

ICONIC BAR / RESTAURANT SPACE FOR LEASE  
FULL HISTORIC RENOVATION UNDERWAY  
935 BROADWAY BLVD • KANSAS CITY, MO

AREA  
REAL ESTATE ADVISORS





# PROPERTY HIGHLIGHTS

OCCUPANCY SPRING 2026

5,200 SF RESTAURANT / BAR SPACE

INCLUDES 1,800 SF LOWER LEVEL VAULT - IDEAL FOR SPEAKEASY AND GROUP EVENTS

3,400 SF 2ND LEVEL - OFFICE OR EVENT SPACE

MODERNIZATION OF THE 150 YEAR OLD STRUCTURE IS UNDERWAY



# LANDLORD'S WORK

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The landlord will complete significant upgrades to the premises, including the installation of **all-new electrical systems** with a **dedicated electrical panel**, and eight tons of new rooftop **HVAC units** with full distribution throughout the space.

A **new ventilation system** will be provided to accommodate the installation of an exhaust hood in the kitchen area. All interior surfaces of the exterior walls, ceilings, and floors will be finished in accordance with historic preservation standards—**concrete floors will be polished or epoxied, and wood floors will be sanded and stained.**

Additional improvements include the construction of a **new wood bar** in the center of the premises (with the tenant responsible for the bar top), **vestibules** at both the north and south entrances, and **partition walls** separating the kitchen from the seating area. The entire premises, including both the first floor and basement levels, will be delivered in **clean and working condition.**

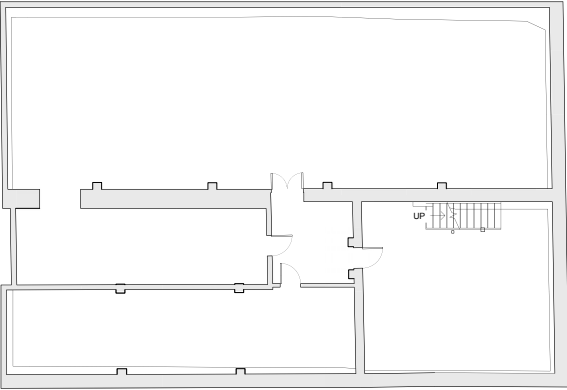
The tenant will be responsible for providing and installing all restaurant equipment, including a walk-in cooler if required.



