

PERFECT SMILES DENTAL BUILDING

8650 CANDLELIGHT LANE

LENEXA, KANSAS 66215

OFFICE FOR SALE | 8,000± RSF



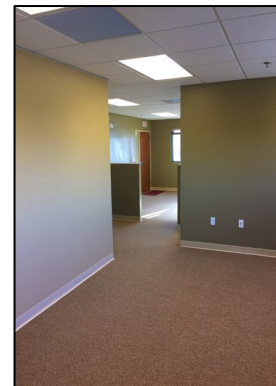
KESSINGER HUNTER
commercial real estate

100% LEASED INVESTMENT OPPORTUNITY



PROPERTY FEATURES

- Strong Mix of National Credit and Anchor Medical Tenants
- \$1,500,000 (\$187.50 PSF)
- 8.42% Cap Rate
- 8,000± GBA
- Ample Parking
- Modified Gross Rental Structure
- Tenants Pay Utilities and Base Year OpEx
- Low Maintenance Property Investment



For more information, please contact:

TOM WARD

Office Brokerage

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tward@kessingerhunter.com

CASSIDY MEARS

Office Brokerage

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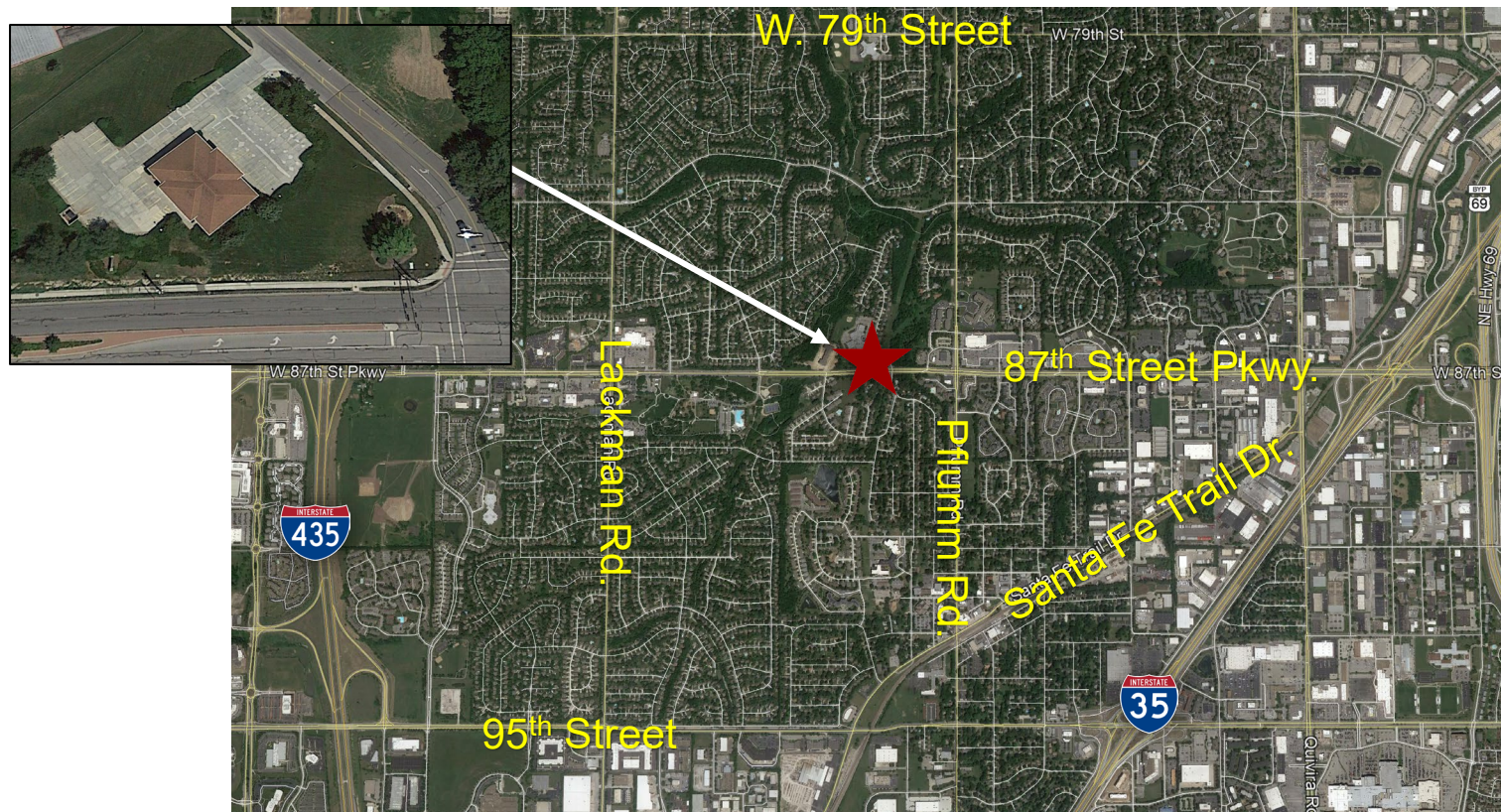
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816.842.2690

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Operating Memorandum Available Upon Request

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