

# 4049 PENNSYLVANIA AVE KANSAS CITY, MO

AREA  
REAL ESTATE ADVISORS



## PROPERTY HIGHLIGHTS:

LOCATED IN THE HEART OF WESTPORT NEAR THE INTERSECTION OF WESTPORT RD AND PENNSYLVANIA AVE

9,000+ SF AVAILABLE:

- > SUITE 102: 1,304 SF
- > SUITE 150: 2,762 SF
- > SUITE 200: 637 SF (NO FLOOR PLAN)
- > SUITE 301: 4,068 SF
- > SUITE 303: 1,679 SF

BUILDING SIGNAGE AVAILABLE

EASILY WALKABLE TO RESTAURANTS, ENTERTAINMENT, AND STREETCAR (COMING IN 2025)

EXCELLENT PARKING OPTIONS AVAILABLE - VISITOR AND TENANT

\$22.00 PSF FULL-SERVICE



## MORE INFORMATION:

**DREW HARDING**

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**E** DHARDING@OPENAREA.COM

**JAY HAWKINS**

**D** 816.895.4808

**E** JHAWKINS@OPENAREA.COM

**AREA REAL ESTATE ADVISORS**

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# FLOOR PLANS:

## LEVEL 1

SUITE 102  
1,304 SF



SUITE 150  
2,762 SF



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# FLOOR PLANS:

## LEVEL 2

SUITE 200  
637 SF



- *FIVE PRIVATE WORK SPACES*
- *GREAT FOR EXECUTIVE OFFICES, THERAPISTS, SPEECH PATHOLOGISTS AND MORE*

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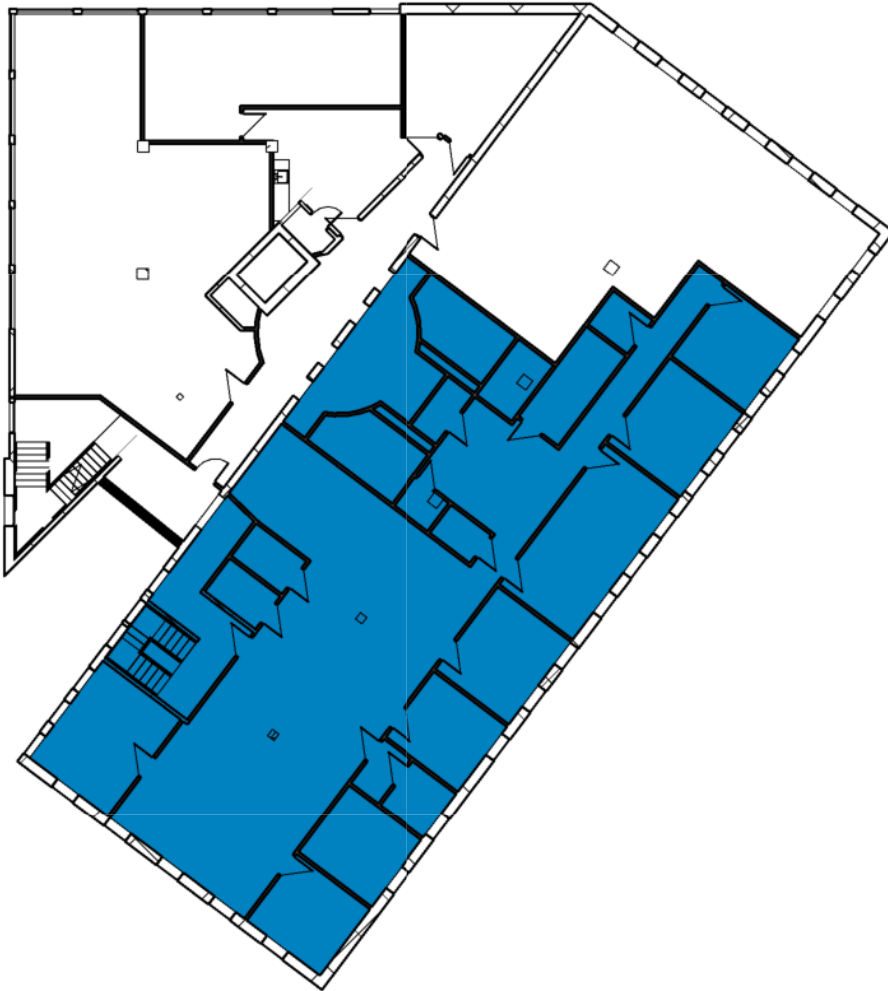
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# FLOOR PLANS:

