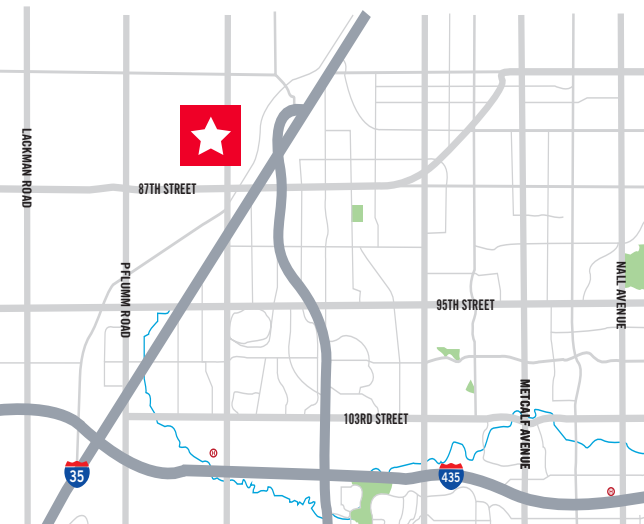




FOR LEASE

Brookhollow Building 1

8232-8234 Nieman Road, Lenexa, KS



Affordable Office/Warehouse/Flex Space in Lenexa

- **5,772 SF Available Warehouse Space**
- **Suite 8232-8234 for Lease | \$8.75 PSF NNN**

Property Highlights

- Available Immediately
- 16' Clear height
- 2 Dock-high doors
- Warehouse only, common area restrooms in atrium area
- Build to suite office
- Located between 75th Street and 87th Street at I-35
- Monument signage available for term tenants
- OPEX 2026 estimates: Taxes: \$1.88 PSF
CAM: \$1.23 PSF
Insurance: \$0.30 PSF
Total: \$3.41 PSF

Alec Blackwell, SIOR

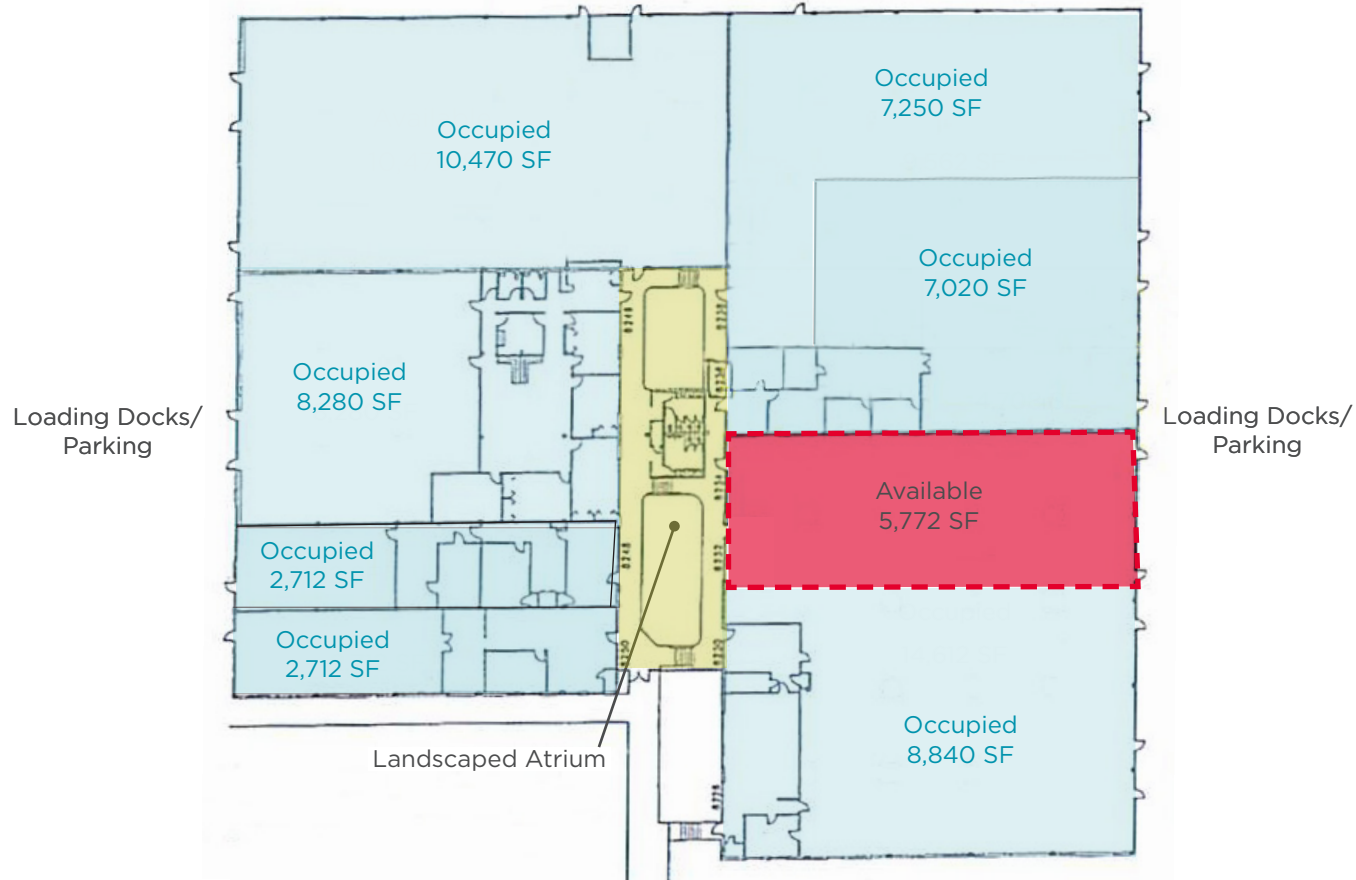
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Floor Plan



Floor plans represent an approximate size and layout, need to be field verified.



FOR LEASE

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Interior Photos





FOR LEASE

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Aerial

