

OFFICE SPACE AVAILABLE FOR LEASE

4049 PENNSYLVANIA AVE
KANSAS CITY, MO

PEAK
Real Estate Partners



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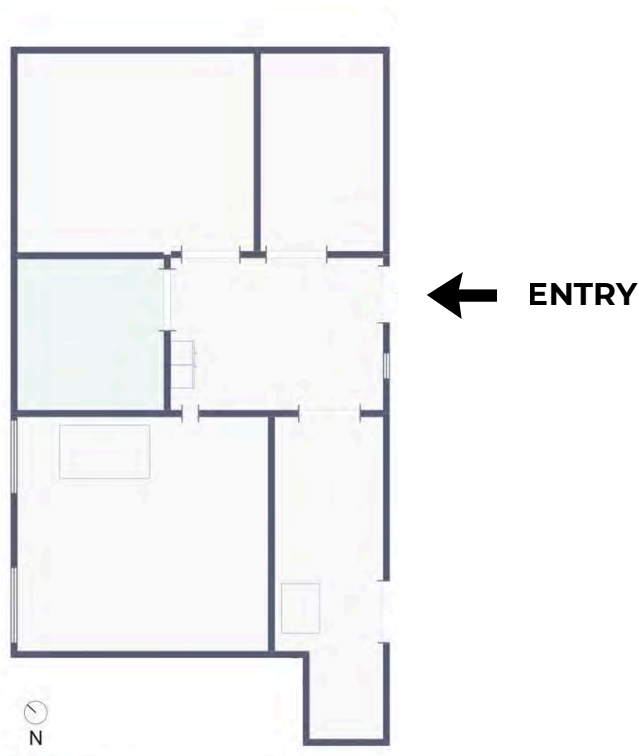
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PROPERTY HIGHLIGHTS:

- **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

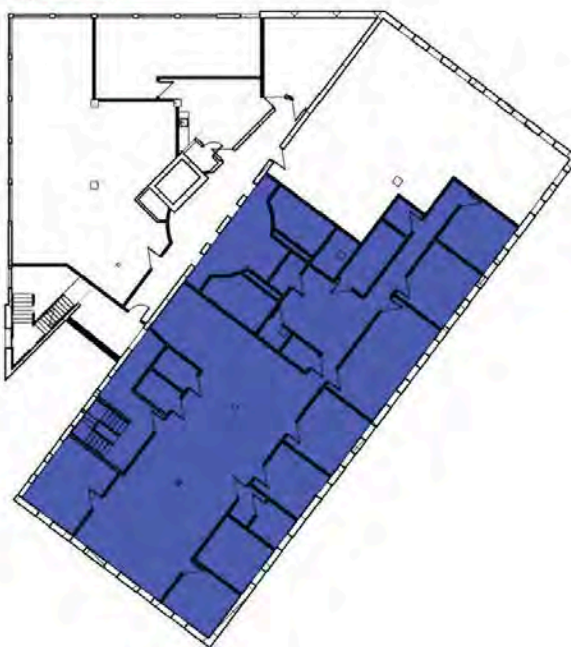


FLOOR PLAN

THIRD FLOOR | 4049 PENNSYLVANIA AVE

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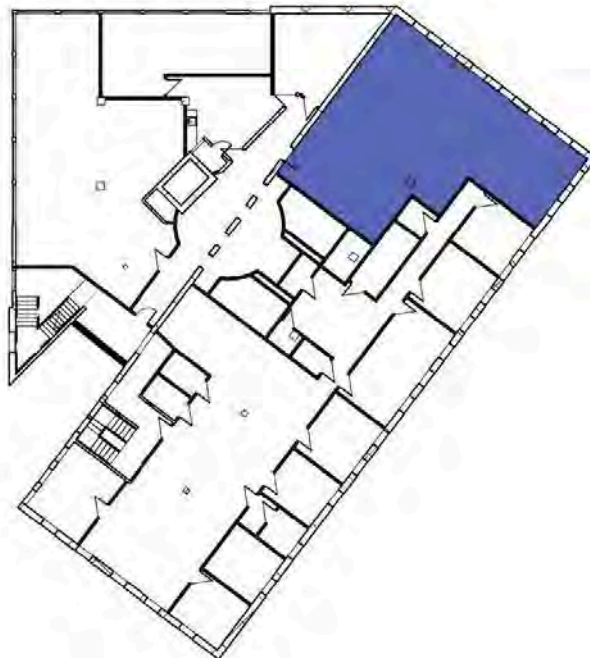
SUITE 301
4,068 SF



