



FOR LEASE: THE GARMENT HOUSE
1000 BROADWAY BLVD.
KANSAS CITY, MO 64105

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1000 BROADWAY BLVD.

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FOR LEASE | 49,250 SF | TI AVAILABLE

Space Can Be Subdivided by Floor

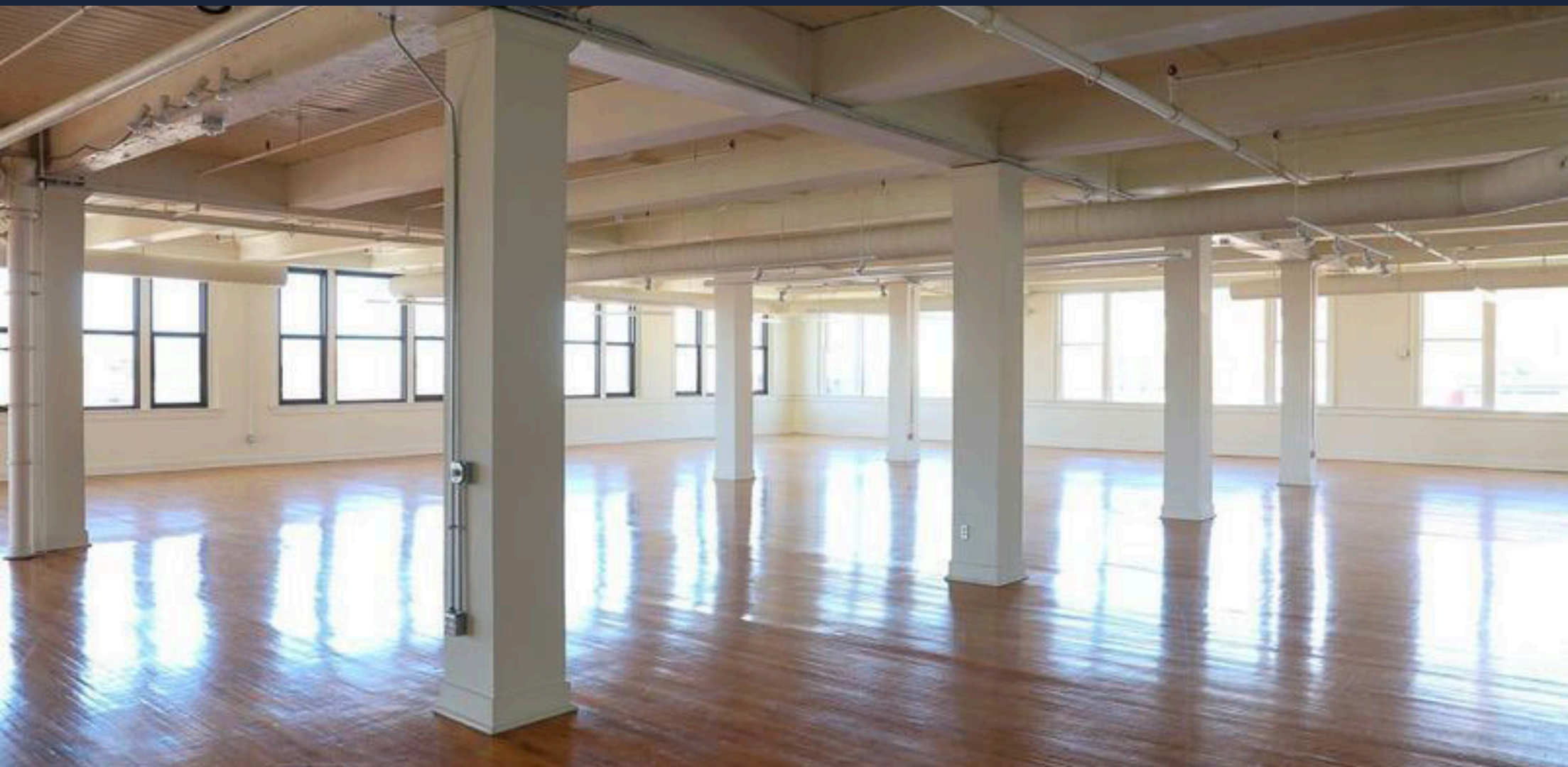
Internal Stairwell & 2 Elevators Provide Access to All Floors

Fire Sprinkled | Exterior Fire Escape

Separate Gas & Electric Meters for Each Floor

Men's & Women's Restroom on Each Floor

Bar, Restaurant, Catering, & Office Users Encouraged!



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6th Floor - Open Floor Plan, Restrooms

