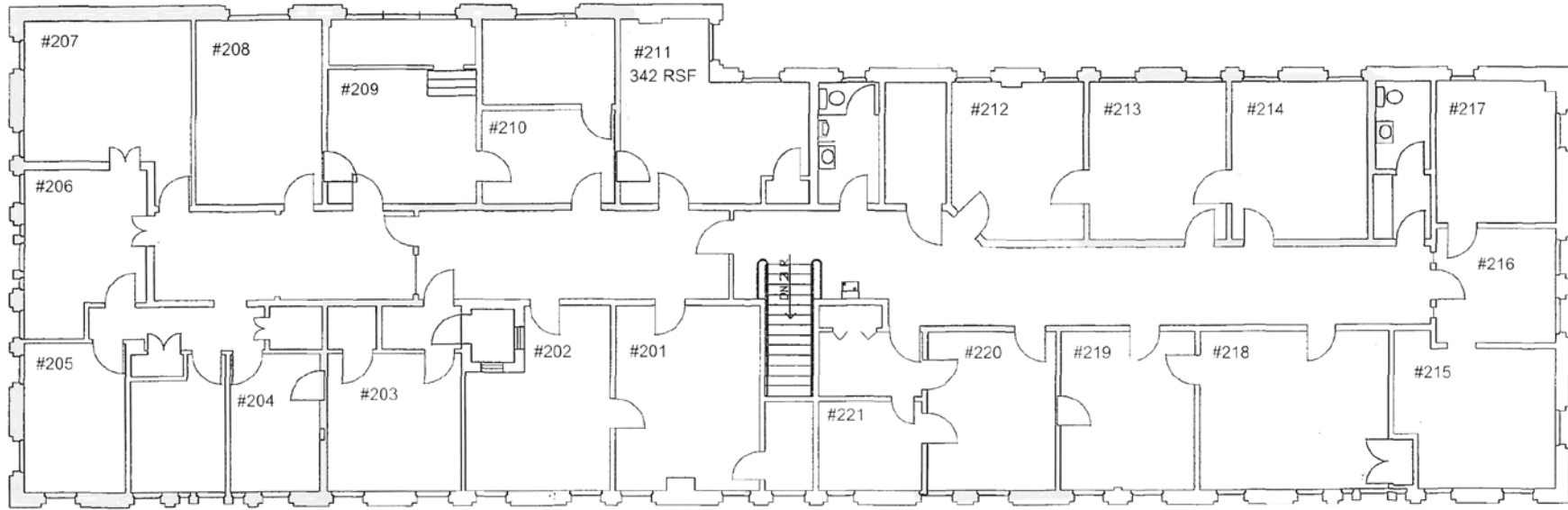
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FLOOR PLAN



3,774 SF AVAILABLE

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; currently home to over 50 unique restaurants, 30 bars and over 30 shops and boutiques.

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.

AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
2020 Average HH Income	\$72,199	\$77,939	\$72,190
2020 Total Population	22,628	112,153	268,714
2020 Median Age	34.9	35.2	35.7

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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Kansas City, MO 64112



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North



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