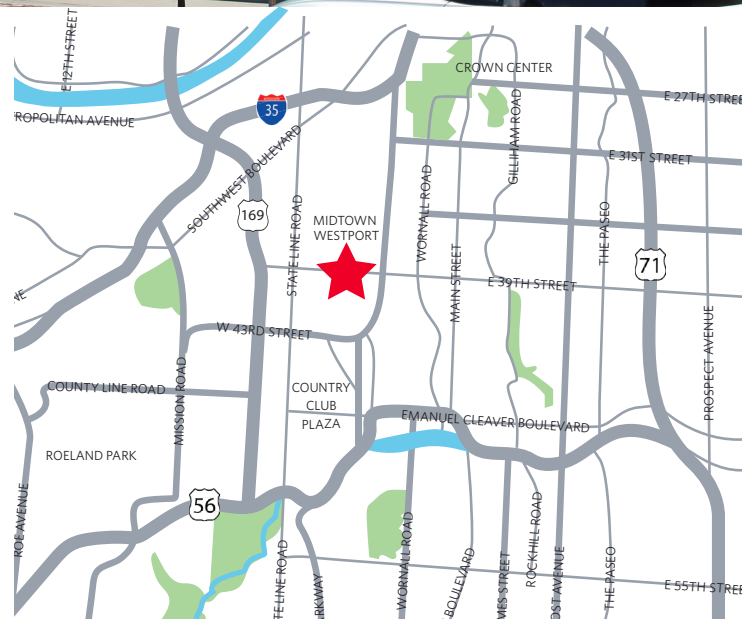




3,533 SF Office Space
Lease Rate: \$22.50 PSF FS

Property Highlights

- Located in the heart of the vibrant Westport District
- Join new tenant Sullivan, Higdon & Sink coming in 2019
- Ample free covered parking in the 700 space five-story, attached garage offering 3.00/1,000 sf parking ratio
- Numerous restaurants and amenities within a short walk
- New exterior and common area upgrades planned Q1 2019
- Ten offices with exterior windows
- Two conference rooms



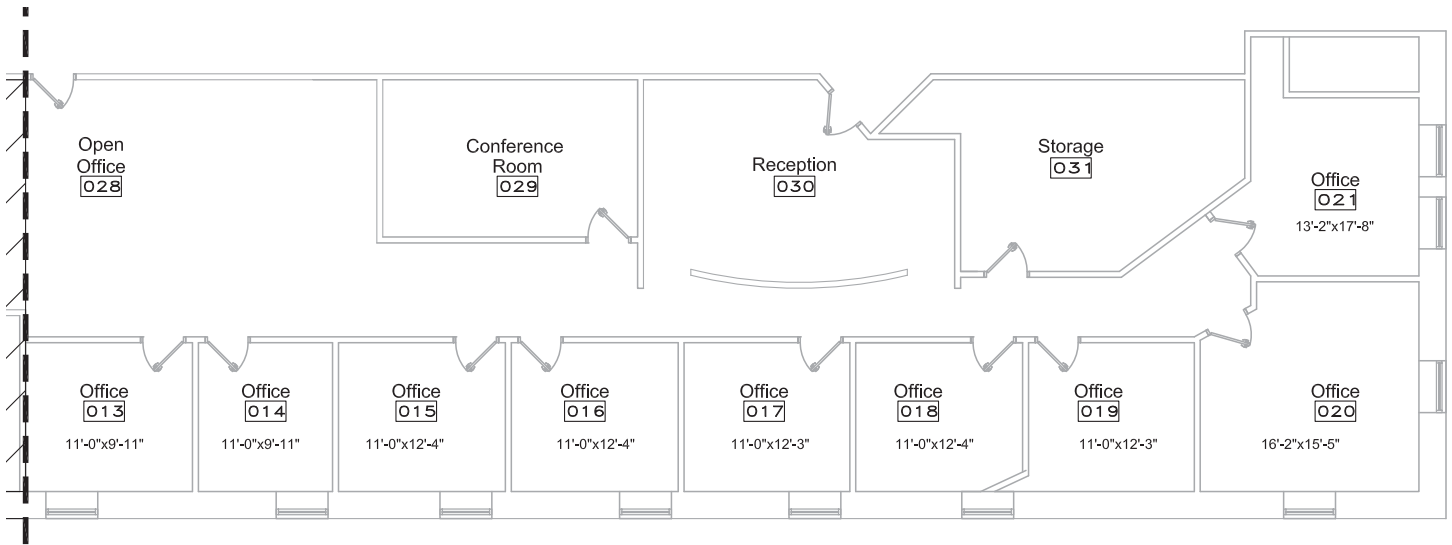
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Floor Plan

