

FOR LEASE



WESTPORT OFFICE BUILDING

4125 BROADWAY, KANSAS CITY, MO 64111

NATHAN ROBERTS
MEDICAL & OFFICE REAL ESTATE
573.355.1810
nathan@clemonsrealestate.com



CLEMONS REAL ESTATE, LLC 1 E. ARMOUR BLVD. SUITE 100 816.774.4250 CLEMONSLIFE.COM

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SUITE 100

1 E. ARMOUR BLVD, LLC



OFFERING SUMMARY

Available SF: 2,214 SF

Lease Rate: \$14.35 PSF (MG)

Parking: 4 off-street spaces

Market: Westport

Traffic Count: 20,000 cars per day

PROPERTY OVERVIEW

Located in the heart of the historic and vibrant Westport district, this midtown gem offers great walkability with ample access to restaurants, shops, banking, and is just blocks from the Country Club Plaza.

PROPERTY HIGHLIGHTS

- 2-stories, 2,214 sqft on the second floor
- Off-street adjacent parking included
- On-site property management
- Excellent visibility with exterior signage opportunity
- Recently renovated and updated
- Walkability to restaurants, shopping, entertainment, etc.

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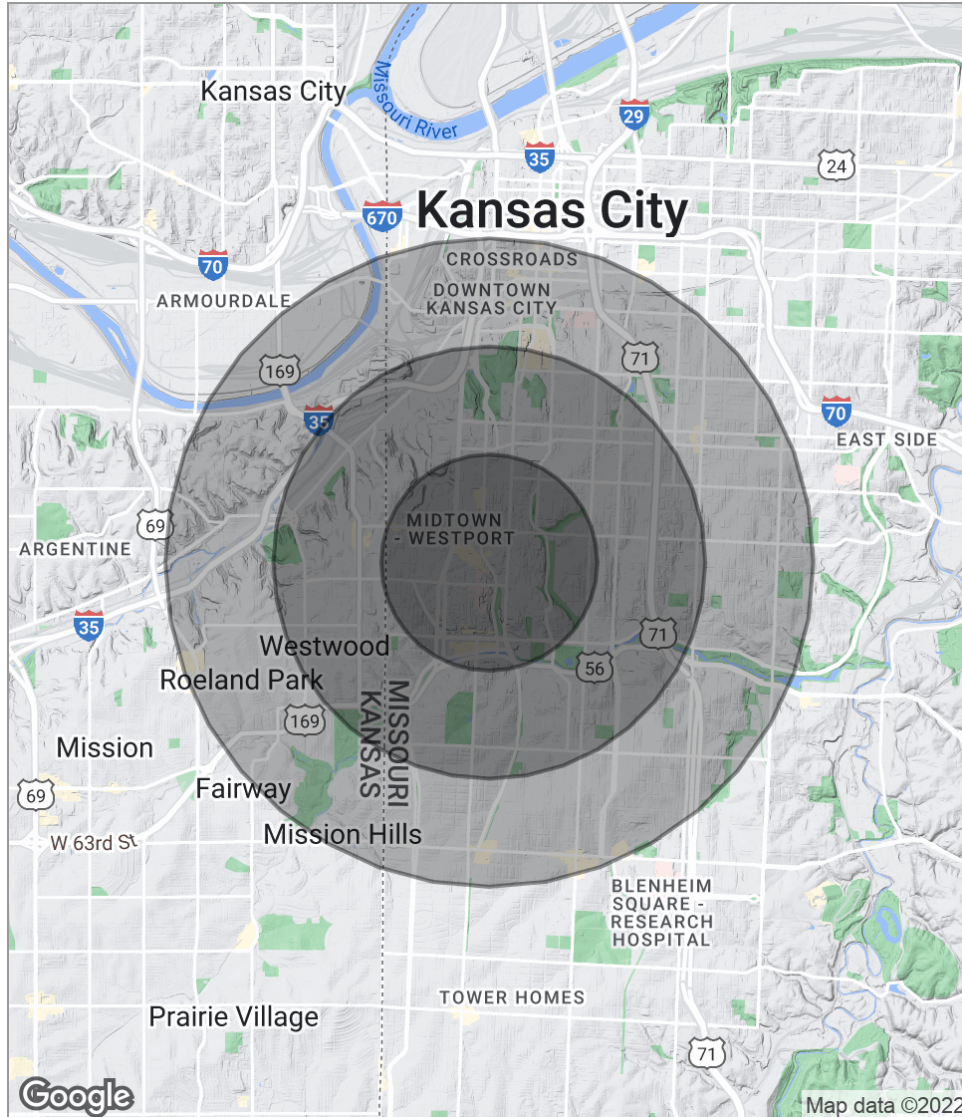
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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	20,459	58,782	114,221
Median age	34.9	35.1	35.8
Median age (Male)	36.8	36.0	35.1
Median age (Female)	33.0	34.1	35.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	12,361	31,108	54,005
# of persons per HH	1.7	1.9	2.1
Average HH income	\$54,677	\$61,680	\$64,319
Average house value	\$234,568	\$253,725	\$249,776

** Demographic data derived from 2020 ACS - US Census*

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