

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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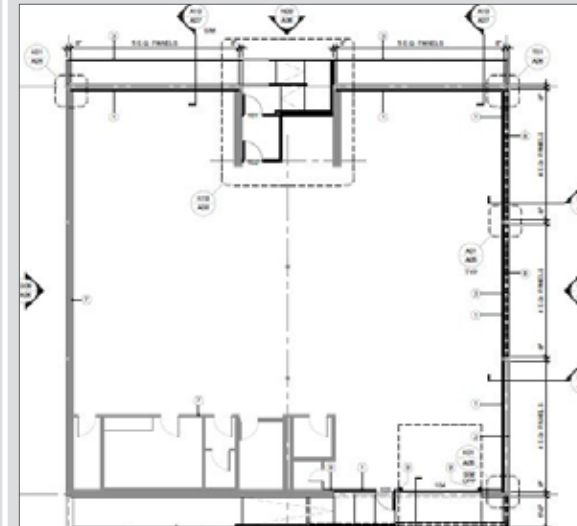


HIGHLIGHTS

- > 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
- > New roof, lighting, HVAC, and bathrooms (2018)
- > 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
- > Building signage available with direct visibility from Westport Road



Floor Plan



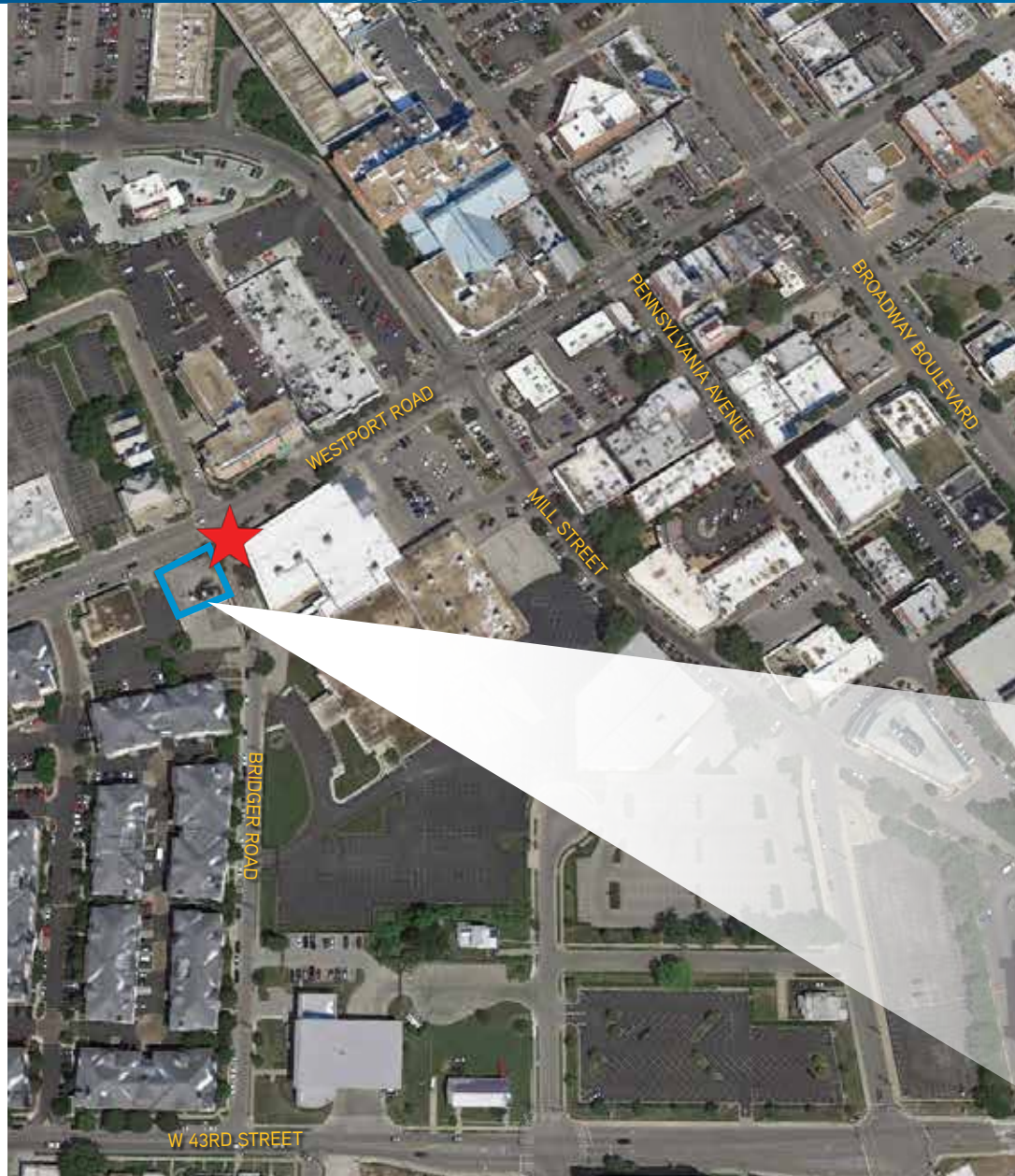
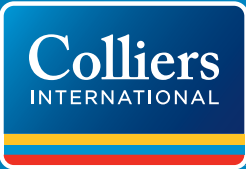
Map



