

FOR SALE/LEASE

43RD AND STATE LINE OFFICE/RETAIL SPACE

1801 Westport Road, Kansas City, MO 64111

Historic
Westport
District

St Luke's
Hospital

Country Club
Plaza

Andy's
Frozen Custard

QT

PIZZA
JOHN'S

Two
Sugars
COFFEE

AMERICAN
PIZZA

HIGHLIGHTS

Highlights

cafécoraz

SITE

PROPERTY FEATURES

- 10,000 SF Retail/Office Building
- 1,750 and 2,500 SF Available for Lease
- Entire 1st Level Leased
- Brand New Off-Street Parking Lot
- Brand New Roof
- Lease Rate: **\$16-\$20 NNN**
- Sale Price: **\$2,000,000**

Cupini's

TWIN CITY
TAVERN

CHIPOTLE
MEXICAN GRILL

State Line Rd

Westport Rd
18,943 VPD

GORDON SMITH

gsmith@Crossroads-KC.com

M (913) 636-7109



CROSSROADS
REAL ESTATE GROUP

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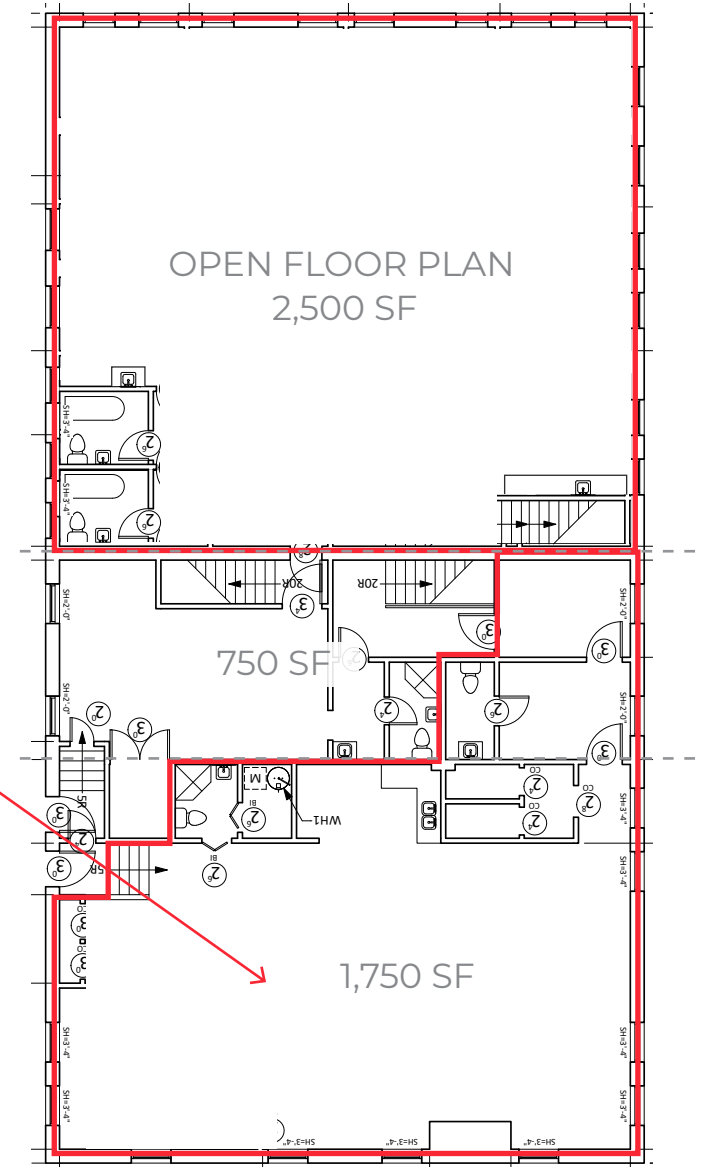


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SECOND FLOOR

- 1,750 & 2,500 SF Creative Spaces
- Tall ceilings and exposed brick
- Full Kitchenette
- 2 Bathrooms, 2 Changing Rooms, Front Desk, Patio/Porch
- 2nd Floor Lease Rate - \$16 NNN



