



For Sublease

8320 Nieman Road Lenexa, Kansas

Flex Office/Warehouse

Jack Higgins

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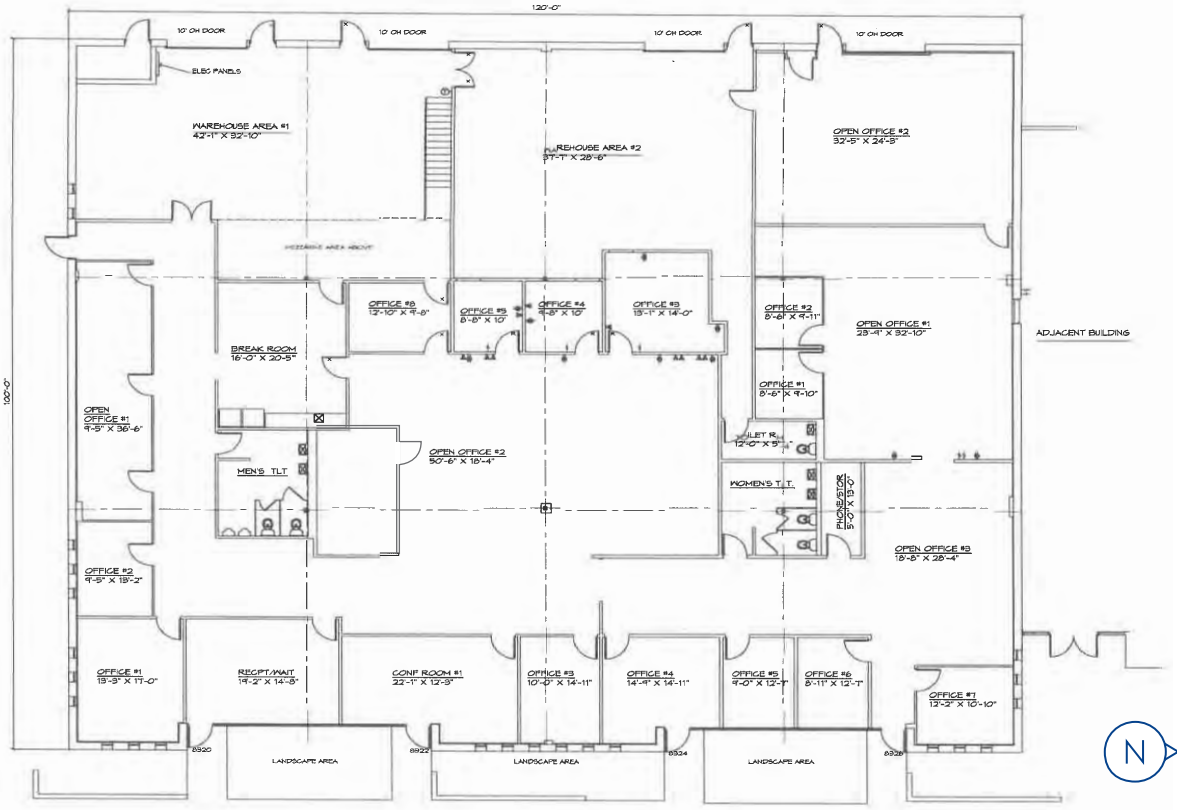
Colliers Kansas City

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- Building size: 12,000 SF
 - Office area: 9,380 SF
- Clear height: 14'
- Floor drain
- Loading: three drive-in doors
- 100% air-conditioned
- Ample parking
- Freestanding building
- Sublease through February 28, 2026
- Sublease rates:
 - 3/1/23-2/29/24: \$6.50 PSF, IG
 - 3/1/24-2/28/25: \$6.85 PSF, IG
 - 3/1/25-2/28/26: \$7.15 PSF, IG
- Operating expenses: \$2.67