SUITE 302
1,679 SF



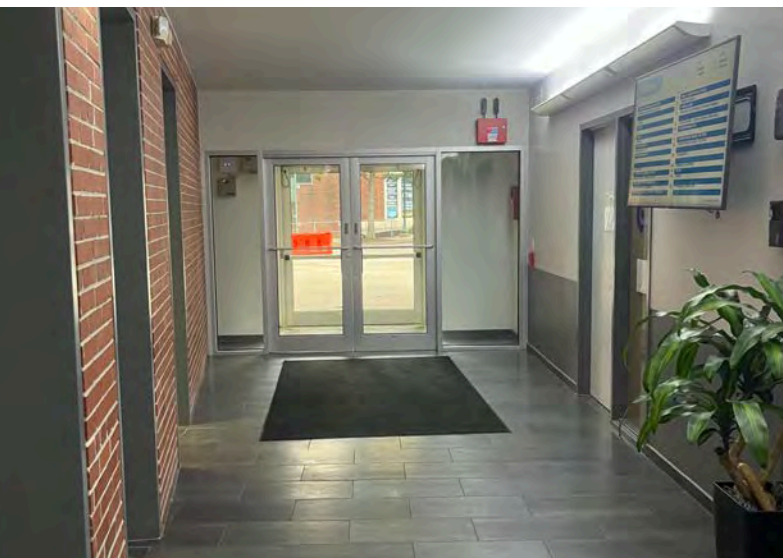
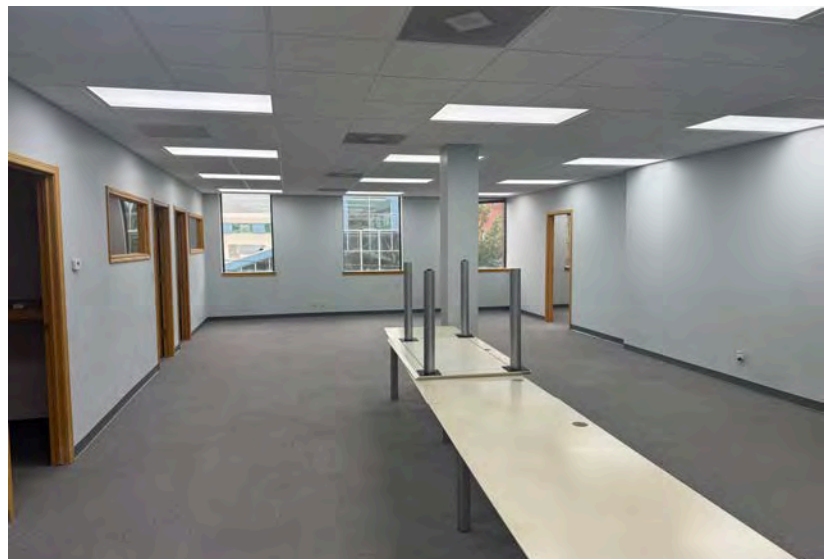
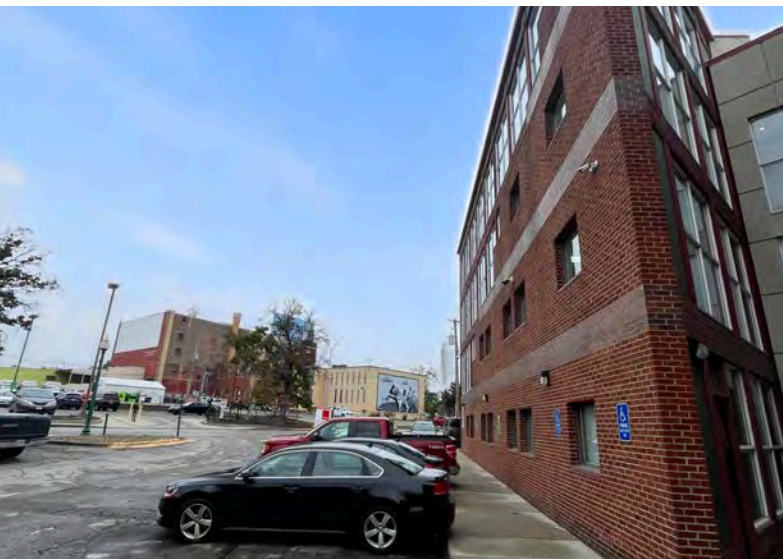
SUITE 303
1,408 SF



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