

4001 Broadway & 325 West 40th Street

Kansas City, Missouri, 64111

For Lease



Excellent Location!

- ±5,304 SF on ±0.19 Acres For Lease in the Heart of Westport
- Former Gym Space with Coffee Shop
- Local Ownership Group With On-Site Management
- Can Demise to 1,000 SF or 4,304 SF

For more information:

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Building Specifications

Building Size: $\pm 5,304$ SF

Lot Size: ± 0.19 AC

Space Size: 4001 Broadway: 1,000 SF
325 W 40th St: 4,304 SF (spaces connect inside)

Year Built: 1908-1931

Tenancy: Single or Multi

Zoning: Commercial

Loading: One Drive-in Door

Legal Description: WYANDOTTE CITY, S4, T11, R4, ACRES 0.15, B118 L32 & L33

Roof: Replaced in 2015

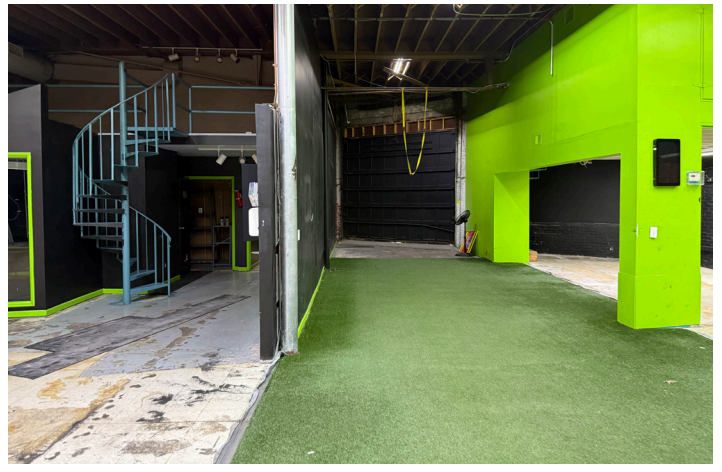
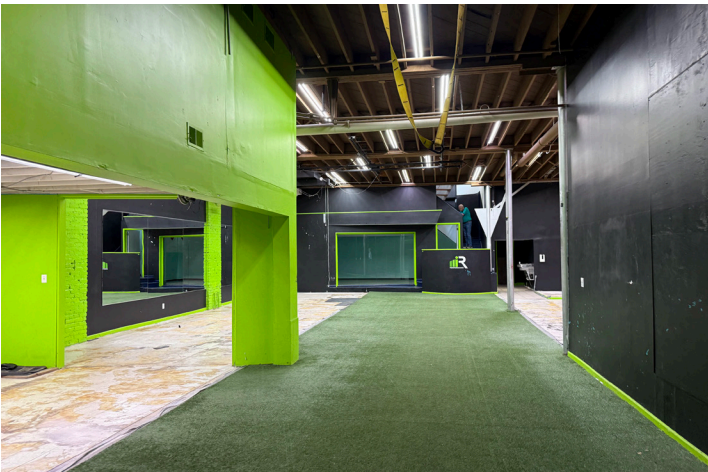
Lease Type: Modified Gross



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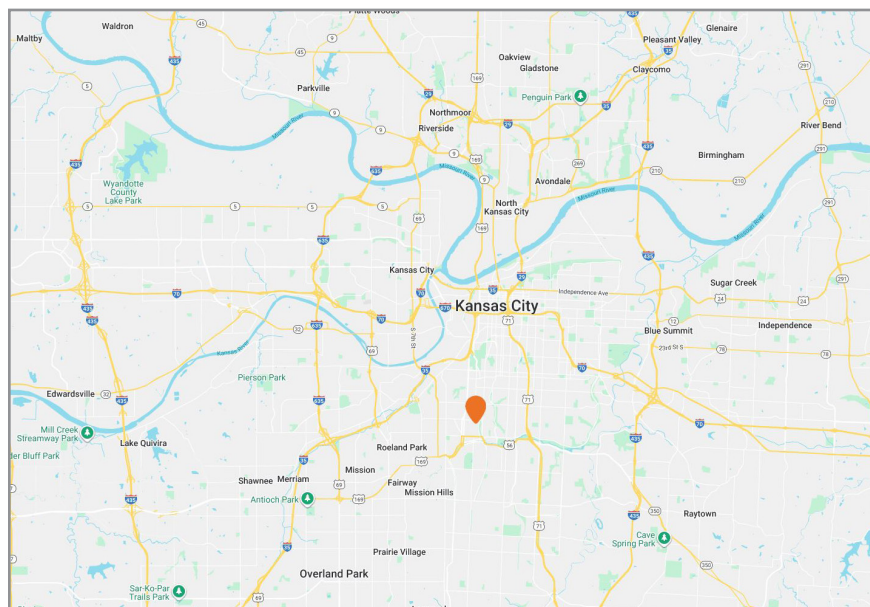
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Interior Photos



Kansas City, Missouri, 64111

This aerial map of Kansas City, Missouri, displays several neighborhoods and landmarks. The map includes labels for Roanoke, Midtown Westport, Old Westport, Plaza Westport, Southmoreland, South Hyde, Hyde Park, Gillham Park, Sun Fresh Market, Q39 BBQ, St. Luke's Hospital, KC Art Institute, and Nelson-Adkins Museum. A red pin is located on Broadway Blvd near the intersection with Main Street, with a label '4001 Broadway Blvd' pointing to it.



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