

3107-3117 MERRIAM LANE  
KANSAS CITY, KS 66106

FLEX SPACE  
**FOR LEASE**  
AVAILABLE  
JUNE 1, 2027  
13,108 SF



8826 SANTA FE DRIVE SUITE 300  
OVERLAND PARK, KS 66212  
[www.prismres.com](http://www.prismres.com)  
913.674.0438

JACK SCHREIBER  
ASSOCIATE COMMERCIAL BROKER  
913.320.3001  
[jschreiber@prismres.com](mailto:jschreiber@prismres.com)



# PROPERTY FEATURES

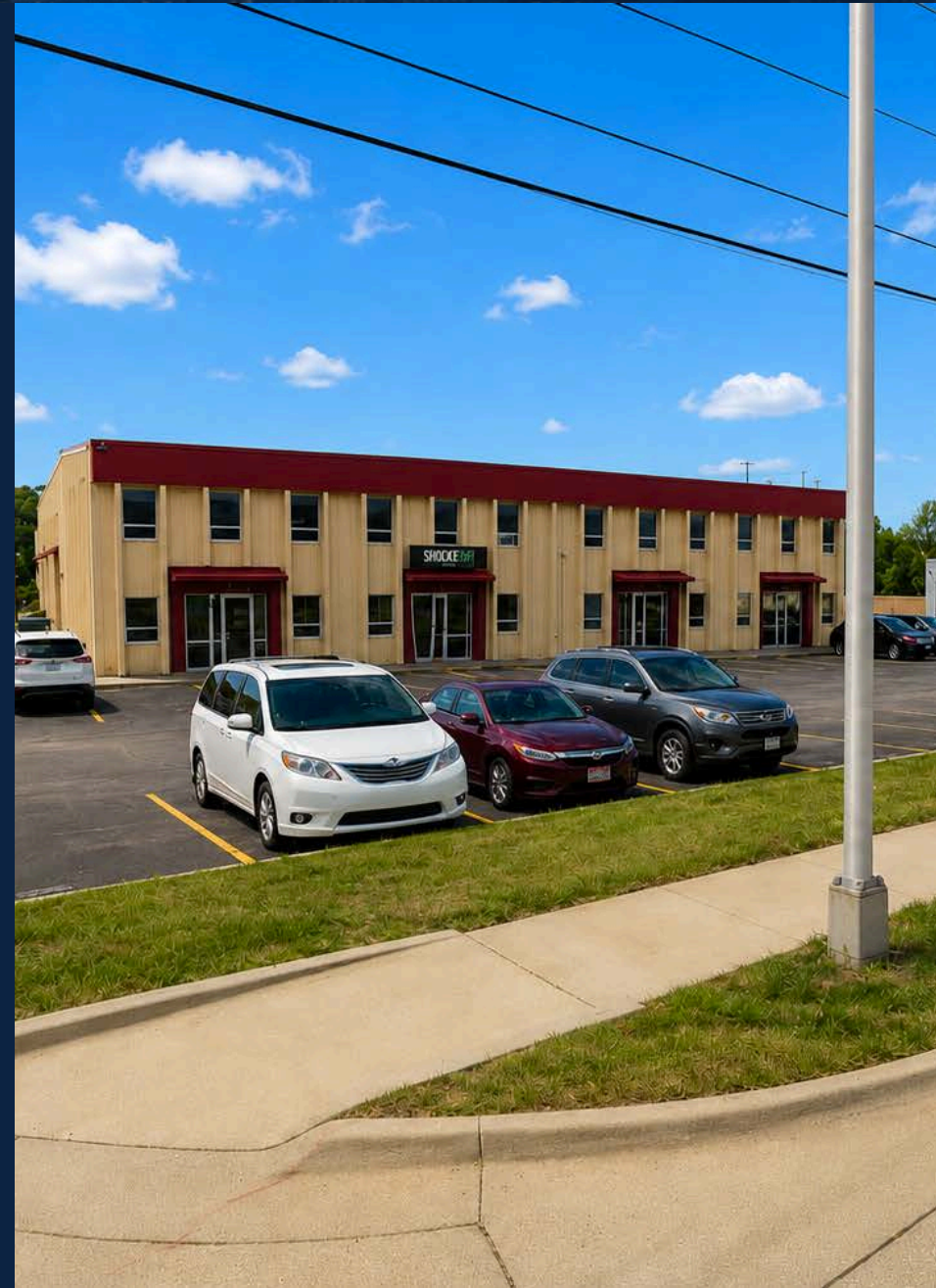
- Potential for early availability
- Break room
- Conference/training room
- Bonus mezzanine storage
- Drive-in loading
- 18'6"-19'9" clear heights
- Convenient access to I-635 and I-35