5th Floor - Open Floor Plan, Restrooms

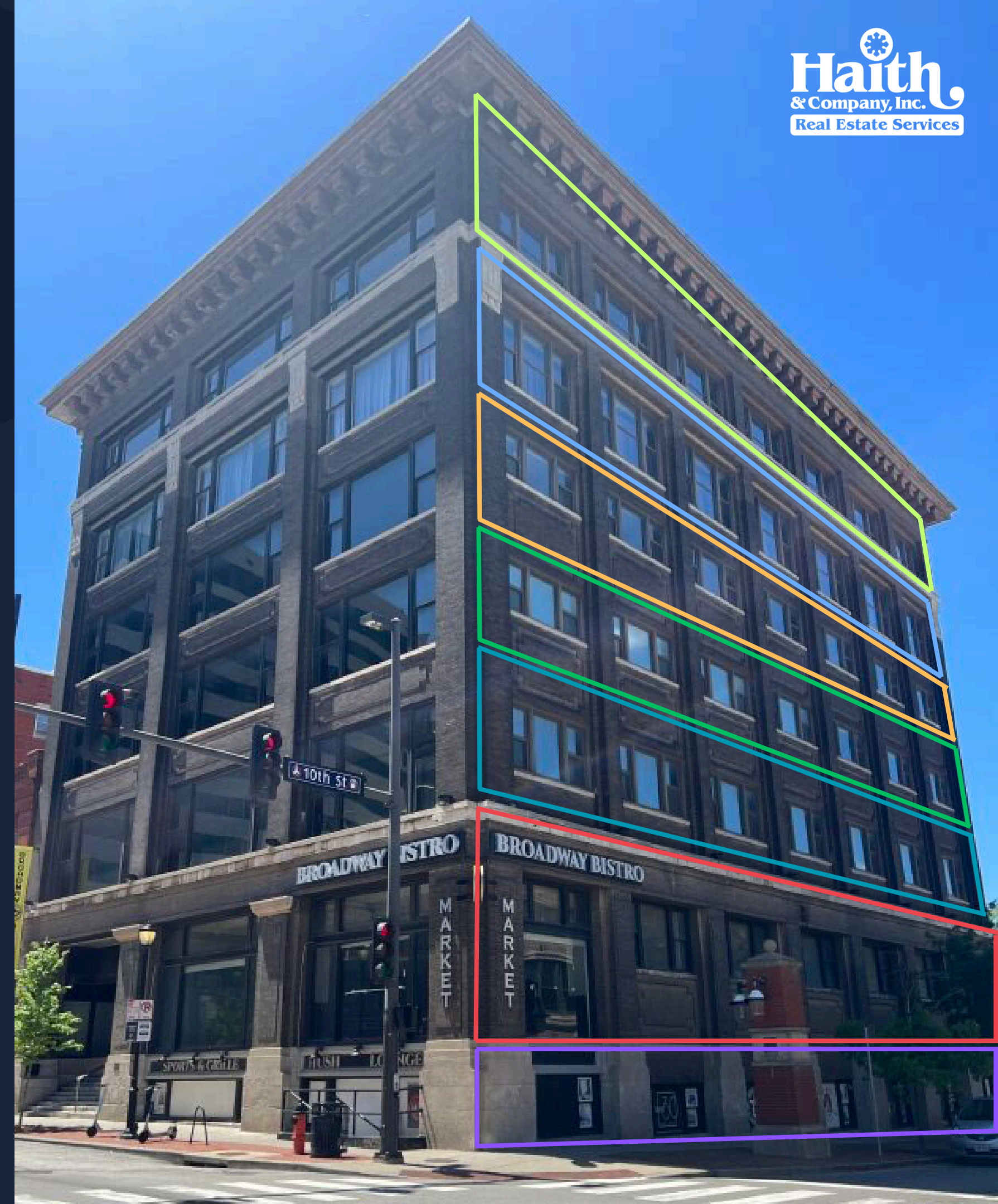
4th Floor - Office, Catering Kitchen, Restrooms,
Private Offices

3rd Floor - Built Out w/ Historic Bar & Lounge,
Billiards Hall, Restrooms

2nd Floor - Former Arcade, Restrooms

1st Floor - Built Out as Restaurant, Commercial
Kitchen, Walk-In Cooler, Restrooms

Lower Level - Built Out as Bar and Lounge w/ Two
Walk-In Coolers, Separate Entrance