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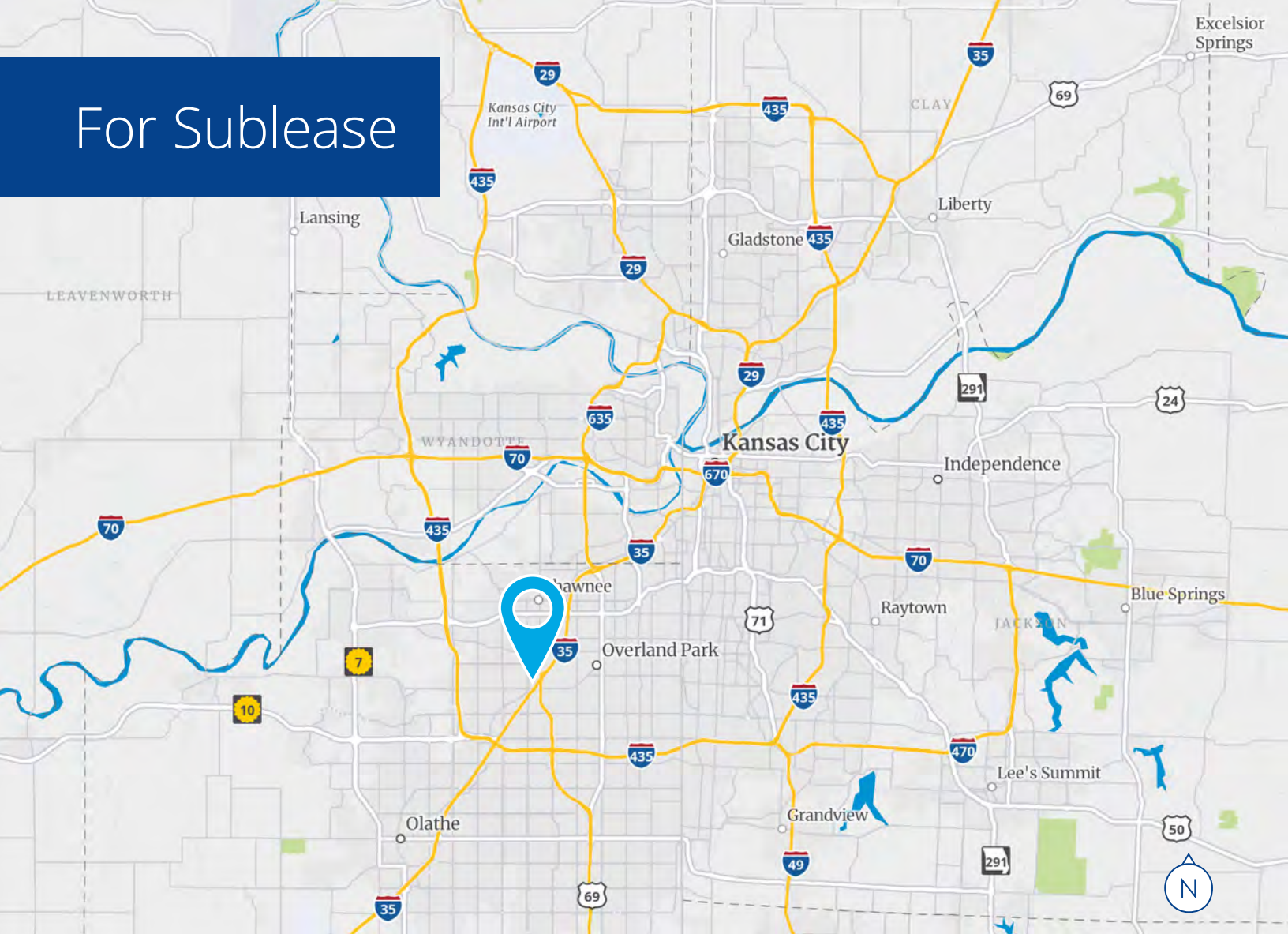
Floor Plan



Warehouse Photos



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