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DEMOGRAPHICS

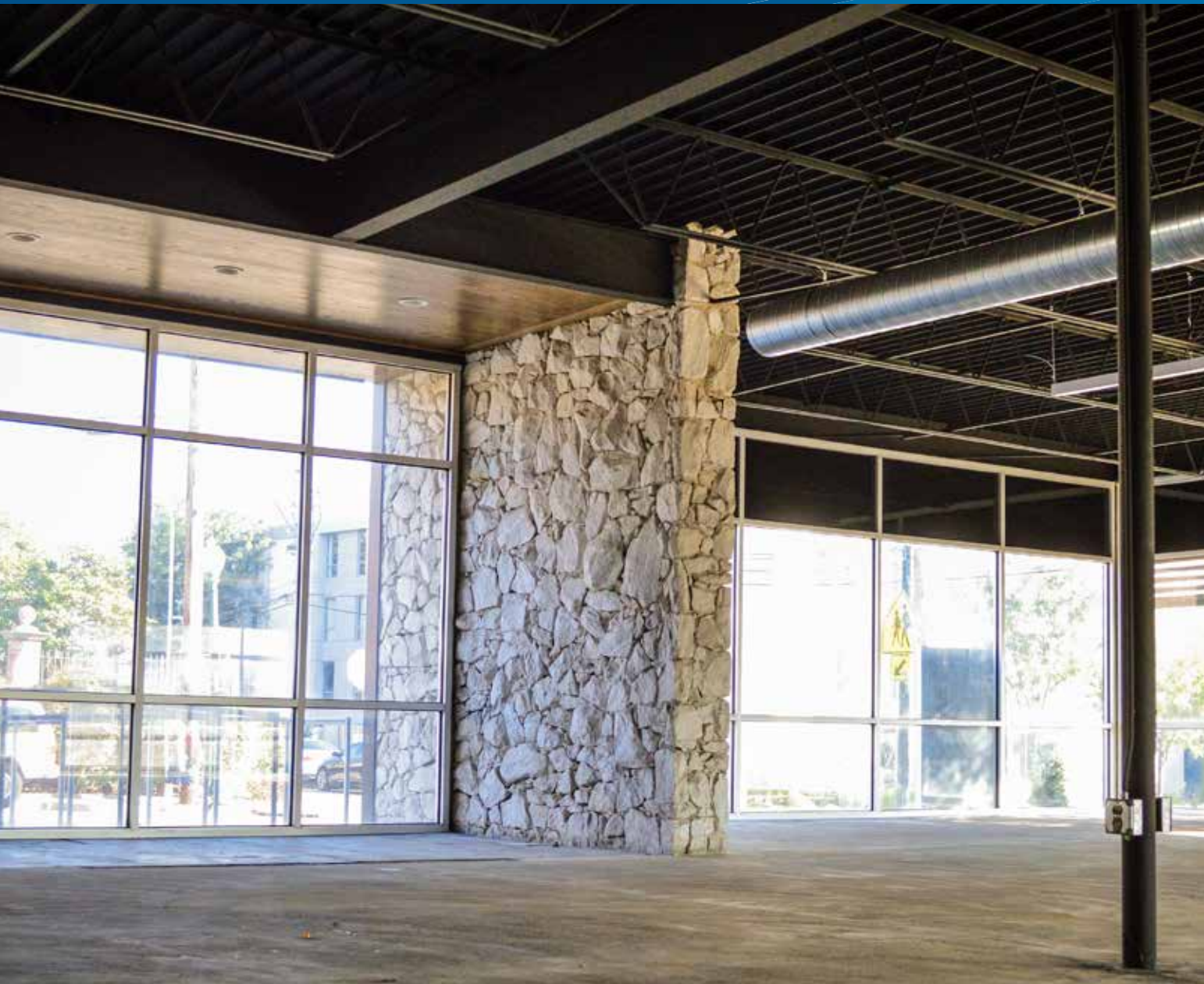
	1-mile	3-mile	5-mile
POPULATION	23,836	114,241	273,035
HOUSEHOLDS	14,436	54,121	120,215
AVERAGE HH INCOME	\$72,960	\$91,030	\$83,286
DAYTIME POPULATION	62,647	167,194	373,221



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Contact Us

JIM GATES SIOR

+1 816 556 1138

jim.gates@colliers.com

ELLEN FISHER

+1 816 589 0012

ellen.fisher@colliers.com

Colliers International

4520 Main Street, Suite 1000

Kansas City, Missouri 64111

MAIN: +1 816 531 5303

FAX: +1 816 531 5409

www.colliers.com/kansascity

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