



# 4233 ROANOKE RD

4233 Roanoke Rd, Kansas City, MO 64111



**Cole Stewart**

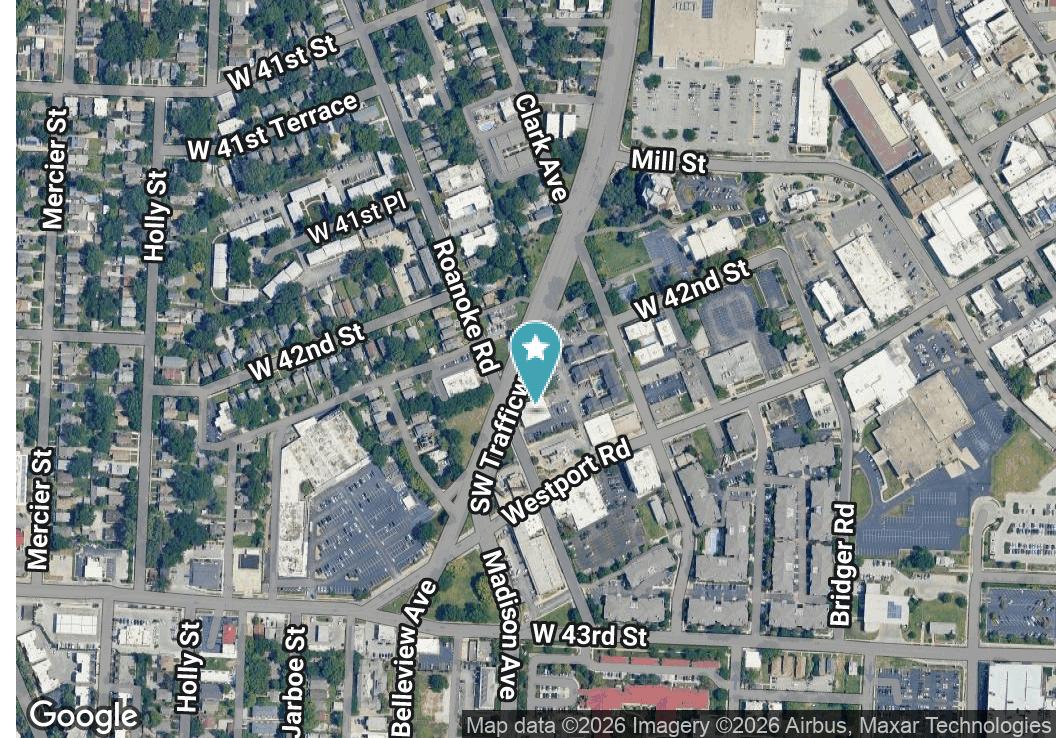
ASSOCIATE

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Turn-key furnished office space available in the heart of Kansas City's historic Westport district, with opportunities on both the first and second floors. Whether you're seeking a plug-and-play workspace or flexible first-floor space ideal for professional services, consulting, wellness, or medical-related uses — this property has options to fit your needs. Tenants have access to a shared conference room, kitchenette, and common restrooms. Conveniently located just off Southwest Trafficway and Westport Rd with walkable proximity to numerous restaurants, coffee shops, and retail amenities. Tenant signage opportunities available. Ample on-site parking available.

## LOCATION DESCRIPTION

Strategically positioned just north of Westport Rd along Southwest Trafficway, offering excellent connectivity to Westport, Midtown, the Country Club Plaza, and Downtown Kansas City.

## PROPERTY HIGHLIGHTS

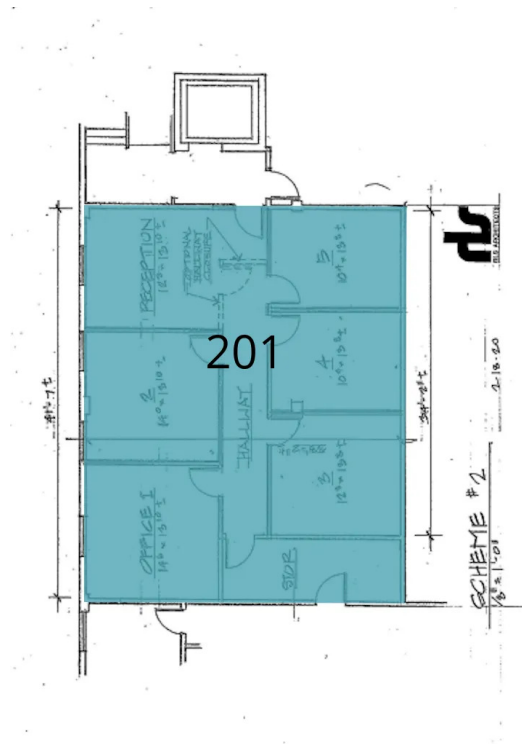
- Beautiful Turn-key Office Space in the Vibrant Westport Area
- Fully Furnished Options
- Private Offices
- Open Office Area
- Front Desk and Lobby/Waiting Area
- Conference Room and Kitchenette Included

