

8226

NIEMAN ROAD

LENEXA, KS

For Lease
8,840 SF

CONTACT

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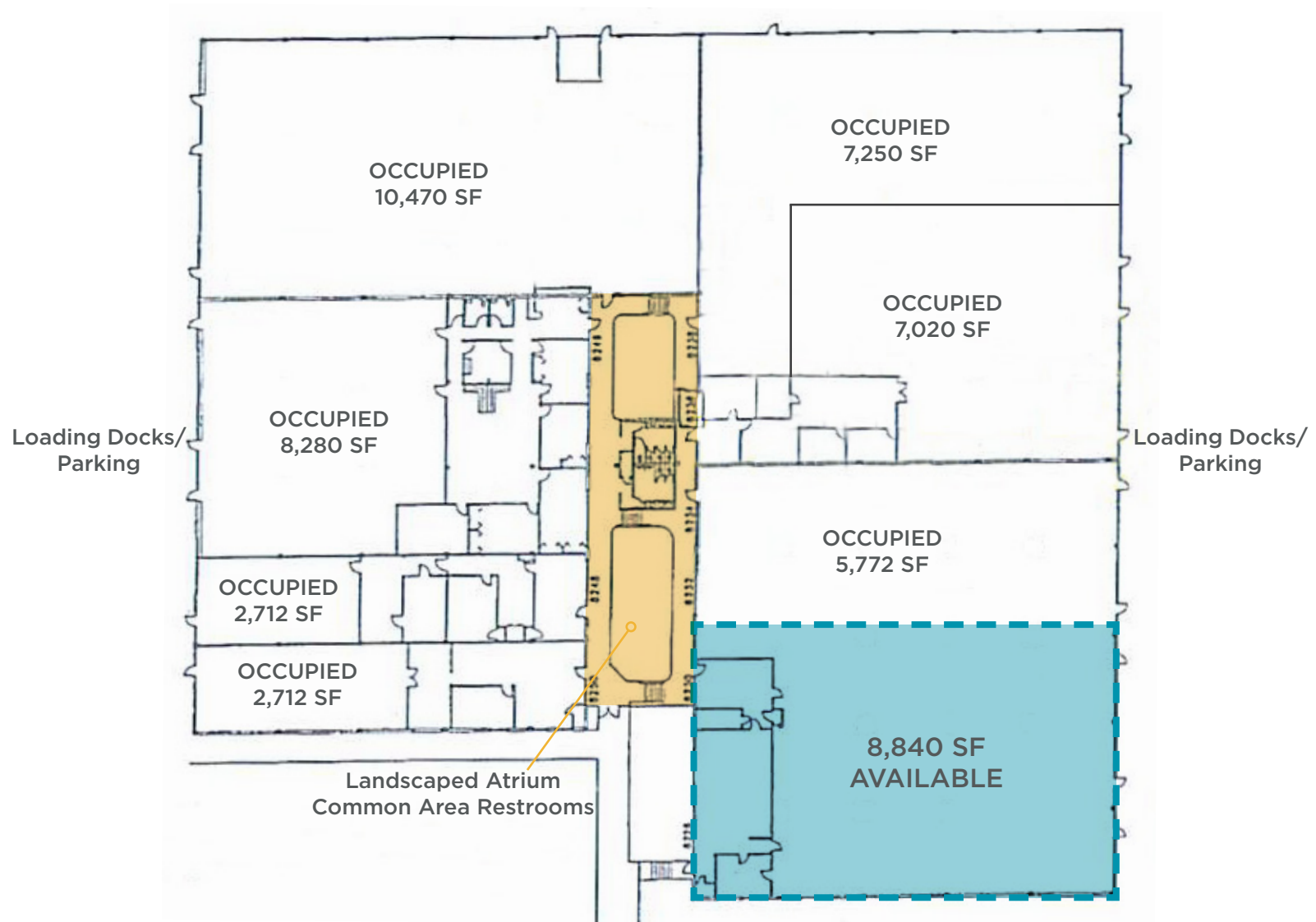
**CUSHMAN &
WAKEFIELD**



// PROPERTY HIGHLIGHTS

- Great office/warehouse space available in Brookhollow Business Park
- 8,840 SF available
- 3,200 SF of office space
- 3 dock high doors (9' x 10')
- Truck court allows for 53' trailers
- Abundant parking
- Great highway access between 75th & 85th Street intersection
- Newer roof
- 16' clear height
- Lease Rate: \$7.95/SF NNN
- Opex:
 - » Taxes: \$1.88/SF
 - » CAM: \$1.23/SF
 - » Insurance: \$0.30/SF
 - » Total Nets: \$3.41/SF

// FLOOR PLAN



// PHOTOS



OFFICE



WAREHOUSE



WAREHOUSE

// LOCATION AERIAL