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204

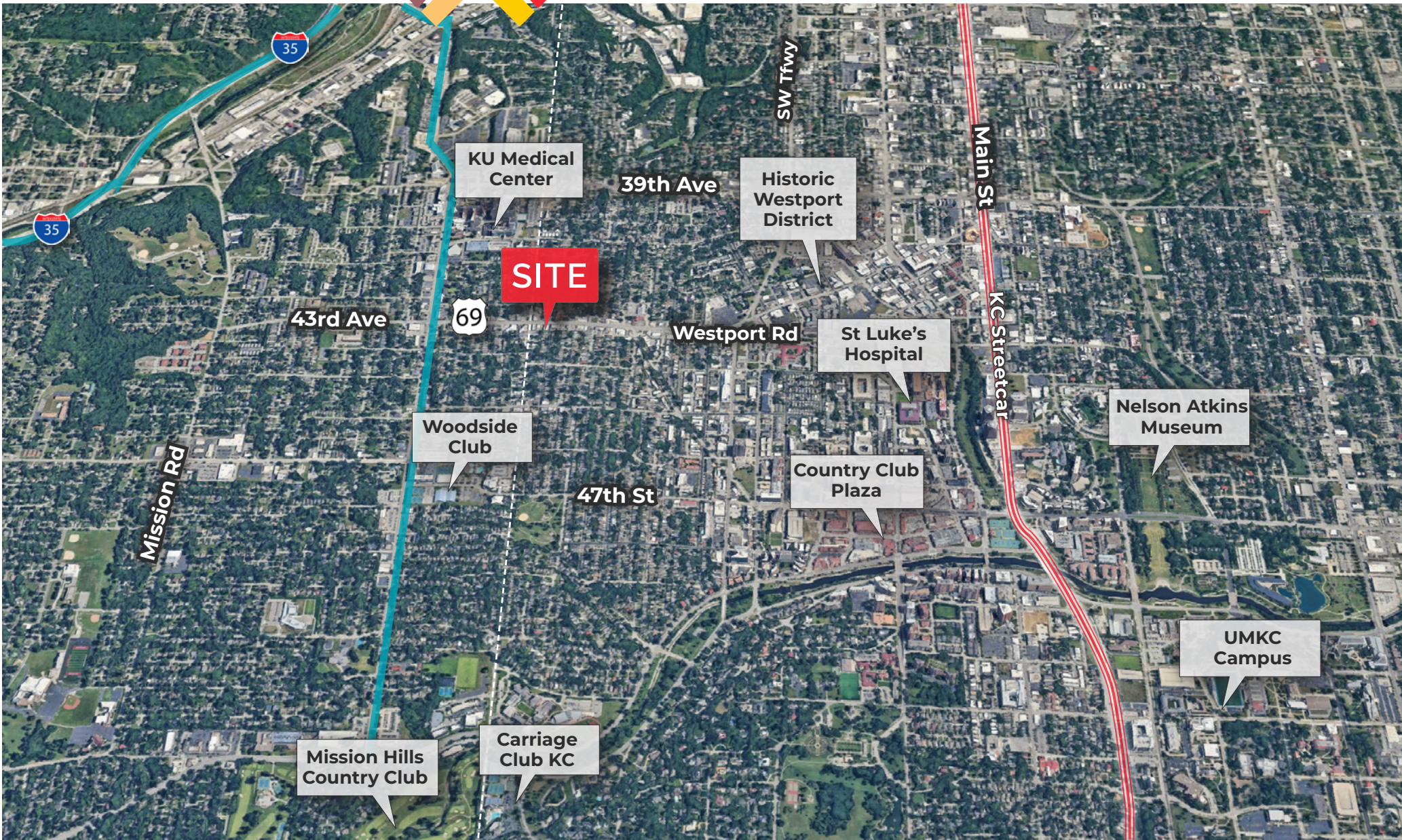


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