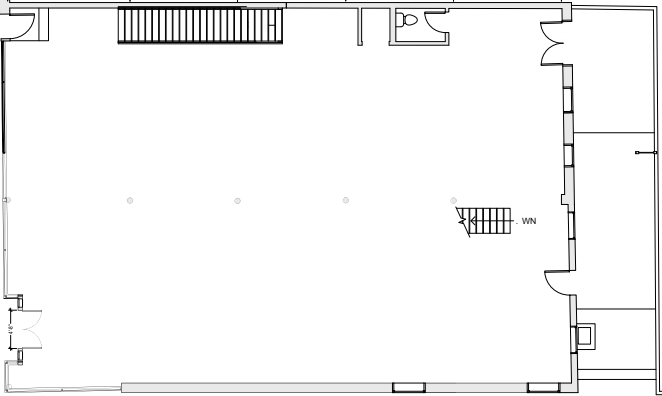
# FLOOR PLANS



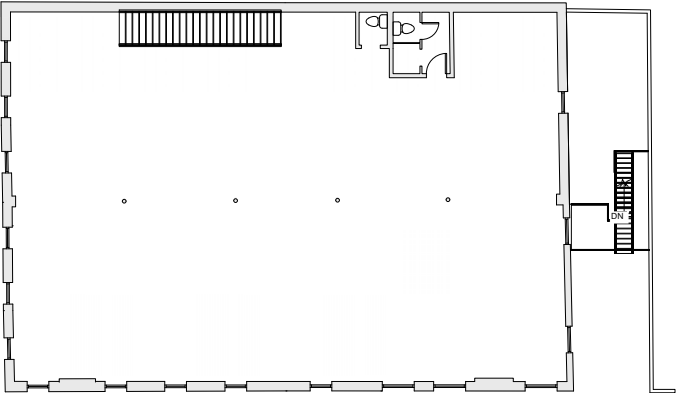
## BASEMENT



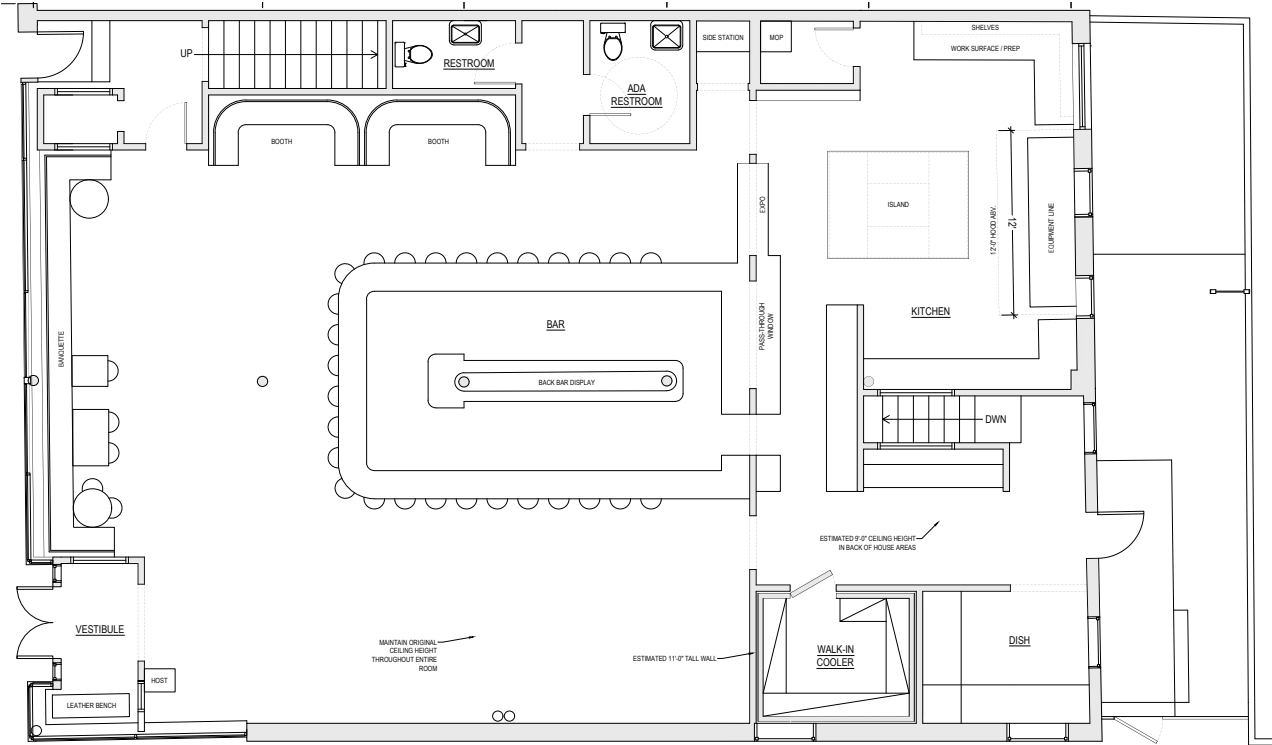
## LEVEL 1



## LEVEL 2



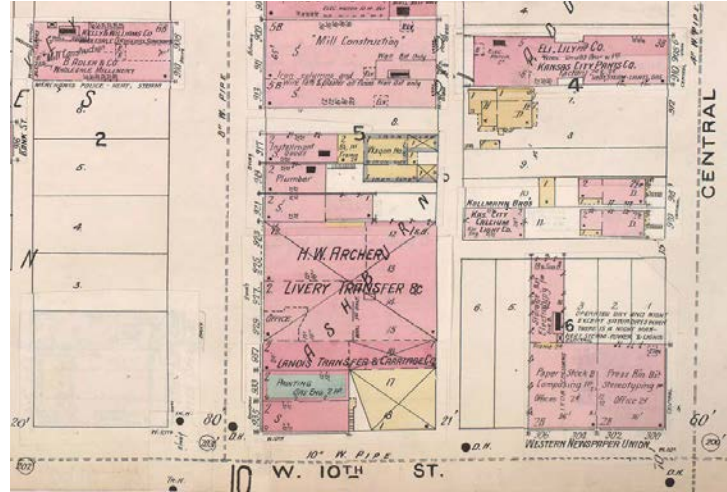
## LEVEL 1 - CONCEPTUAL PLAN



# RICH IN HISTORY



Located in what was once Kansas City's historic Garment District, 935 Broadway is a two-story brick building with a full concrete basement. Built around 1874, this 15,000-square-foot structure is one of the oldest surviving buildings in downtown Kansas City. Its west-facing façade features a glass retail storefront accented with decorative leaded clerestory windows. Originally home to a drugstore, the building retains several unique historic elements, including a steel vault door in the basement and ornate tin ceilings, moldings, and column detailing throughout the interior.



