

OFFICE SPACE AVAILABLE FOR LEASE

4049 PENNSYLVANIA AVE
KANSAS CITY, MO

PEAK
Real Estate Partners



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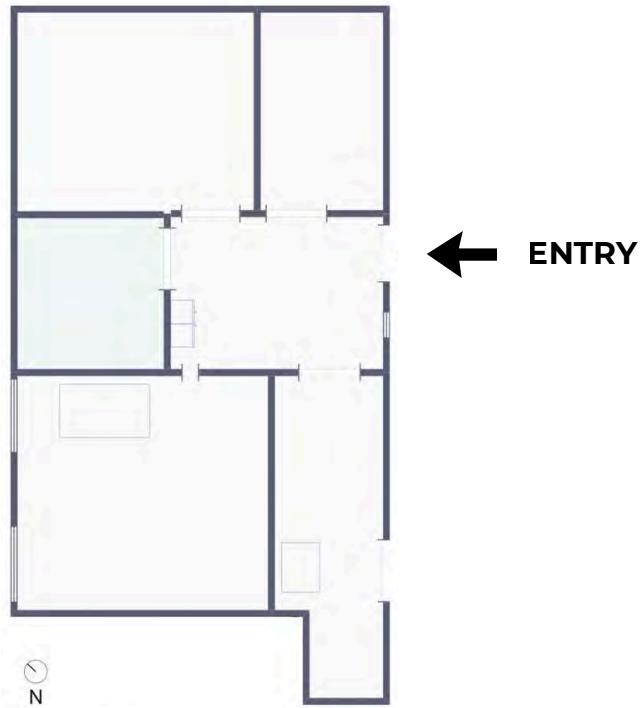
PROPERTY HIGHLIGHTS:

- **Availability**
 - **Suite 200: 637 SF**
 - **Suite 301: 4,068 SF**
 - **Suite 302: 732 SF**
 - **Suite 303: 1,408 SF**
- Building Signage Available
- Located in the heart of Westport
- Adjacent parking available
- **\$20.00 PSF FULL SERVICE**

FLOOR PLAN

SUITE 200: 637 SF | SECOND FLOOR

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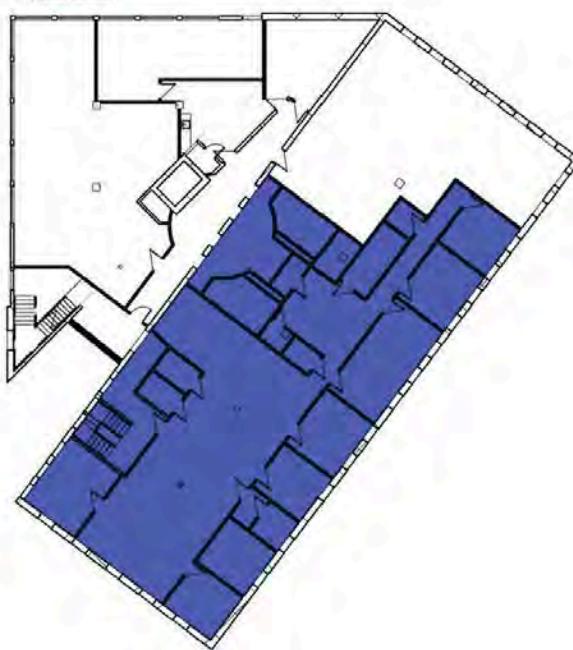
FLOOR PLAN

THIRD FLOOR | 4049 PENNSYLVANIA AVE

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SUITE 301
4,068 SF



SUITE 302
1,679 SF



SUITE 303
1,408 SF

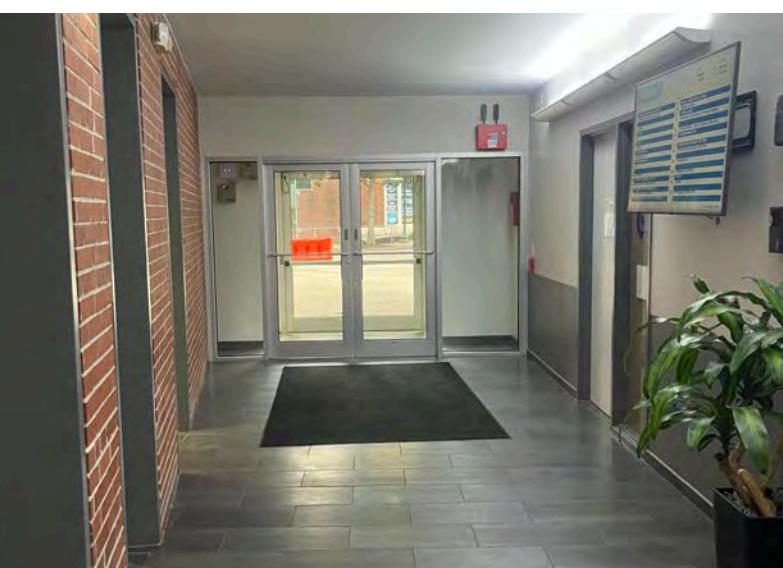
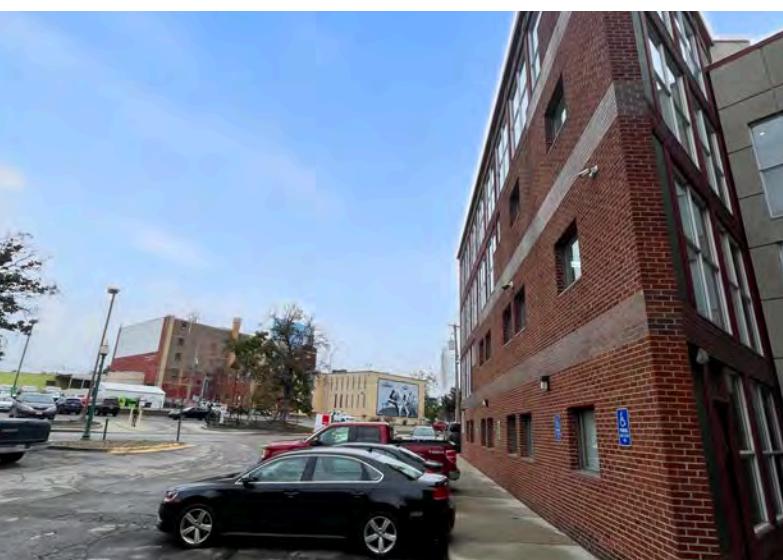


PROPERTY PHOTOS

4049 PENNSYLVANIA AVE

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AMENITY MAP

4049 PENNSYLVANIA AVE

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POPULATION	
1-MILE	24,495
3-MILE	117,581
5-MILE	280,287

DAYTIME POPULATION	
1-MILE	37,332
3-MILE	135,648
5-MILE	282,204

AVERAGE HOUSEHOLD INCOME	
1-MILE	\$101,444
3-MILE	\$107,432
5-MILE	\$100,769