## Offering Summary

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$22.00 SF/yr (FS) |
| Available SF:  | 900 - 5,600 SF     |
| Lot Size:      | 0.4 Acres          |
| Building Size: | 11,010 SF          |



# PLANS



## Legend

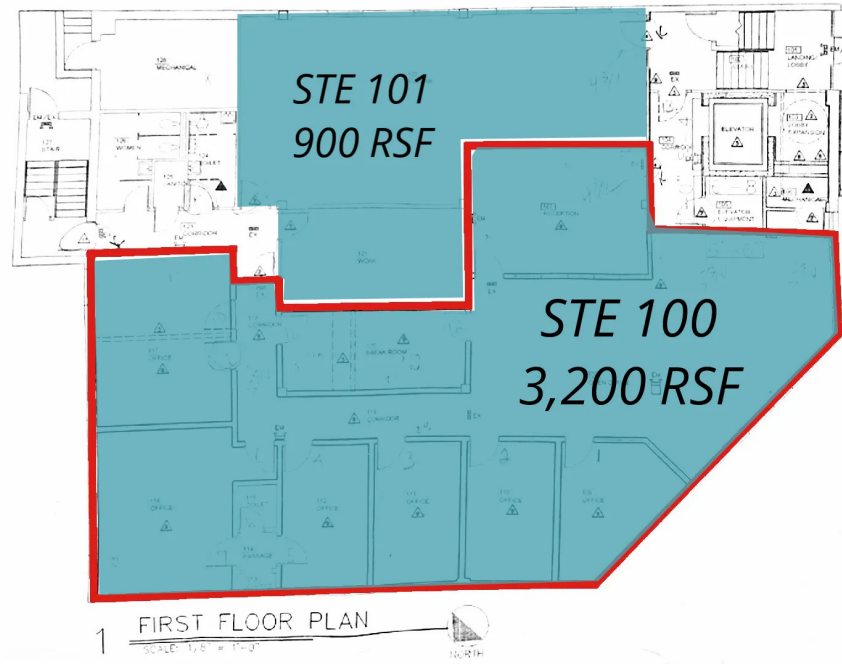
Available

## LEASE INFORMATION

|              |                |             |                   |
|--------------|----------------|-------------|-------------------|
| Lease Type:  | Full Service   | Lease Term: | Negotiable        |
| Total Space: | 900 - 4,100 SF | Lease Rate: | \$20 - \$21 SF/yr |

## AVAILABLE SPACES

| Suite     | Size     | Rate          | Description                                                                                                                                                             |
|-----------|----------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suite 201 | 1,500 SF | \$21.00 SF/yr | Comes fully furnished with Five (5) private offices and front desk area. You'll have access to a large conference room, kitchenette, and multiple common area restroom. |



