

For Lease

4311-4323 Merriam Drive
Overland Park, Kansas



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Accelerating success.

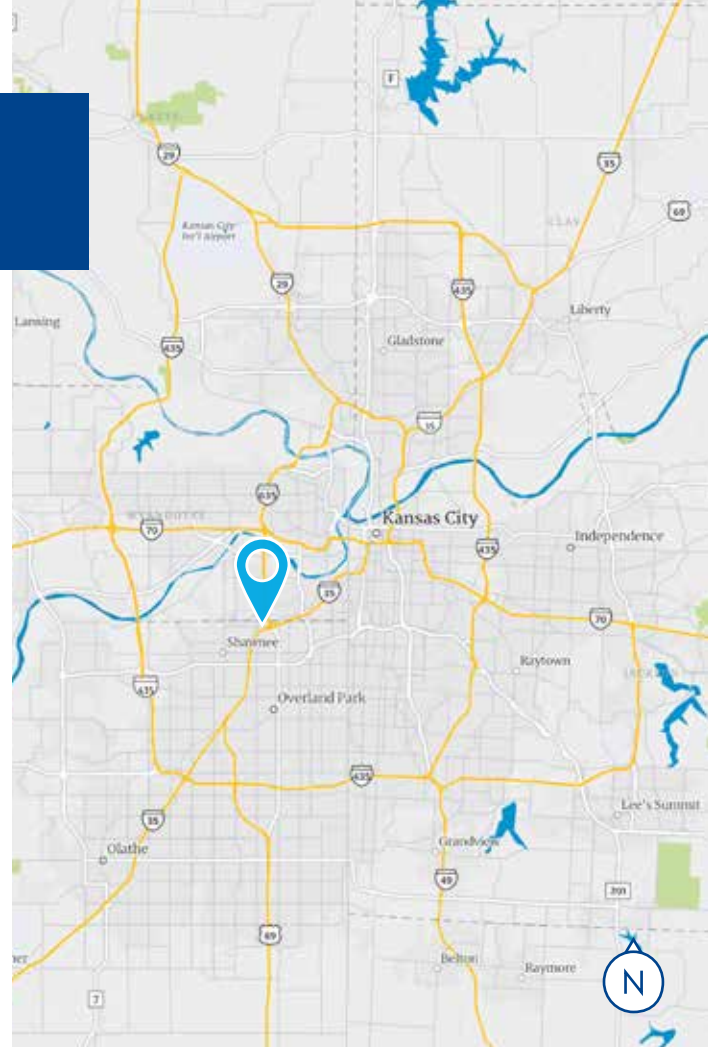
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Property Features

- Total building area: 28,000± SF
- Available space: 2,800-7,000 SF
 - » Unit 4315: 2,800 SF (100% office)
 - » Unit 4323: 4,200 SF (80% office)
 - 1 drive-in door

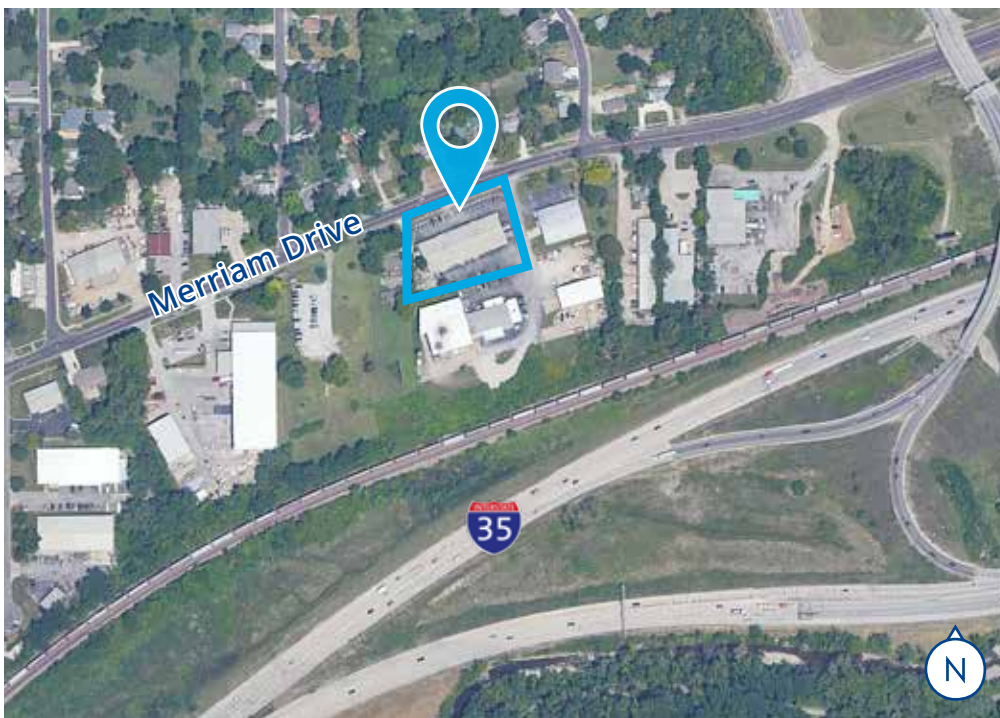
4315 & 4323 can be combined creating 7,000 SF

- » Unit 4311: 3,800 SF (10% office)
 - 1 dock-high door
- Fully climate controlled
- Year built: 1973
- Land area: 1.13 acres
- Clear height: 8.5'
- Zoning: M-2
- Lease rate: \$7.50 PSF, NNN
- Operating expenses:
 - » Taxes: \$1.40
 - » Insurance: \$0.26



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Site Aerial



Contact:

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