1000 BROADWAY BLVD.

LOWER LEVEL

FULLY BUILT OUT AS A BAR & LOUNGE

12' X 21' WALK-IN COOLERS

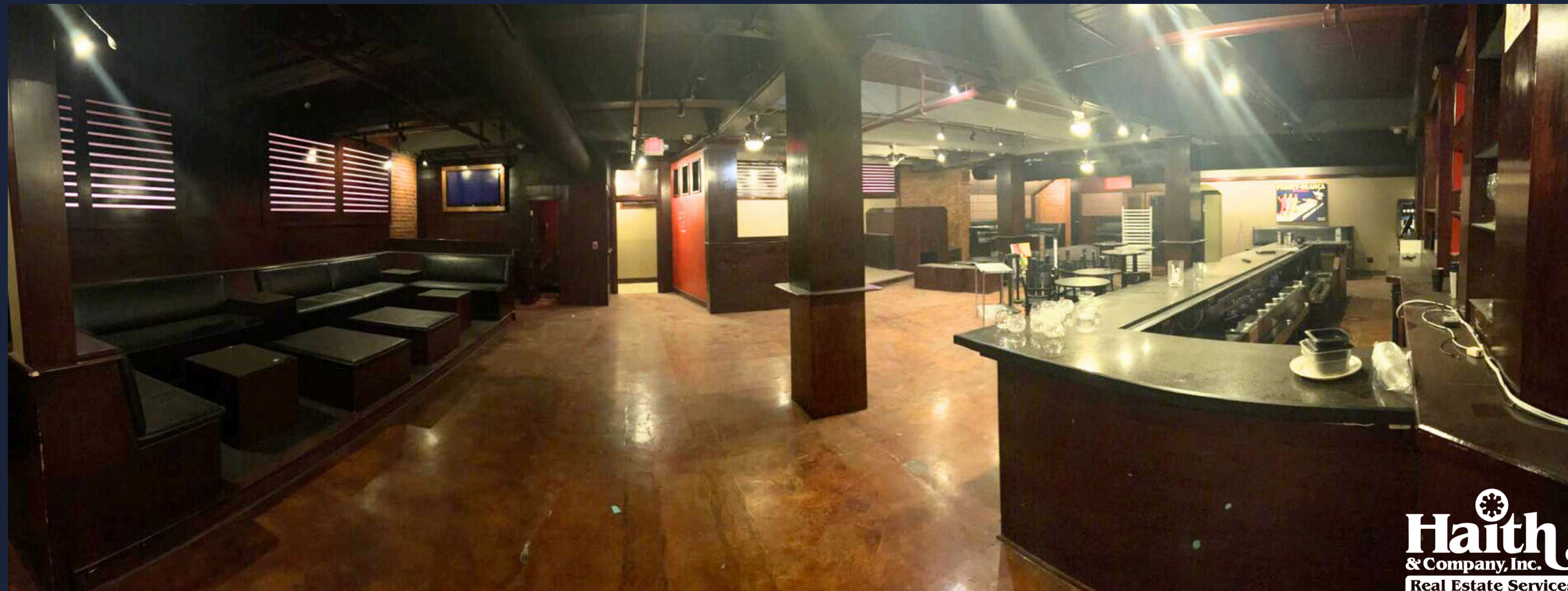
FULL BAR W/ PLUMBING

SEPERATE STREET CORNER ENTRANCE

KITCHEN SPACE W/ ADD. WALK-IN COOLER

RESTROOMS

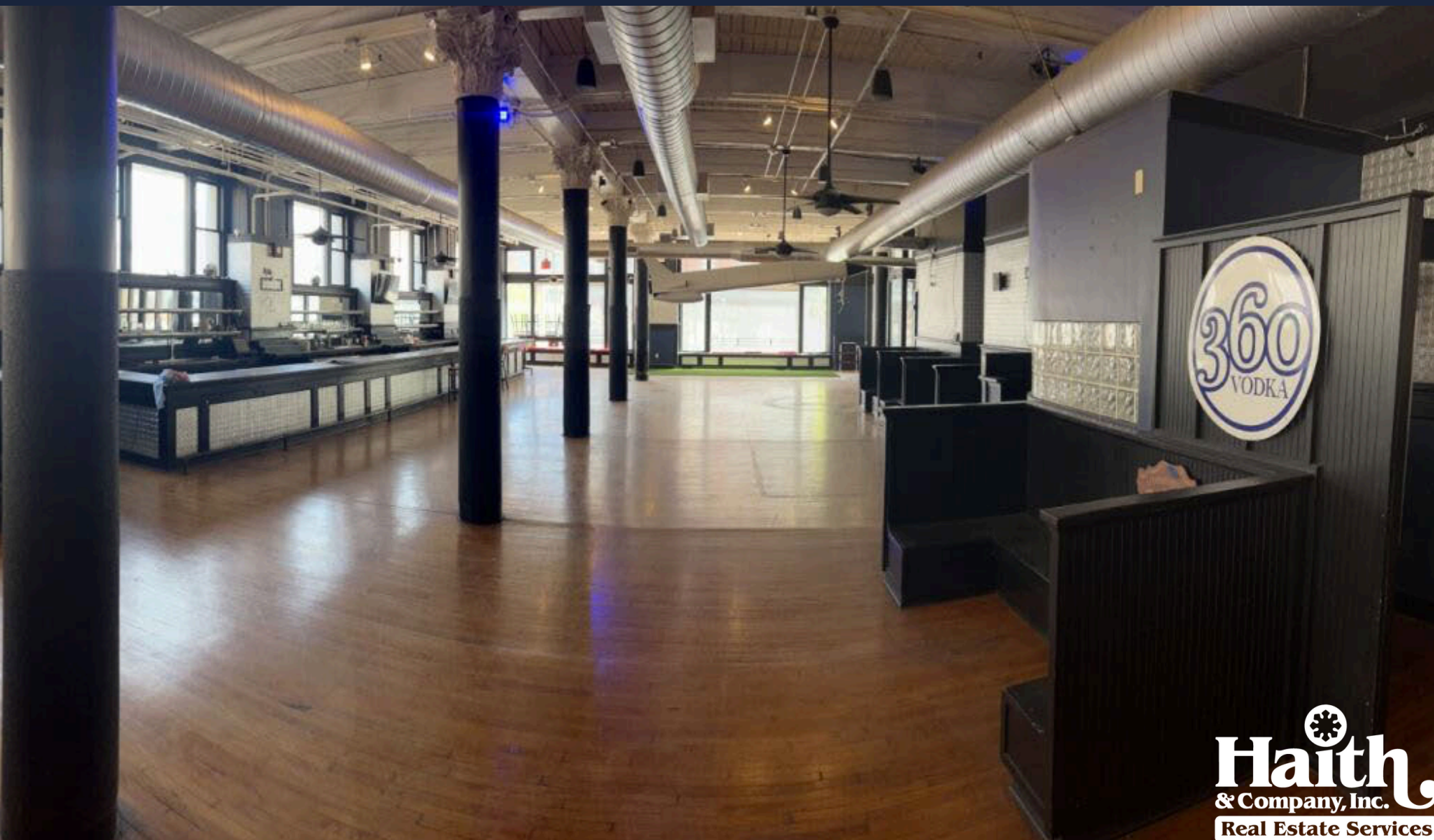
11' TO DECK



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GROUND LEVEL

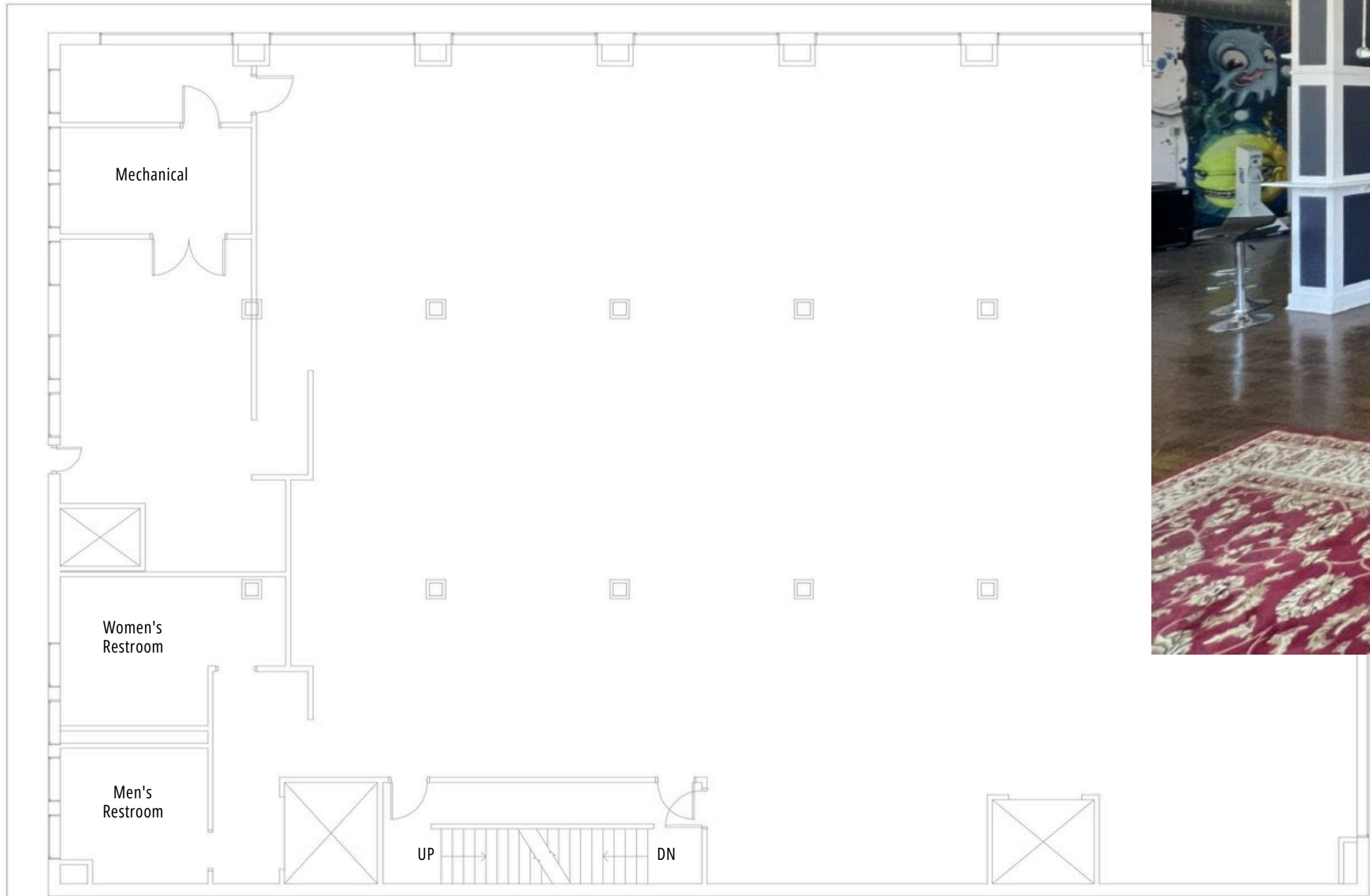
FULLY BUILT OUT AS A RESTAURANT & BAR
COMMERCIAL KITCHEN & ANSUL FIRE HOOD SYSTEM
10' X 12' WALK-IN COOLER
48' FULL BAR WITH PLUMBING
COAT CHECK
RESTROOMS
15' TO DECK - 13.9 CLEAR HEIGHT TO JOISTS



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2ND FLOOR

PREVIOUSLY USED AS AN ARCADE
RESTROOMS
12' CLEAR HEIGHT



1 Floor 2
1/8" = 1'-0" NORTH

Floor 2
FL2
Project Number: 2018.xxx
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3RD FLOOR