## Legend

Available

## LEASE INFORMATION

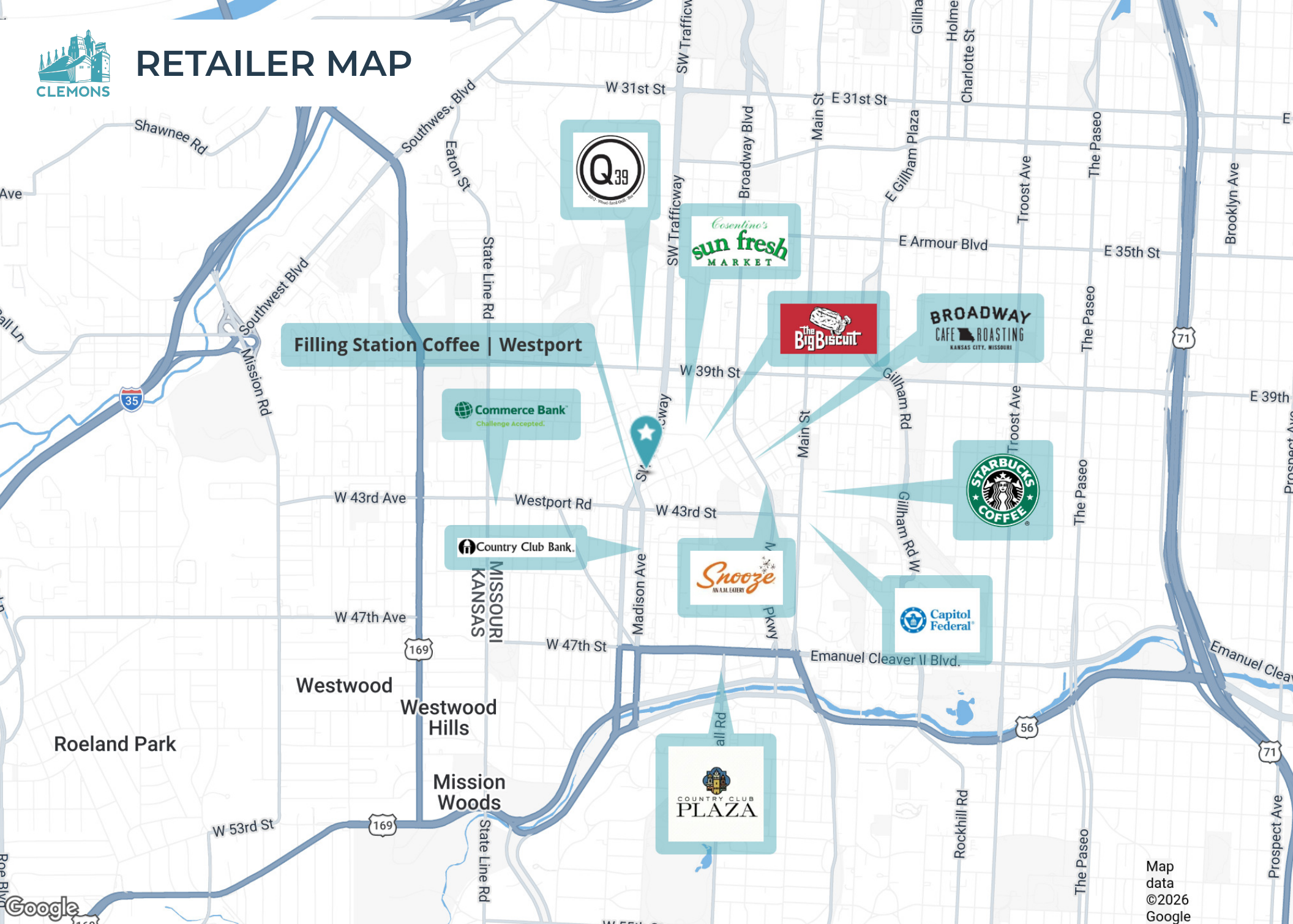
|              |                |             |                   |
|--------------|----------------|-------------|-------------------|
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## AVAILABLE SPACES

| Suite     | Size             | Rate          | Description                                                                                                                      |
|-----------|------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------|
| Suite 100 | 3,200 - 4,100 SF | \$20.00 SF/yr | First floor office with seven (7) private offices; open office area, reception area, and break room.                             |
| Suite 101 | 900 - 4,100 SF   | \$20.00 SF/yr | Open flexible first-floor space ideal for professional services, consulting, wellness, physical therapy or medical-related uses. |



