

FOR LEASE > WESTPORT OFFICE SPACE

601 Westport Road

KANSAS CITY, MISSOURI



Property Info

601 Westport Road provides tenants with a superb open office environment, featuring substantial private parking, additional street parking, building signage, and garage door accessibility for optimal entertainment usage.

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Highlights

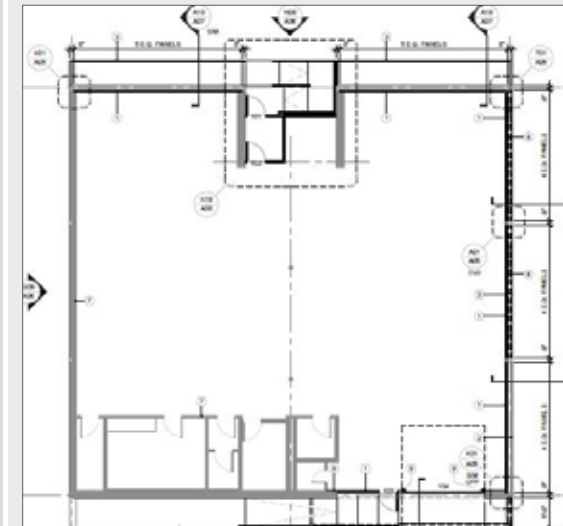
- > Building size: 4,900 SF
- > Available space: 3,000–4,900 SF
- > Rent: \$22.50 PSF, net of utilities and janitorial
- > Parking: 13 stalls in a private parking lot, plus 8 additional spots on the street directly adjacent to the building
- > Special amenities: the garage door offers tenants an innovative way to expand their space for specific entertainment usage or another means to rejuvenate the current office environment with some fresh air on Kansas City's finest fall and spring days
- > Building signage available with direct visibility from Westport Road
- > Owner will finish out the ceiling, lights and HVAC to the tenant's needs

Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	23,836	114,241	273,035
HOUSEHOLDS	14,436	54,121	120,215
AVERAGE HH INCOME	\$72,960	\$91,030	\$83,286
DAYTIME POPULATION	62,647	167,194	373,221



Floor Plan



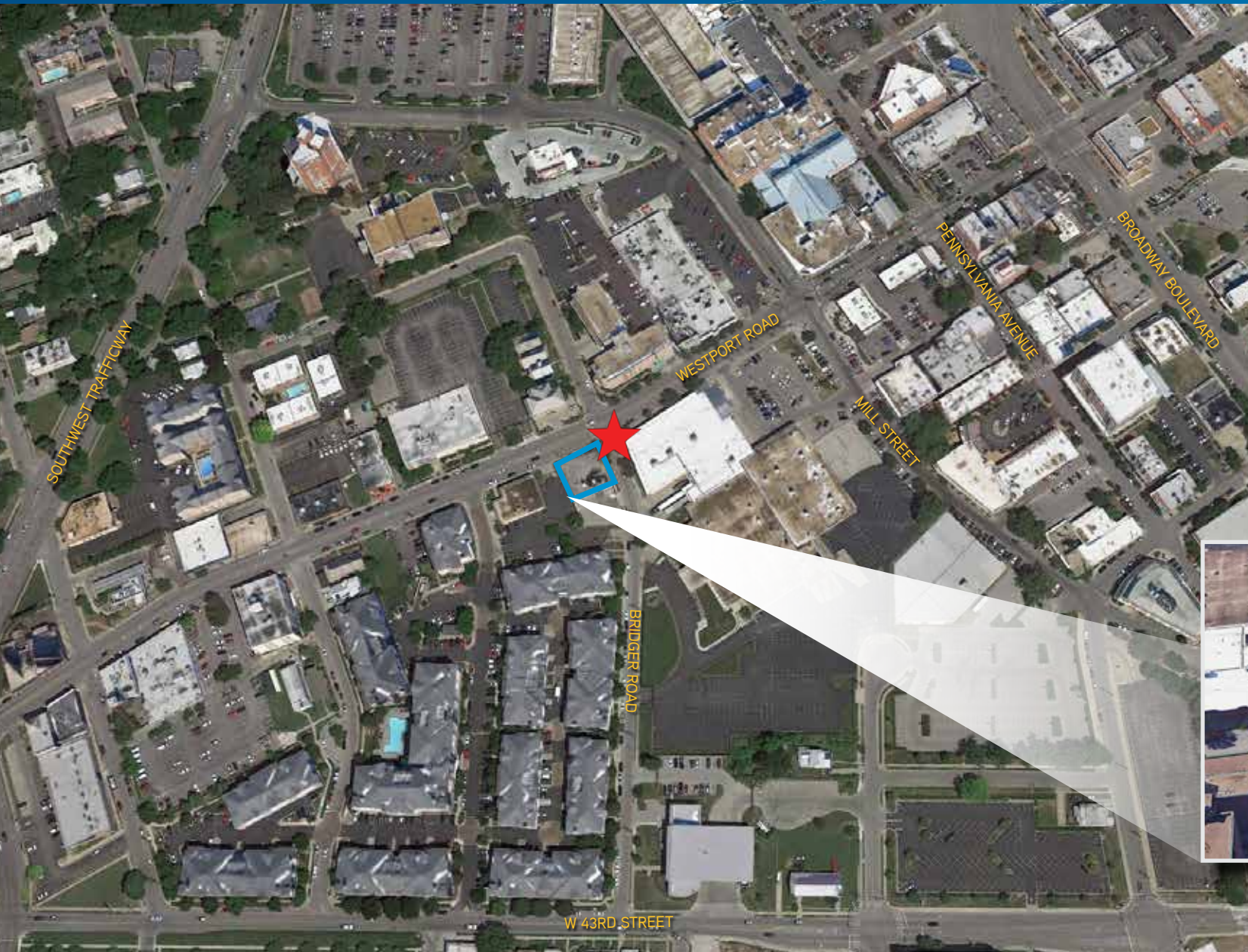
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