## LEASE RATES

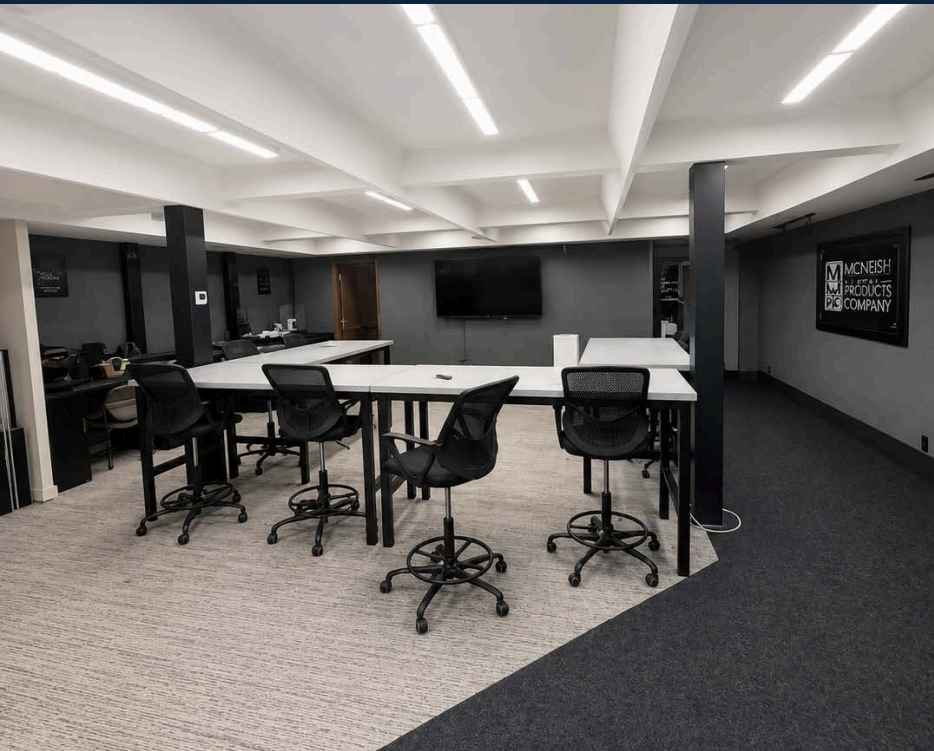
- \$5.50 per PSF Triple Net Lease
- Nets est. at \$3.40 PSF
- Estimated rent at \$9,721 per month

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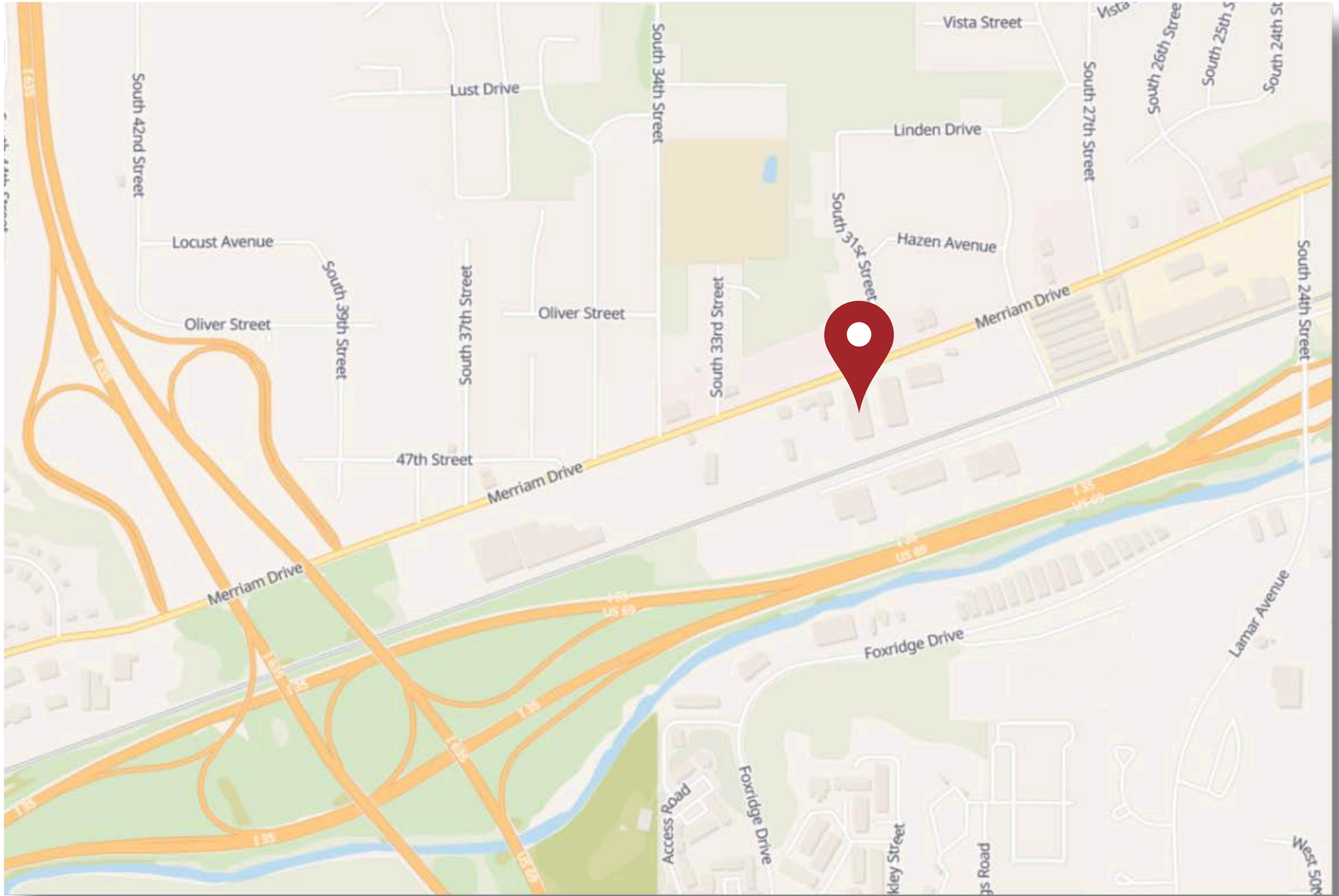
# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# LOCATION



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