# RETAILER MAP





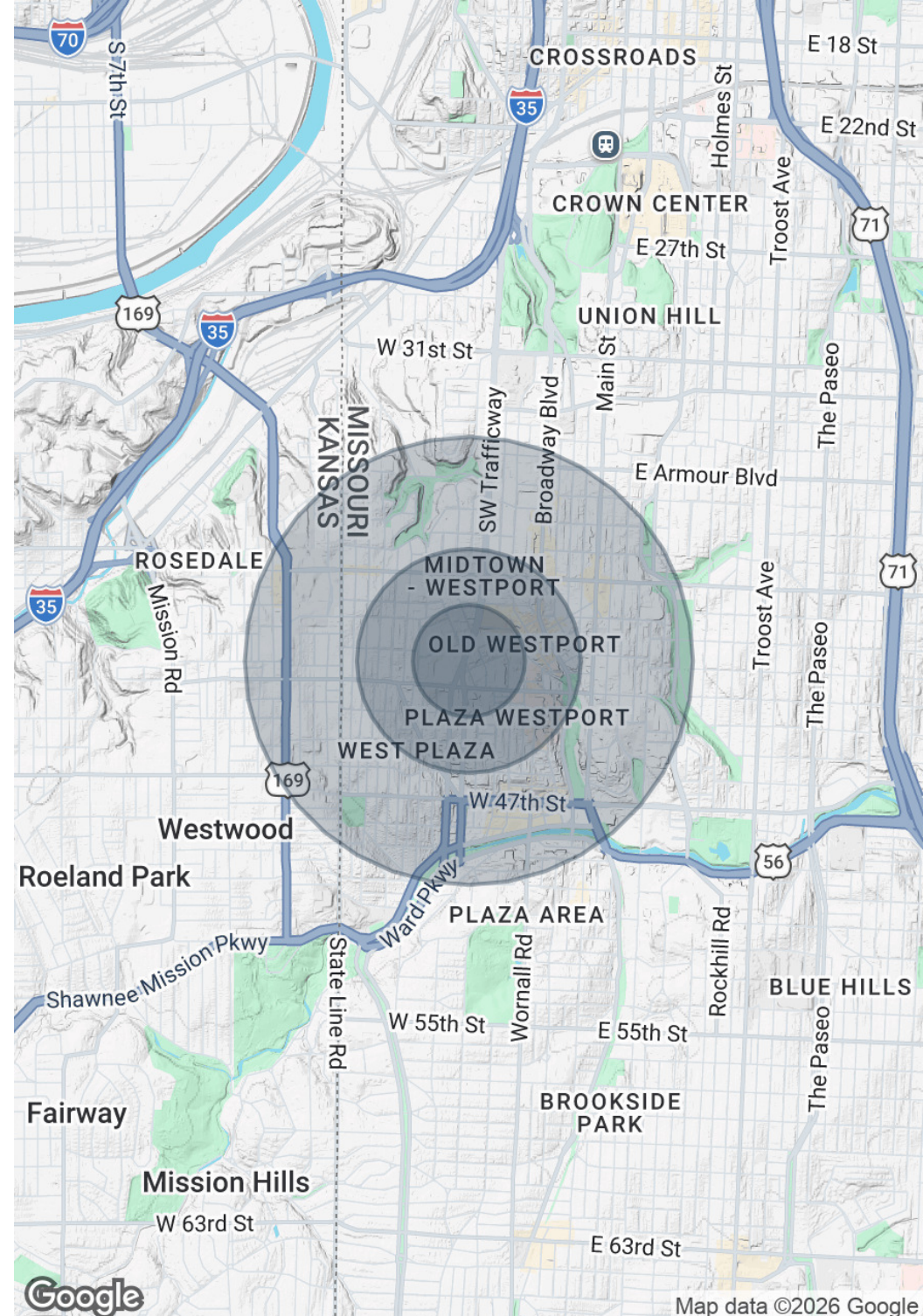


# DEMOGRAPHICS

| Population           | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population     | 1,631      | 6,352     | 22,358 |
| Average Age          | 31.4       | 32.8      | 34.2   |
| Average Age (Male)   | 34.5       | 34.2      | 35.2   |
| Average Age (Female) | 30.1       | 32.6      | 34.4   |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile    |
|---------------------|------------|-----------|-----------|
| Total Households    | 1,075      | 4,168     | 15,474    |
| # of Persons per HH | 1.5        | 1.5       | 1.4       |
| Average HH Income   | \$72,491   | \$72,262  | \$65,728  |
| Average House Value | \$120,510  | \$167,201 | \$213,506 |

2020 American Community Survey (ACS)





# WESTPORT MARKET PAGES

## WESTPORT

Westport is one of Kansas City's most iconic and energetic neighborhoods—where historic charm meets modern-day nightlife, dining, and local culture. Originally a trading post in the 1800s, today Westport is a vibrant hub for restaurants, bars, boutiques, and creative businesses that draw both locals and tourists year-round.

Located just minutes from Midtown, the Country Club Plaza, and Downtown, Westport offers strong foot traffic, diverse demographics, and a lively, walkable streetscape. With ongoing residential and commercial investment, this historic district continues to evolve while maintaining its unmistakable character—making it a prime location for food, retail, and entertainment-focused real estate opportunities.

### WESTPORT DEMOGRAPHICS



**62,988**  
Population



**67,562**  
Daytime Population



**\$294,838**  
Median Home Value



**51%**  
Bachelors Degree or Higher

### KANSAS CITY DEMOGRAPHICS



**2.2 M**  
Population



**474,110**  
Daytime Population



**\$240,254**  
Median Home Value



**37.2%**  
Bachelors Degree or Higher



### MAJOR CORPORATIONS IN THE AREA

