



REAL ESTATE COMPANY

INDUSTRIAL | OFFICE | COMMERCIAL
BROKERAGE & DEVELOPMENT
ESTABLISHED 1950

8,063 SF
FOR LEASE



8940 NIEMAN ROAD OVERLAND PARK, KS OFFICE AND WAREHOUSE BUILDING

FEATURES

- 6,200 SF office area
- 2 - 12'H X 8'W drive-in doors
- 14' ceiling height
- 100% air-conditioned
- Prime signage location
- Available 5-1-2026

BASE RATE:

\$10.95/SF NNN

NET CHARGES (2025):

Taxes: \$2.03/SF

Insurance: \$0.19/SF

CAM: \$1.64/SF

For more information
please contact

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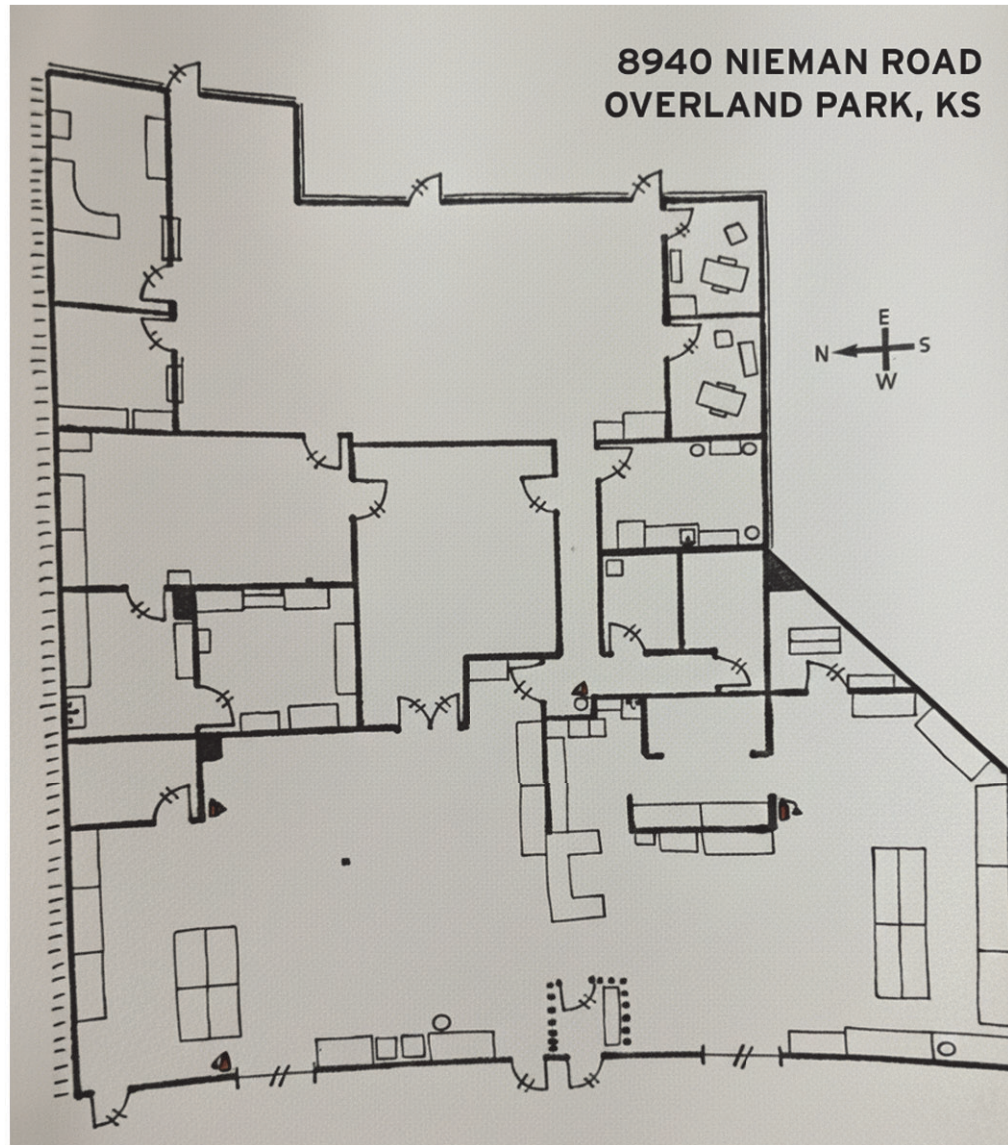
PAUL FOGEL, SIOR
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THE BARNEY BUILDING
2000 SHAWNEE MISSION PARKWAY
SUITE 400
MISSION WOODS, KS 66205

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KARBANK.COM

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KARBANK

REAL ESTATE COMPANY

THE BARNEY BUILDING
2000 SHAWNEE MISSION PARKWAY | SUITE 400
MISSION WOODS, KANSAS 66205
KARBANK.COM

ADDRESS **8940 Nieman Road
Overland Park, KS**

PLAN TYPE
Floor Plan

TOTAL SF
8,063 SF

TOTAL OFFICE SF
6,200 SF

DATE
12-15-2025

SCALE

