

8500
MARSHALL DRIVE
LENEXA, KS



FOR LEASE: ±15,840 SF LENEXA FLEX SPACE

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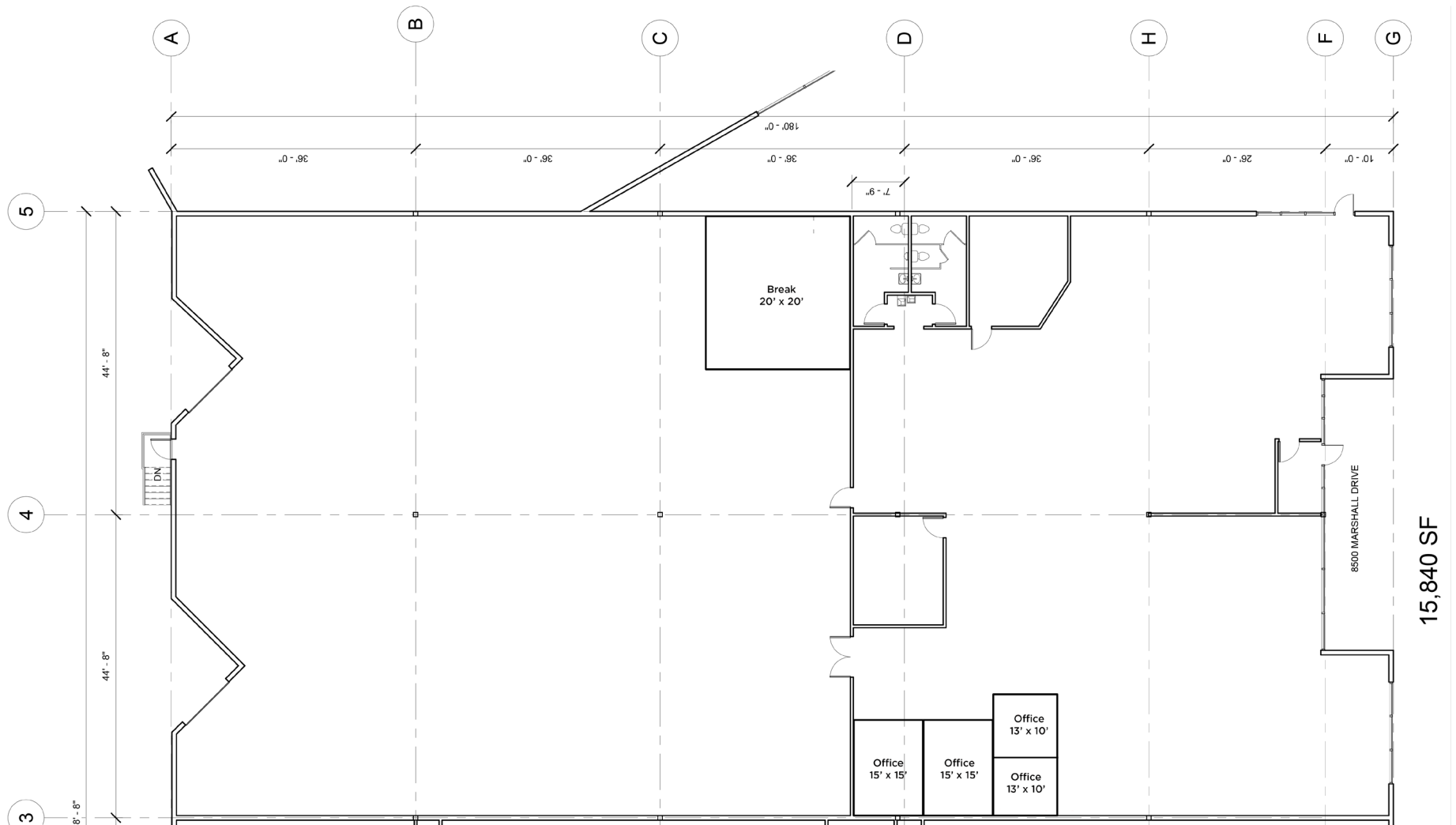
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Class A Flex Space in the Heart of Johnson County
- ±7,400 SF Office/Showroom Space
 - » (5) Private Offices
 - » Men's & Women's Restrooms
 - » Breakroom/Kitchenette
- ±8,440 SF Warehouse Space
- Loading: (2) Dock-High
- Clear Height: 24'
- Near Immediate Access to I-35 & 69 Highway
- **Lease Rate: \$10.25 PSF NNN**
 - Taxes: \$3.48**
 - Insurance: \$0.38**
 - CAM: \$2.12**



FLOOR PLAN



LOCATION AERIAL



PHOTOS



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