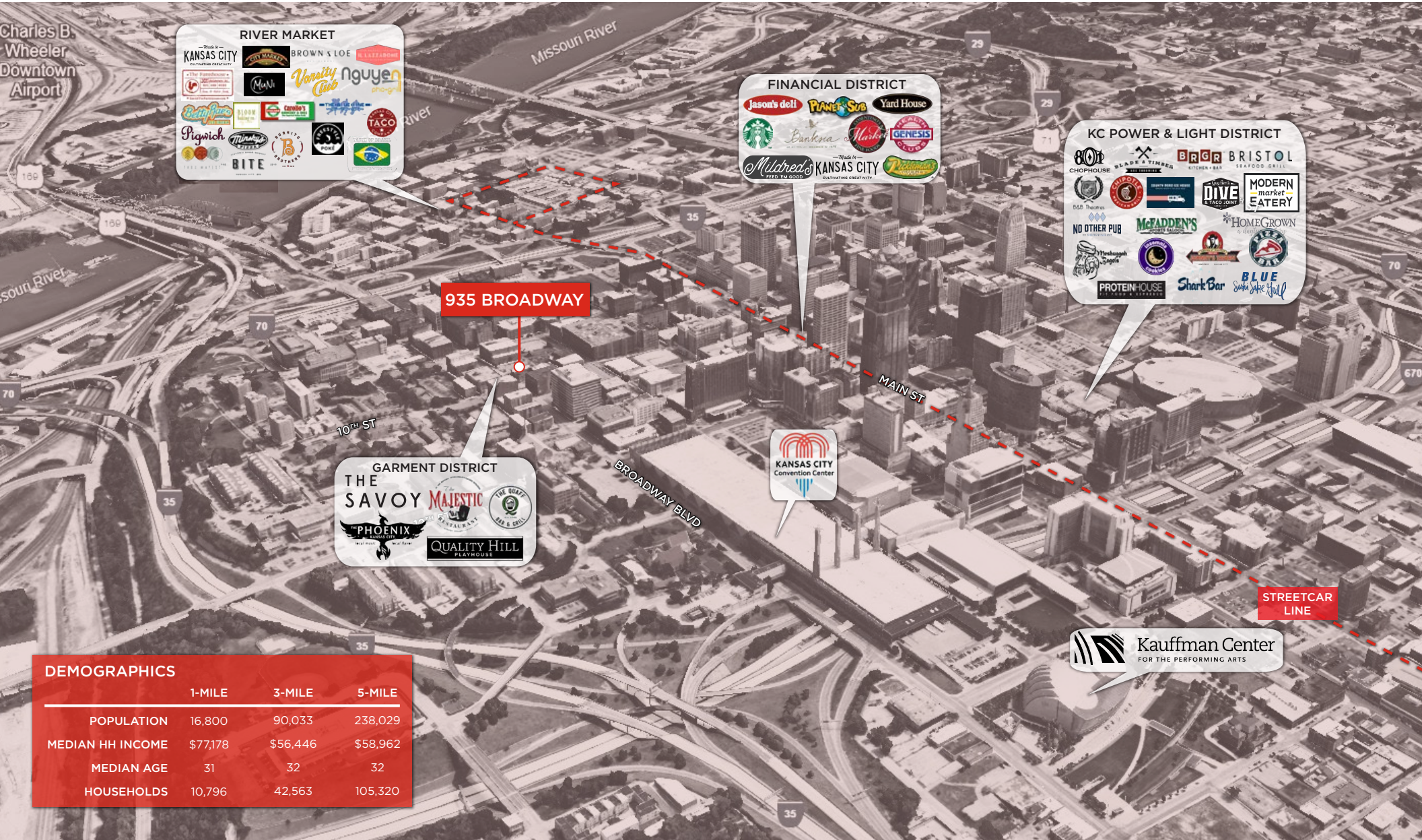
The north side of the originally divided building ground floor was built specifically for printing presses and heavy printing equipment with concrete floors. Upstairs were 8 apartments. For its first 50 years, it was located across the street from the largest and oldest hotel in Kansas City, the Coates House. At the time, the Garment District was an area of Kansas City with the highest number of bath houses or massage parlors, as brothels of the day were called. There were more than 160 of them in downtown Kansas City by 1900.

In 1888 the building was home to Hulett & Moulton Drug Store. In 1905 the drug store changed its name to Coates House Pharmacy. The building was home to other businesses including an upstairs cap factory and a shoemaker. By 1909 there was no longer a pharmacy in the ground floor space.

In 1931 the ground floor space became Reich and Seiden Furriers, later changed to Seiden's furriers in 1935. That same year the steel door vault was installed, with a very early form of air conditioning, which would allow the furs to be stored with insurance certificates for garments stored in the vault. The store was open for more than 50 years.



# AREA VIEW



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	16,800	90,033	238,029
MEDIAN HH INCOME	\$77,178	\$56,446	\$58,962
MEDIAN AGE	31	32	32
HOUSEHOLDS	10,796	42,563	105,320



# FOR LEASE

935 BROADWAY BLVD  
KANSAS CITY, MO

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