

## 39 WEST CENTER

900-1000 W. 39th St, Kansas City, Missouri

- **Under new ownership**
- **866-975 SF for lease**
  - Suite 912: 924 SF (*CONFIDENTIAL: Do not disturb tenant*)
  - Suite 910: 975 SF
  - Suite 906: 866 SF
- Q39 anchored strip center
  - Q39 sees **322,000 annual visitors** (*Source: Placer.ai, 2025*)
- Situated in the heart of the West 39th Street District, surrounded by thriving local businesses, restaurants, and residential developments
- Minutes from KU Medical Center, creating opportunity to capture traffic from students, faculty, patients, and staff

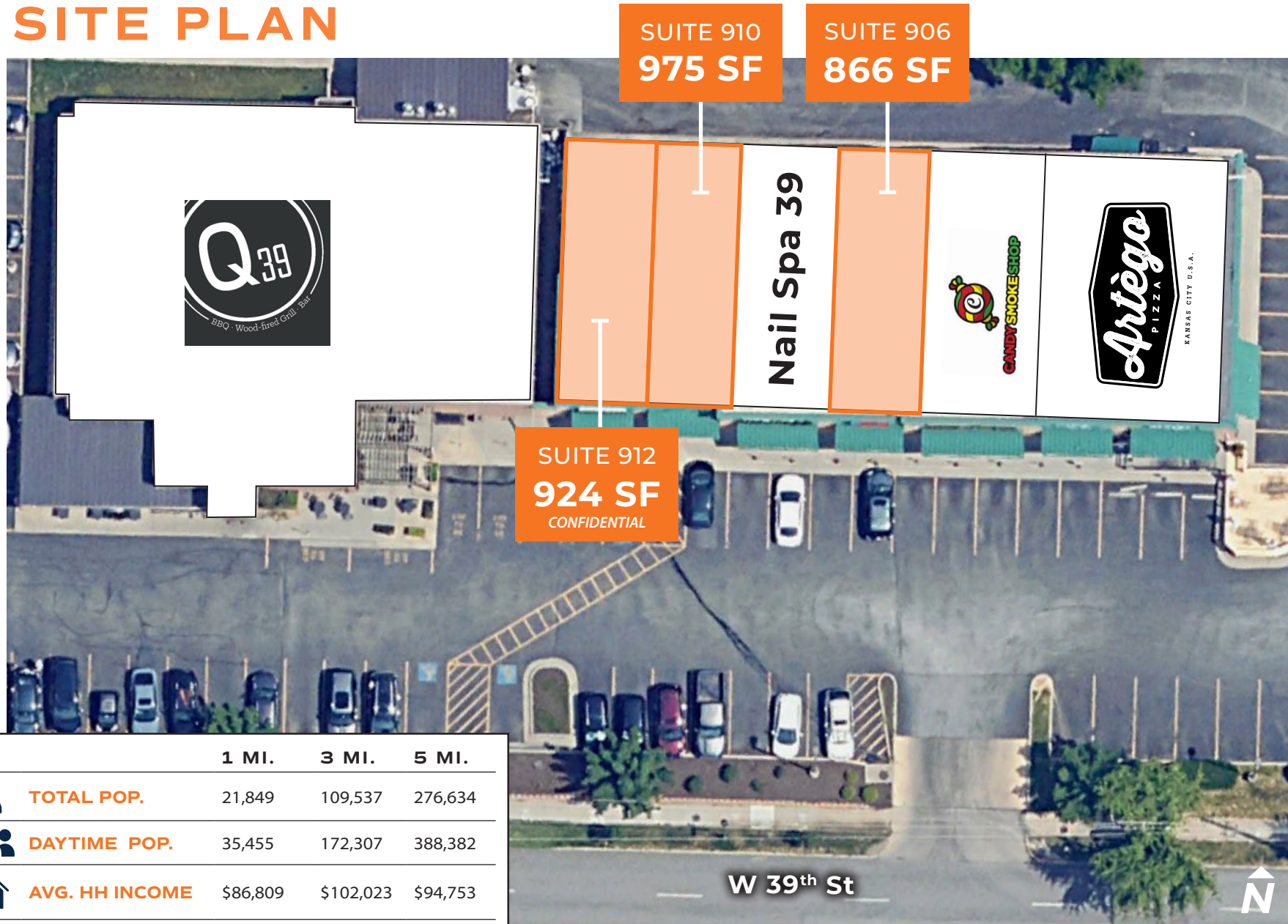
**866-975 SF  
AVAILABLE**



**ANDREW SANDBURG**

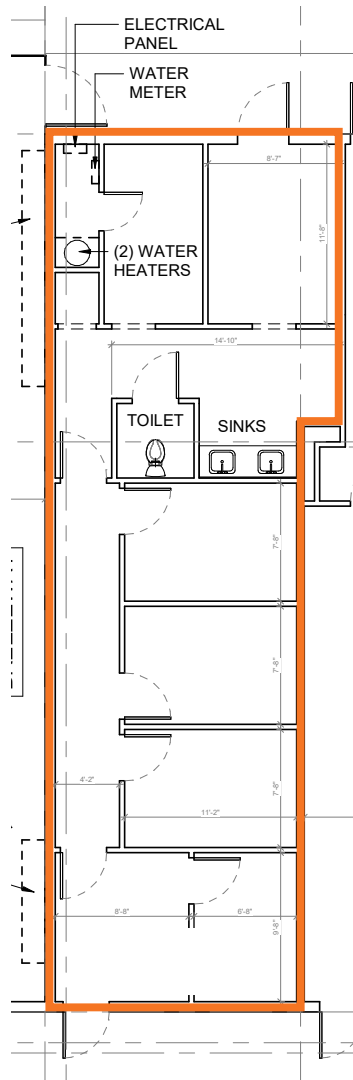
asandburg@lane4group.com / 816.268.9111

# SITE PLAN

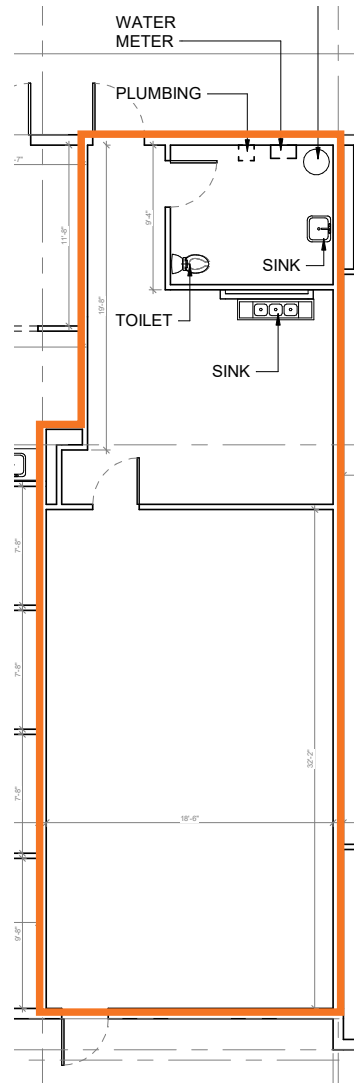


	1 MI.	3 MI.	5 MI.
TOTAL POP.	21,849	109,537	276,634
DAYTIME POP.	35,455	172,307	388,382
AVG. HH INCOME	\$86,809	\$102,023	\$94,753
BUSINESSES	28,905	128,107	261,784

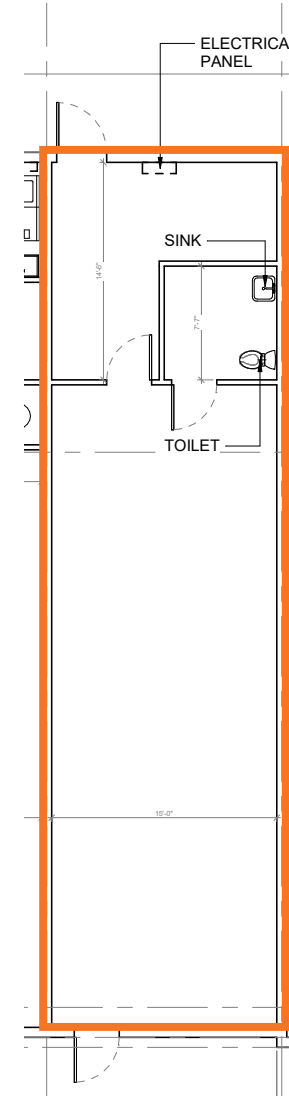