HISTORIC BAR & BILLIARD LOUNGE - FULL BAR - RESTROOMS
12' CLEAR HEIGHT



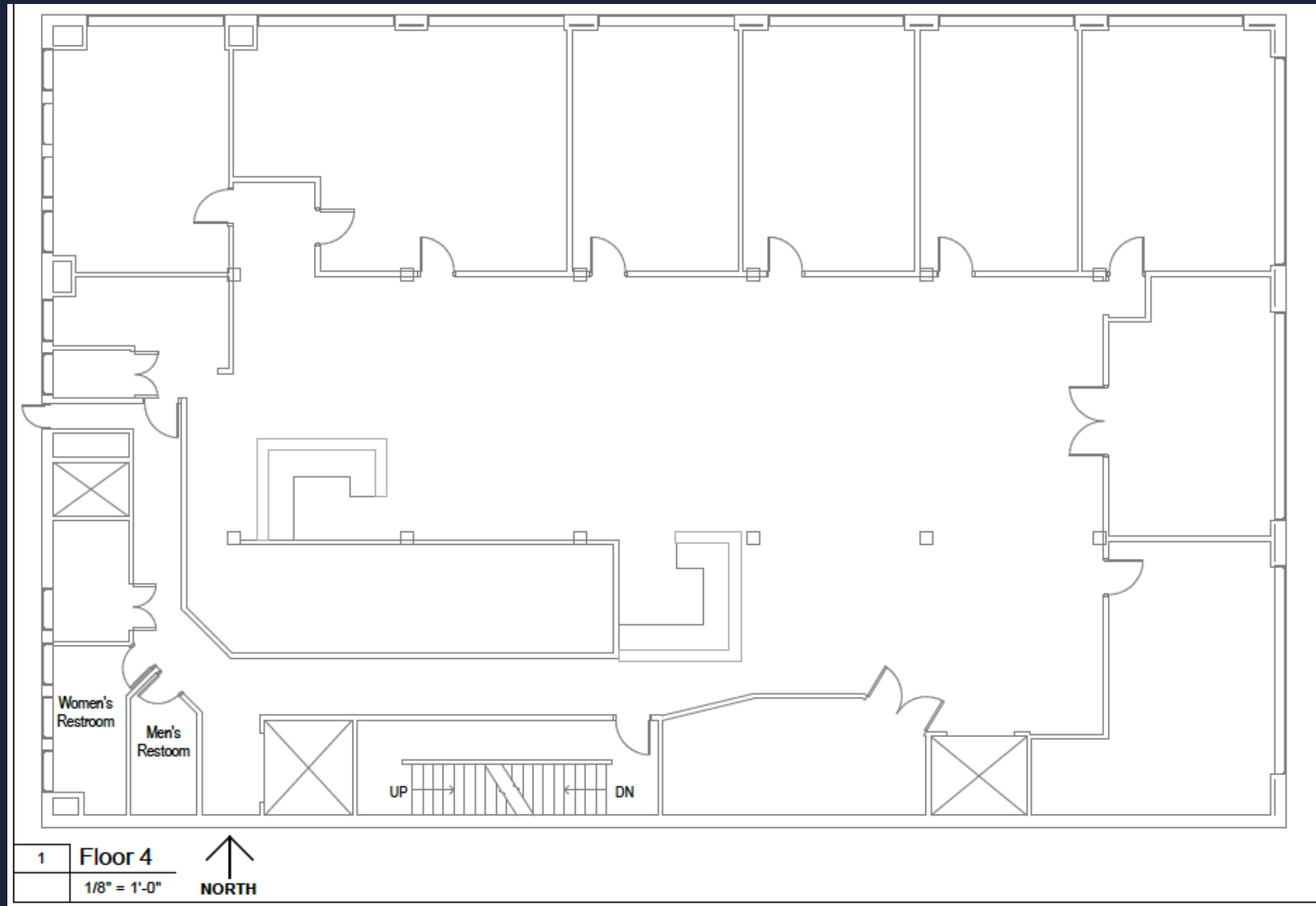
1 Floor 3
1/8" = 1'-0"
NORTH



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4TH FLOOR

BUILT OUT AS OFFICE SPACE
PRIVATE OFFICES, KITCHEN, RESTROOMS
12' CLEAR HEIGHT

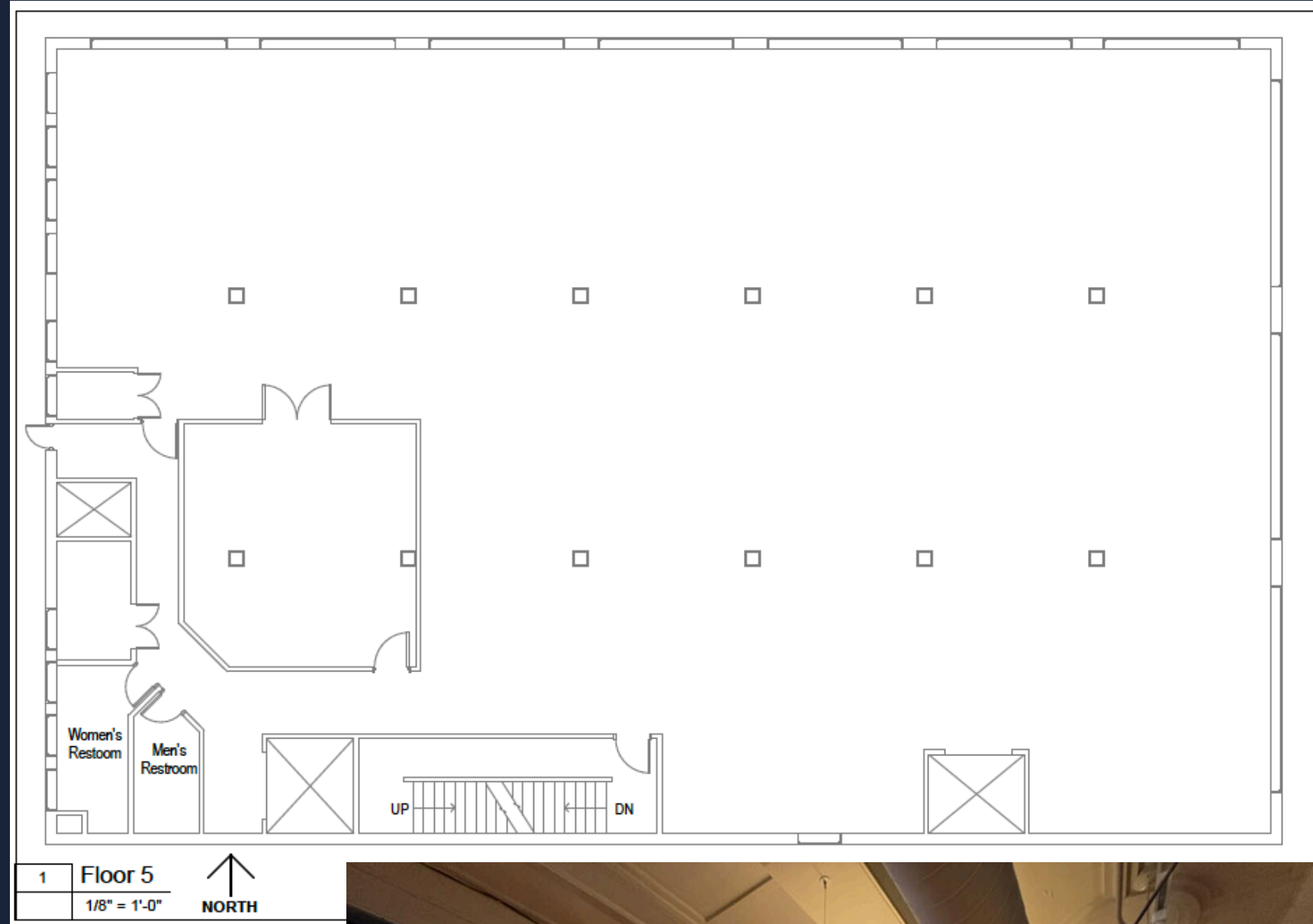


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5TH FLOOR

OPEN FLOOR PLAN - RESTROOMS

