



# MOVE-IN READY OFFICES IN MIDTOWN

4605-4609 Paseo Boulevard, Kansas City, Missouri



## LEASE RATE: \$10/SF | 800 TO 5,555 SF SPACES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,867	99,898	240,730
Avg. Household Income	\$8,194	\$83,599	\$248,674

- Just minutes from UMKC, Rockhurst, and the Plaza, this property sits in a high-traffic corridor with excellent visibility
- Enjoy dedicated on-site parking
- Affordable office suites with flexible layouts
- Controlled access
- Directory signage and space on monument sign available



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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*Exclusive Agents*

## MONUMENT SIGN







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## 5,555 SF SPACE FLOOR PLAN







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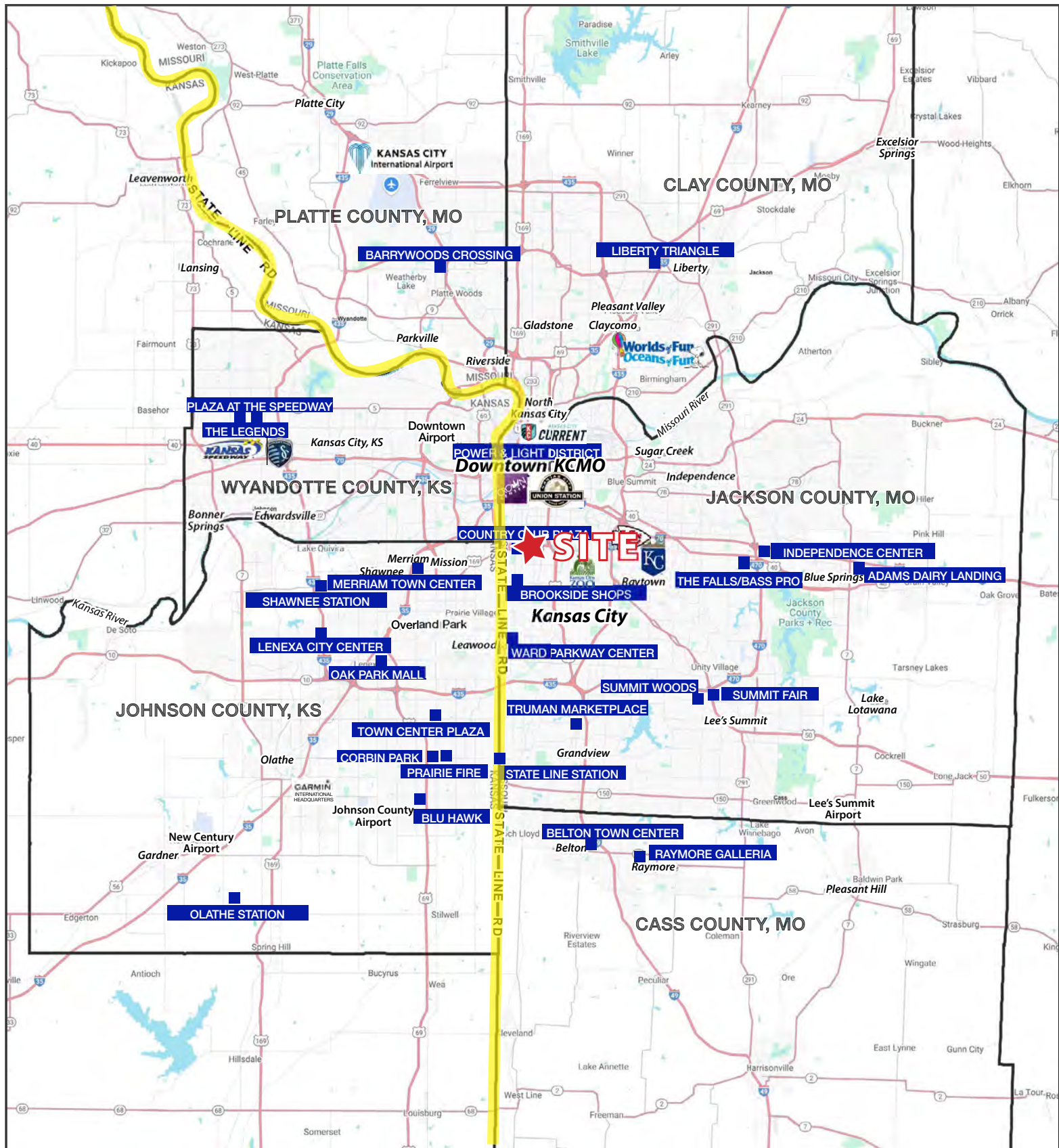
AERIAL