4050 Pennsylvania - 3,533 SF





FOR LEASE

Manor Square Office

4050 Pennsylvania / Kansas City, Missouri



**Pictures are of recently completed 2nd floor space*

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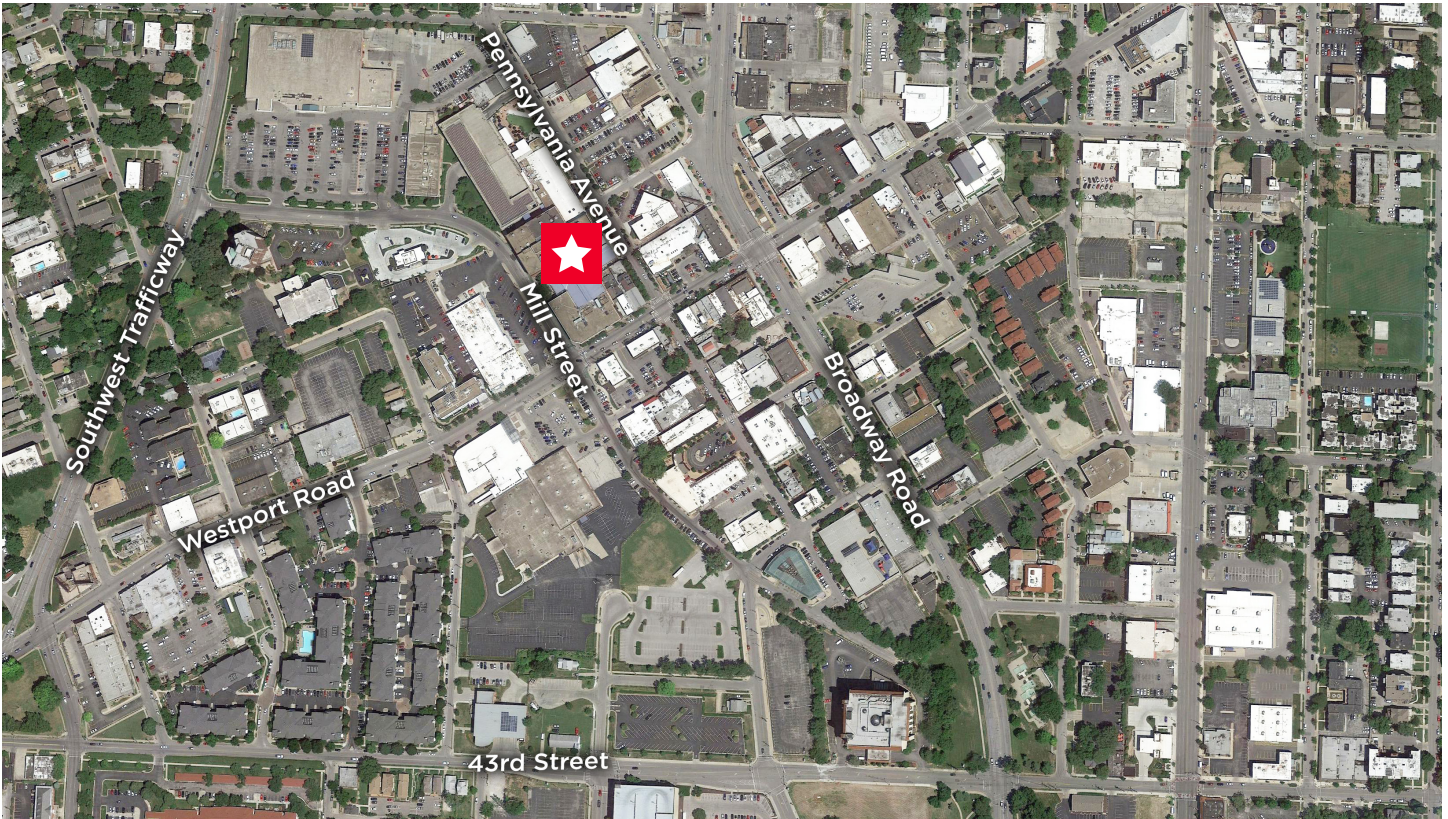


FOR LEASE

Manor Square Office

4050 Pennsylvania / Kansas City, Missouri



Aerial / Location Map

Drive Time Info

Destination	Drive Time
Country Club Plaza	5 Minutes
Access to Interstate 35	7-10 Minutes
Downtown/P&L District	10 Minutes
Crown Center/Union Station	10 Minutes

Demographics

	1 Mile	3 Miles	5 Miles
Population	23,768	116,268	277,123
Households	14,692	56,010	124,254
Average HH Income	\$63,414	\$67,689	\$61,476
Daytime Population	48,480	129,637	296,552
# of Businesses	3,102	8,458	17,625

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