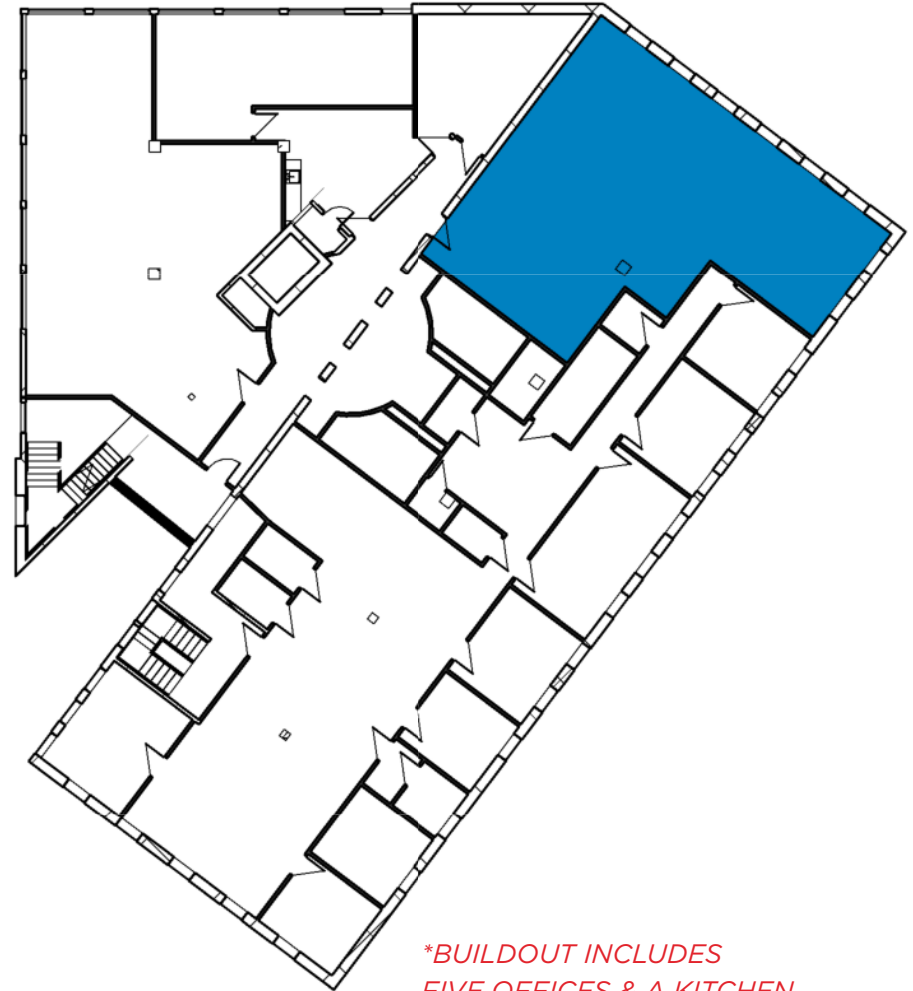
## LEVEL 3



SUITE 301  
4,068 SF



SUITE 303  
1,679 SF



*\*BUILDOUT INCLUDES  
FIVE OFFICES & A KITCHEN*

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Mickey's Hideaway  
OFFKEY  
CHAR BAR  
BEER KITCHEN  
Bunker  
FedEx Office  
Biscuit  
Snooze  
sun fresh MARKET  
Tin Roof  
YARD BAR  
CHINGU  
Harry's  
Jerusalem Cafe  
KELLY'S  
KOMATSU  
Harpo's  
TACO NACO  
Sweet Siam  
GO CHAI  
BROADWAY CAFE ROASTING  
Cane's

TACO BELL  
DAVE'S HOT CHICKEN

COST PLUS  
WORLD MARKET

Saint Luke's Health System

lululemon  
EVEREVE  
GRAM J. CREW  
Bamboo  
PRIME SOCIAL  
OCEAN PRIME  
Eddie V's  
ALDO  
KENDRA SCOTT  
VANS  
Champs H&M  
SEPHORA  
PARACHUTE  
EVEREVE  
The Better Cheddar  
STRANG  
chef collective  
repower  
TRUE FOOD  
ANTHROPOLOGIE  
ATHLETA  
YOGA  
The Melting Pot  
The Classic Cuf  
N+S  
Moosejaw  
vineyard vines  
ALTAR STATE  
Buck  
The Cheesecake Factory  
rye  
BRIO  
STARBUCKS  
JACK STACK BARBECUE  
FOREVER 21

JJ's Jax

WESTPORT  
39TH & MAIN

SOUTHMORELAND  
43RD & MAIN

PLAZA  
CLEAVER II & MAIN

- STREETCAR EXPANSION (COMPLETION 2025)
- STREETCAR STOP