# FLOOR PLANS



**SUITE 912**  
924 SF  
CONFIDENTIAL



**SUITE 910**  
975 SF



**SUITE 906**  
866 SF



**PROPOSED HICKOK HOMES APARTMENTS**  
73 Unit Multifamily

**NEWLY OPENED THE CITIZEN**  
200+ Unit Class A Multifamily

**NEWLY OPENED THE HUDSON**  
200+ Unit Class A Multifamily

**KU MEDICAL CENTER**  
The University of Kansas

**WOODSIDE VILLAGE**

**39TH STREET CORRIDOR**

**WESTPORT ENTERTAINMENT DISTRICT**

**COUNTRY CLUB PLAZA**

**Streets:** Broadway Blvd, Main St, SW Trafficway, Rainbow Blvd, State Line Rd, 39th St, 47th St

**Landmarks:** Union Station, Midtown Corridor, Sun Fresh Market, Room 39, Q39, Tiki Taco, J & R, Our House, Apple Store, Anthropologie, J.Crew, West Elm, Nike, Gram & Dun, Tivoli, Evereve, Free People, Tiffany & Co., Coach, Kansas City Public Library

**Businesses:** Canary, Tailleur, Cheval, CVS Pharmacy, Tin Roof, Char Bar, Taco Bell, Cane's, The Big Biscuit, Fi Haus, World Market, Off Key, Snooze, Westport Cafe, Chingu

**Highways:** I-35, US-71