

FOR LEASE: OFFICE SPACE

PEAK
Real Estate Partners

4049 PENNSYLVANIA AVENUE

KANSAS CITY, MO



PROPERTY HIGHLIGHTS:

• AVAILABILITY

- **Suite 300: 1,406 SF**
- **Suite 301: 4,068 SF**
- **Suite 303: 1,679 SF**
- Building Signage available with excellent visibility along Pennsylvania Avenue
- Located in the heart of the Westport district
- Adjacent Parking Available
- \$20.00 PSF Full Service
- Highly Visible Location with convenient access to Midtown and Downtown Kansas City

PETER AGNELLO

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8700 STATE LINE ROAD, SUITE 300
LEAWOOD, KS 66206



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FLOOR PLAN: THIRD FLOOR

4049 PENNSYLVANIA AVENUE | KANSAS CITY, MO

SUITE 300

1,406 SF



SUITE 301

4,068 SF



SUITE 303

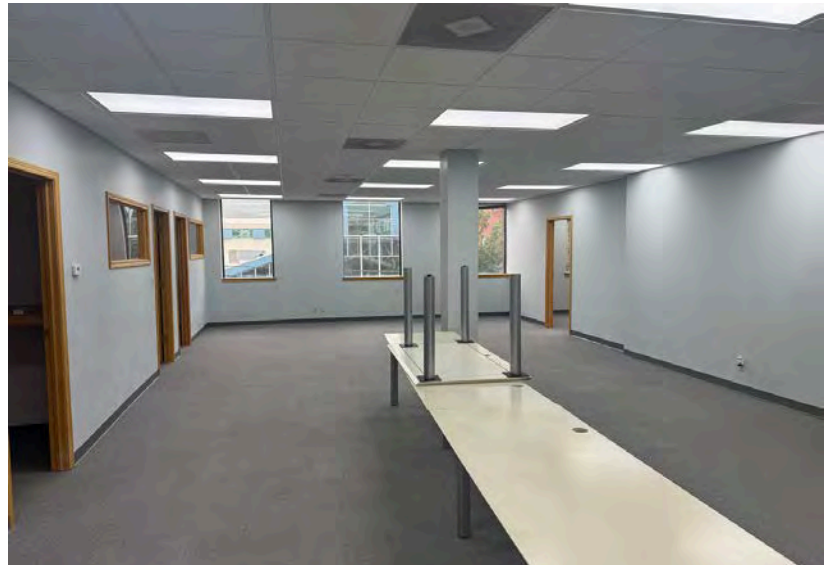
1,679 SF



PROPERTY PHOTOS

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AMENITY MAP

4049 PENNSYLVANIA AVENUE | KANSAS CITY, MO

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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



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PARKING AERIAL

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