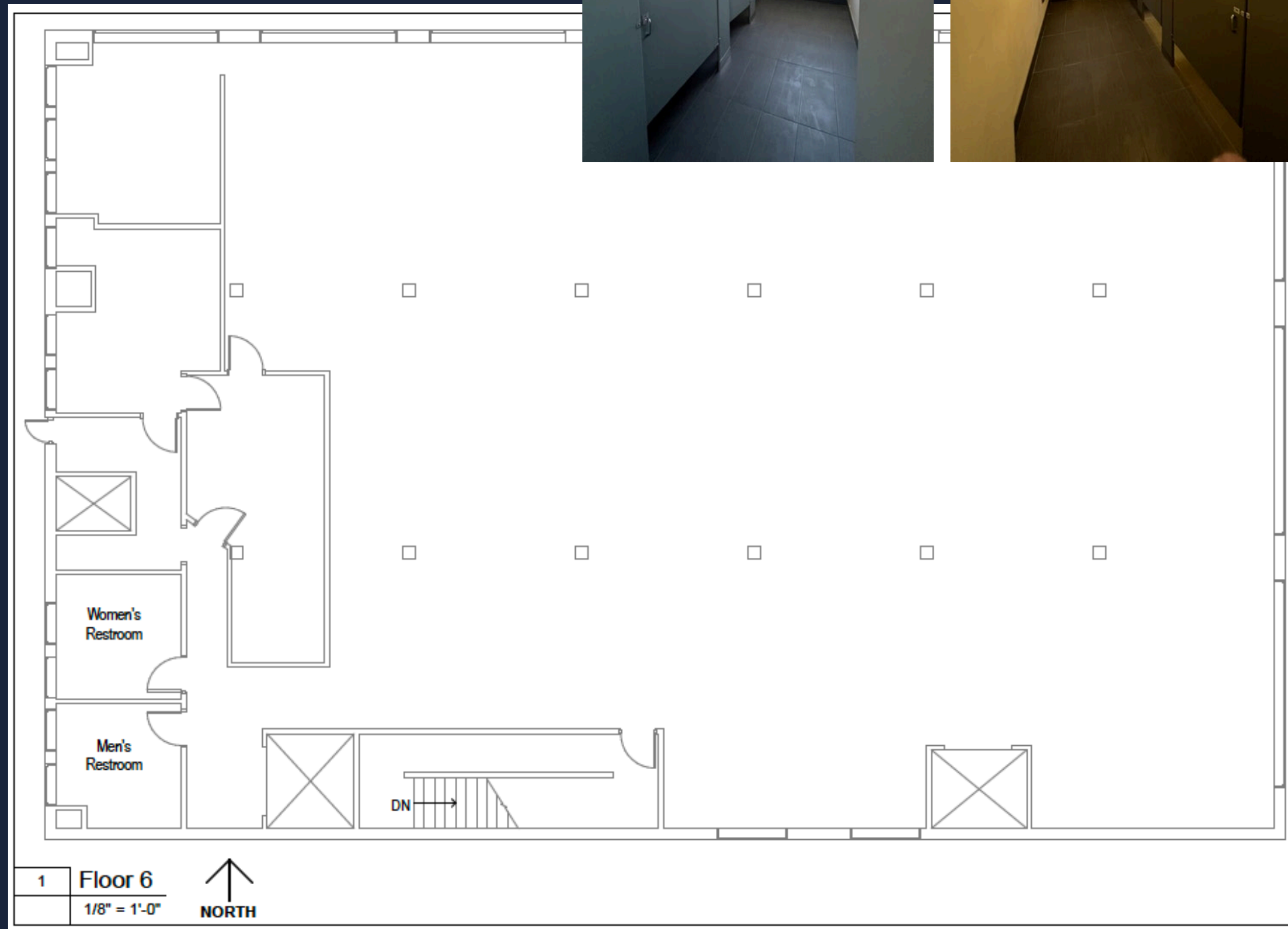
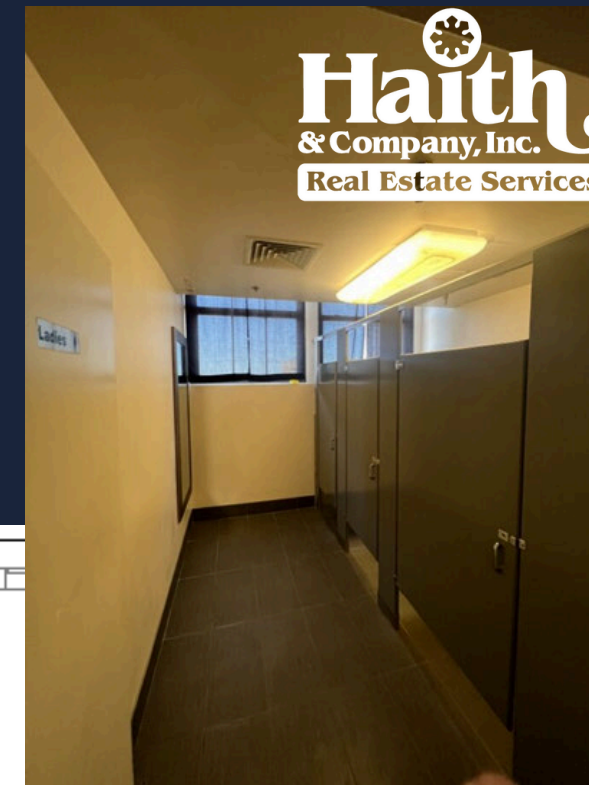
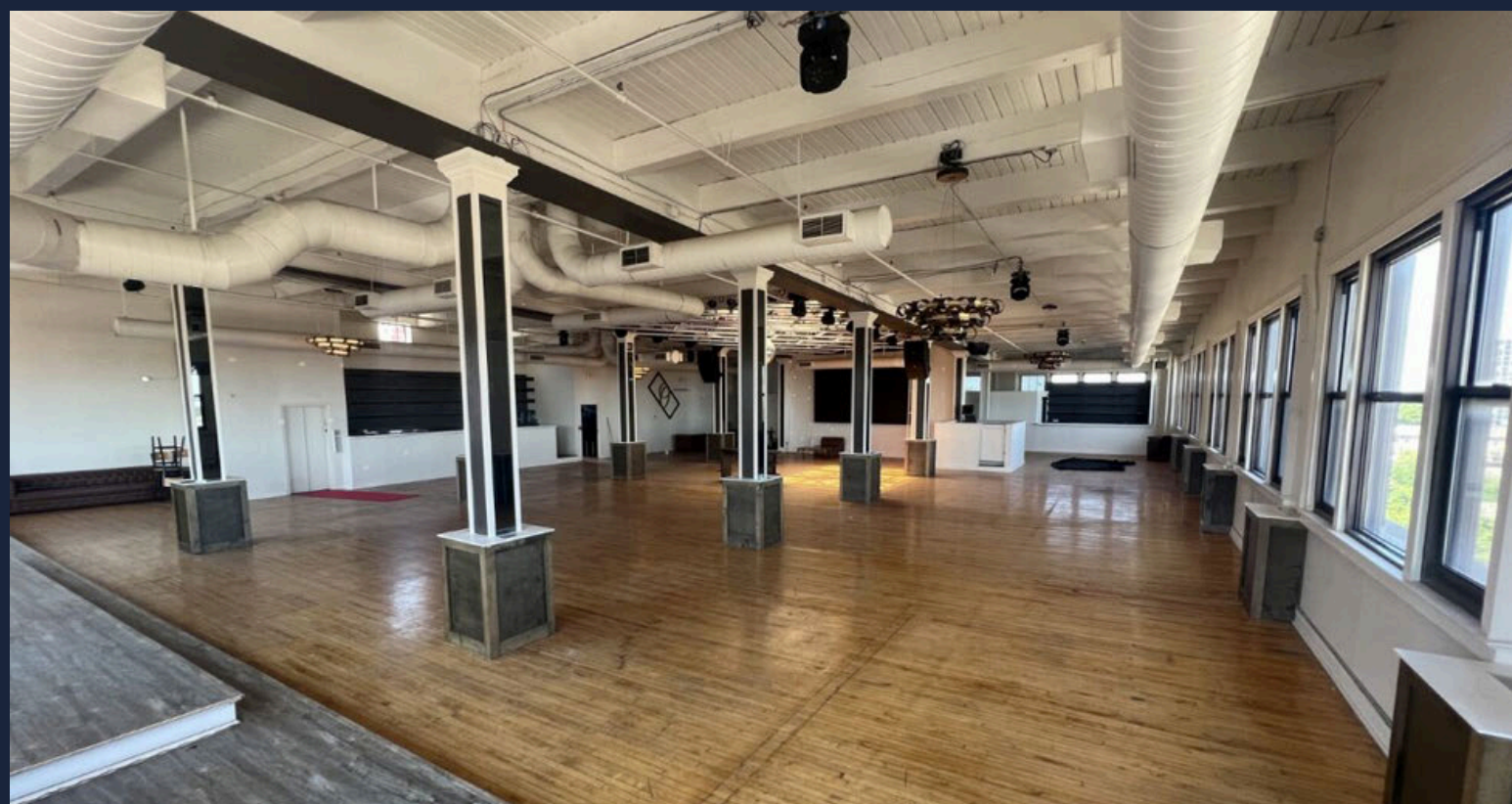
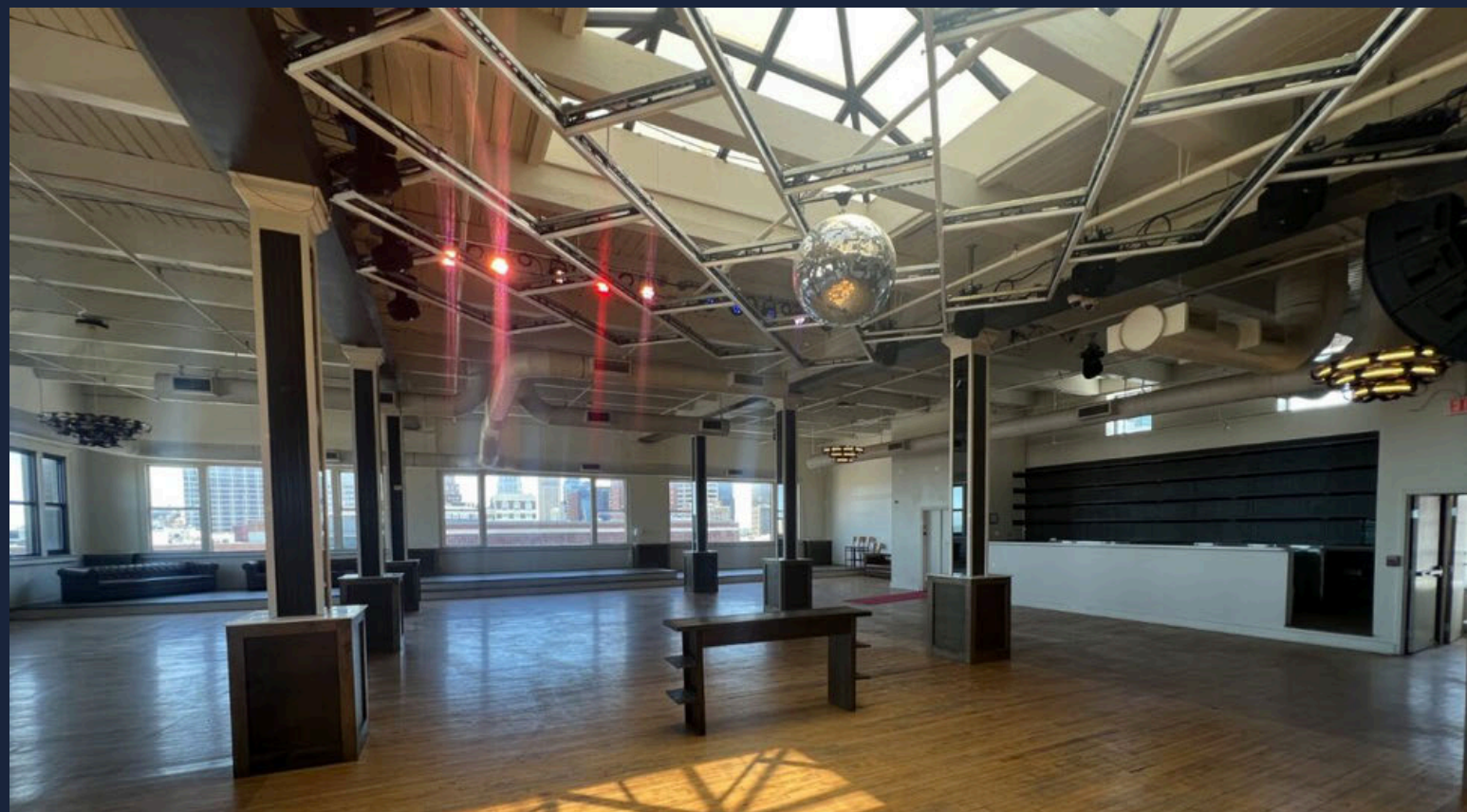
12' CLEAR HEIGHT



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6TH FLOOR

OPEN FLOOR PLAN - RESTROOMS - 12' CLEAR HEIGHT



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This Historic Building was designed by Adriance and John Van Brunt, featuring gray brick construction and Chicago sash windows.

Each floor can be separately leased and accessed via a common area interior stairwell and shared elevators.

Each floor has restrooms and separately metered gas and electric.

Current zoning is office. Tremendous potential for mixed use development i.e. Lofts, Retail, Restaurants, Bars, Event Space, Office, etc.

Located in the heart of Downtown Kansas City's Central Business District, 1000 Broadway is adjacent to the charming Quality Hill neighborhood featuring easy access to I-35 & I-70 and within walking distance of the K.C. Streetcar.

There are several parking garages available within 3 blocks of property.

Please contact Josh Haith with any questions or to schedule a tour.



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