



## For Sale or Lease

# 8915 Lenexa Drive Overland Park, Kansas

## Property Features

- Total Building Area: 52,492 SF
  - Currently 95% office
- Land Area: 4.29 acres
- Parking: 216 spaces
- Clear Height: 16'
- Loading: 4 dock-high doors
- Column Spacing: 38'x40'
- HVAC: Fully conditioned
- Power: Heavy
- Sprinkler: Wet
- Zoning: M-1
- Location: Direct frontage and visibility to I-35
- Sale Price: \$5,250,000
- Lease Rate: \$6.00/SF, NNN
- Estimated NNN Expenses:
  - Taxes: \$1.54/SF
  - Insurance: \$0.32/SF
  - CAM: Tenant to self-perform

### John Stafford, SIOR

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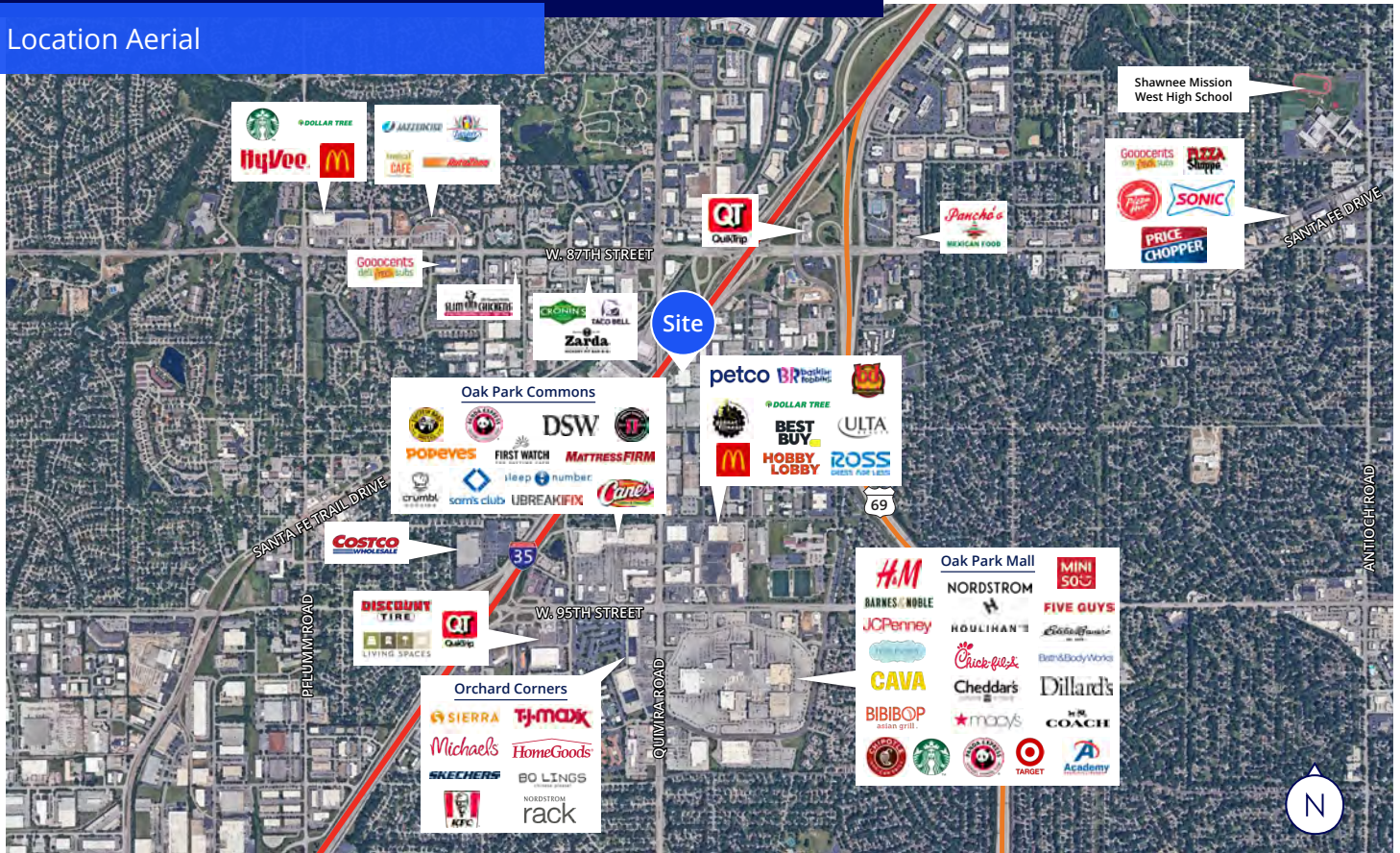
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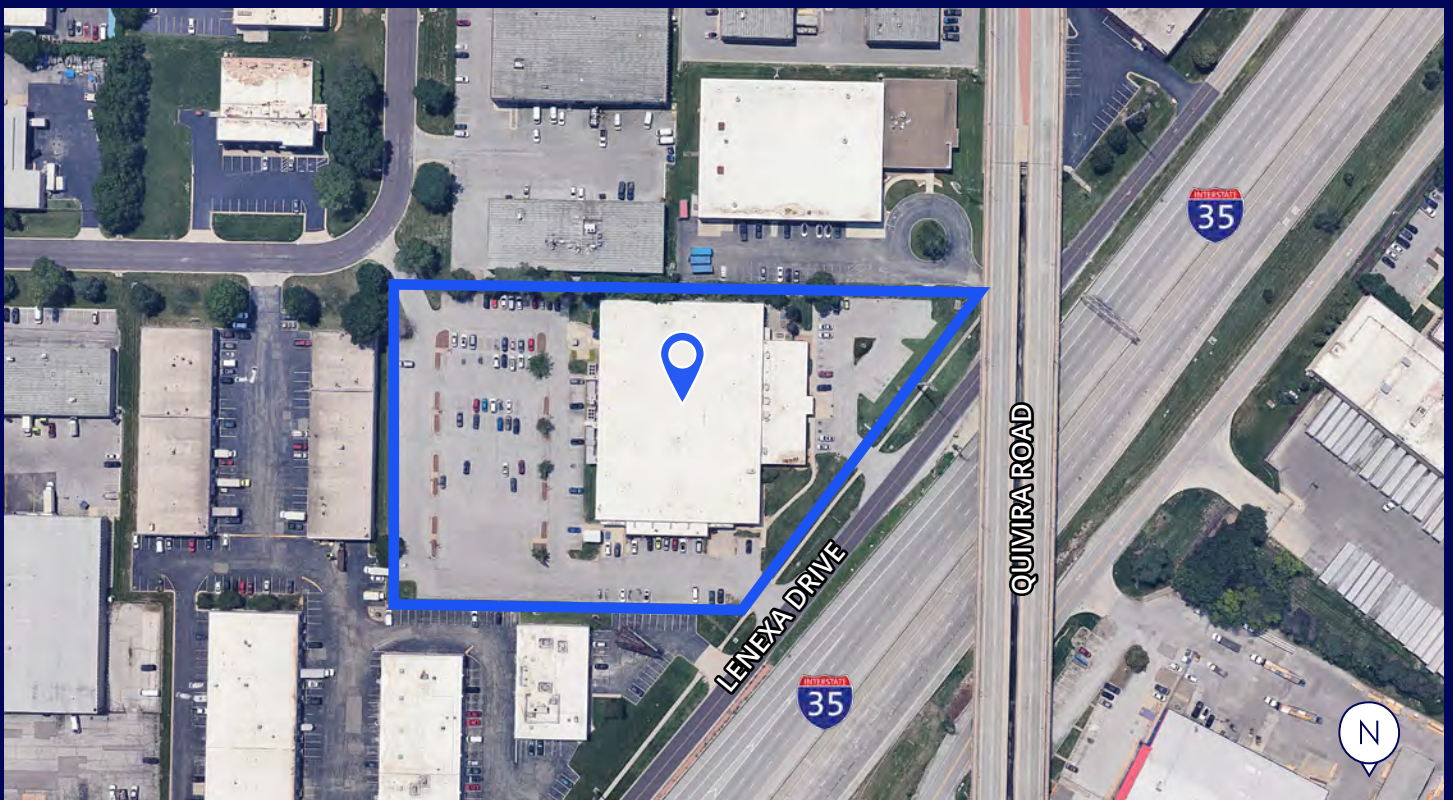


# 8915 Lenexa Drive

## Location Aerial



## Site Aerial



# 8915 Lenexa Drive

Photos



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