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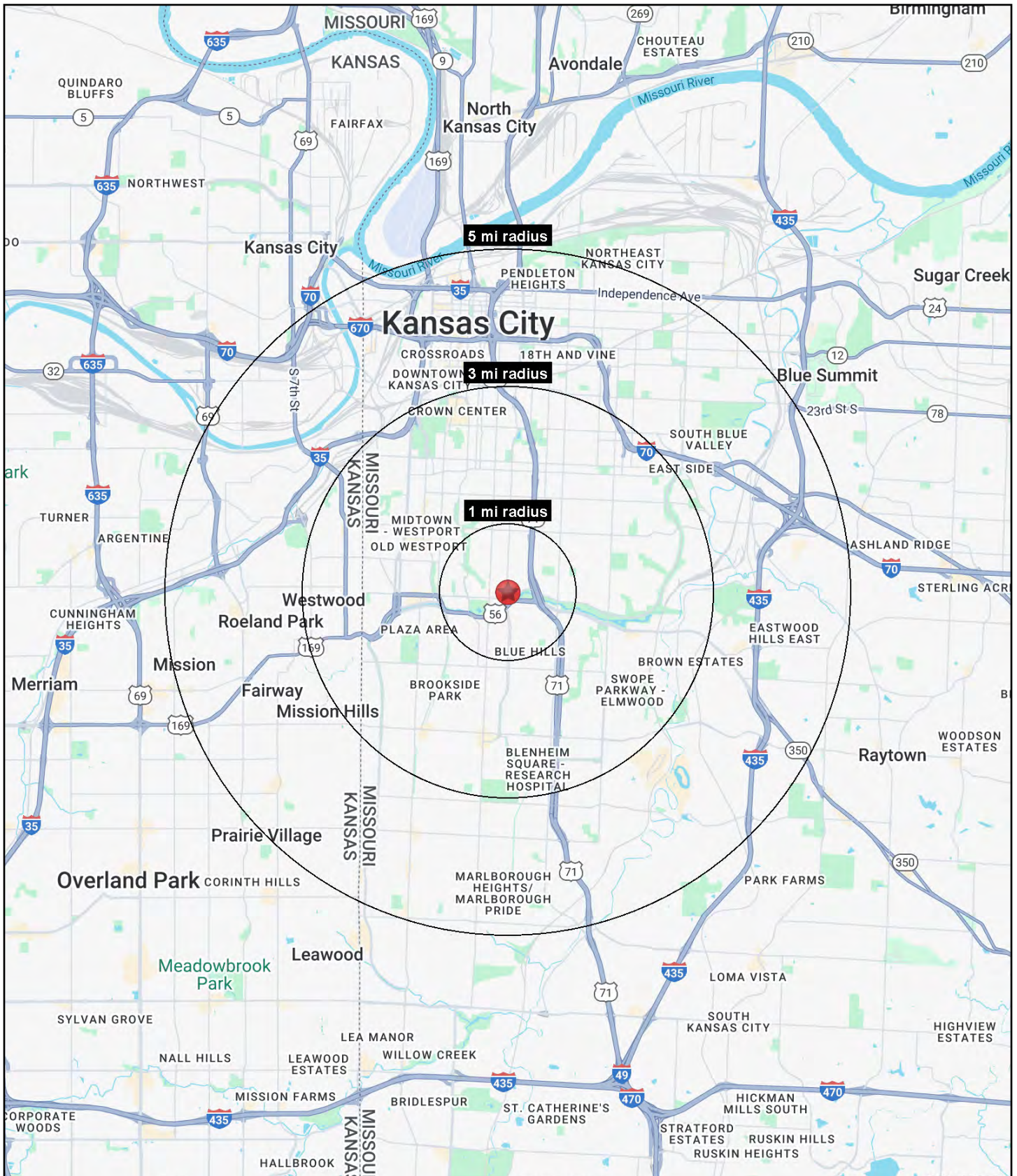
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## 4605-4609 Paseo Boulevard, Kansas City, Missouri

4605-4609 Paseo Boulevard Kansas City, MO 64110	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	15,281	122,530	261,141
2030 Projected Population	15,292	123,907	262,896
2020 Census Population	14,488	116,980	251,812
2010 Census Population	14,136	110,801	239,937
Projected Annual Growth 2025 to 2030	-	0.2%	0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.7%	0.6%
2025 Median Age	32.6	35.5	34.7
<b>Households</b>			
2025 Estimated Households	7,020	58,682	120,411
2030 Projected Households	7,057	60,052	123,208
2020 Census Households	6,441	54,519	113,748
2010 Census Households	6,281	51,199	105,315
Projected Annual Growth 2025 to 2030	0.1%	0.5%	0.5%
Historical Annual Growth 2010 to 2025	0.8%	1.0%	1.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	47.5%	50.1%	52.3%
2025 Estimated Black or African American	40.3%	37.4%	30.7%
2025 Estimated Asian or Pacific Islander	2.7%	2.4%	2.8%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2025 Estimated Other Races	9.1%	9.6%	13.7%
2025 Estimated Hispanic	8.4%	9.7%	14.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$82,465	\$101,428	\$101,780
2025 Estimated Median Household Income	\$56,647	\$72,227	\$74,289
2025 Estimated Per Capita Income	\$38,242	\$48,807	\$47,112
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.8%	3.9%
2025 Estimated Some High School (Grade Level 9 to 11)	5.2%	5.1%	5.7%
2025 Estimated High School Graduate	24.1%	23.1%	22.7%
2025 Estimated Some College	19.0%	17.9%	18.3%
2025 Estimated Associates Degree Only	5.9%	5.4%	5.8%
2025 Estimated Bachelors Degree Only	25.3%	26.1%	25.6%
2025 Estimated Graduate Degree	18.2%	19.7%	18.1%
<b>Business</b>			
2025 Estimated Total Businesses	513	7,221	15,563
2025 Estimated Total Employees	8,992	89,621	188,137
2025 Estimated Employee Population per Business	17.5	12.4	12.1
2025 Estimated Residential Population per Business	29.8	17.0	16.8

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