



Office / Flex Building For Sale or Lease

8300-8320 Nieman Road, Lenexa, Kansas

NEWMARK
ZIMMER

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8300-8320 NIEMAN ROAD

Highlights

Ideal for office, flex and lab space

42,460 (±) sf building

30,460 (±) sf available for occupancy (2/1/2025), space includes 6,000 (±) sf lab and production space

12,000 (±) sf under lease with ability to occupy immediately

13'5" - 17' (±) clear height

1 dock-high doors in available space (can accommodate additional)

4 drive-in doors in space under lease

162 parking spaces

3.44 acres

BP-2 (Business Park / Light Industrial Zoning)

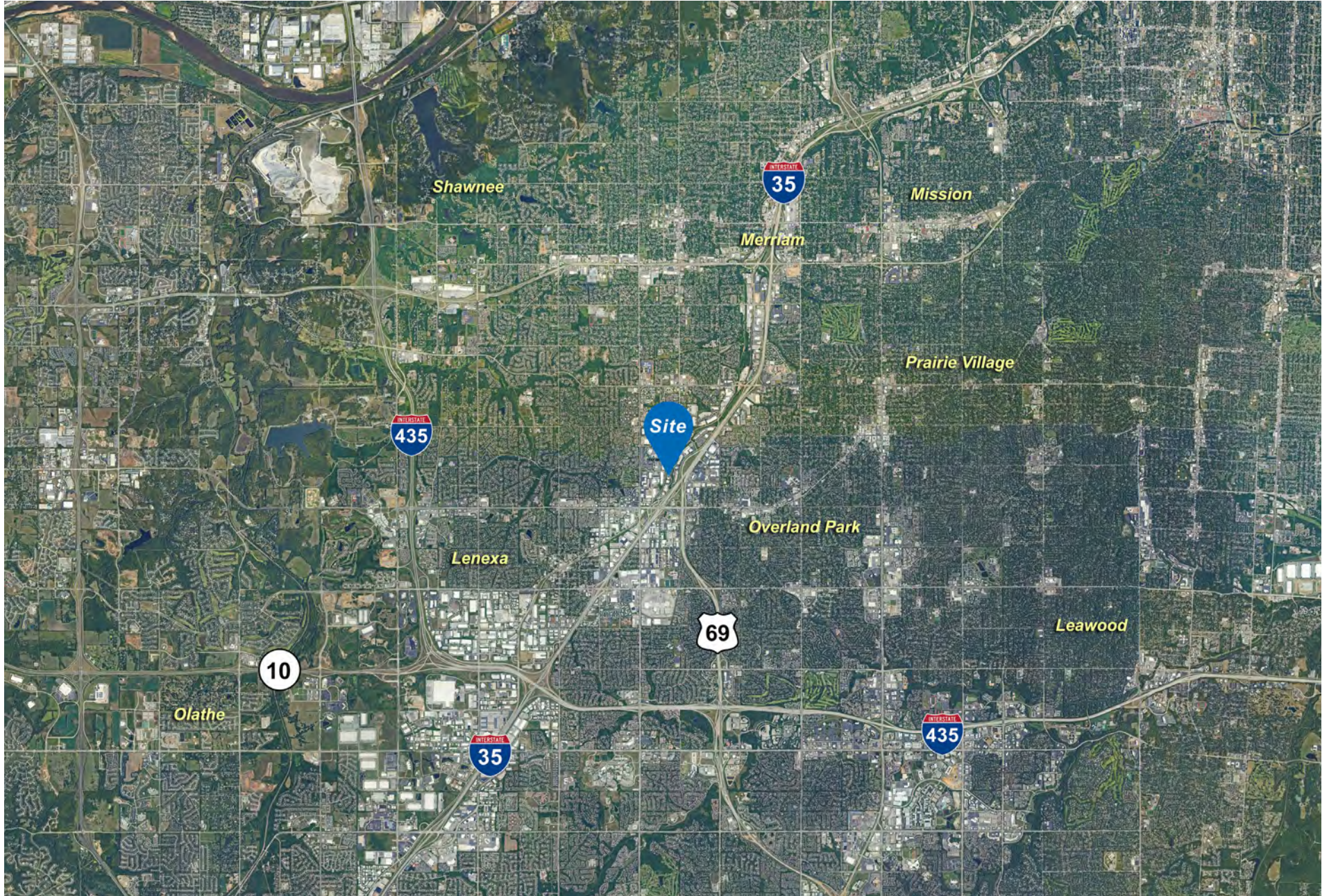
Estimated NNN's: \$1.99/sf CAM, \$2.55/sf taxes and \$0.39/sf insurance

Lease rate \$8.50 - \$10.50/sf, NNN

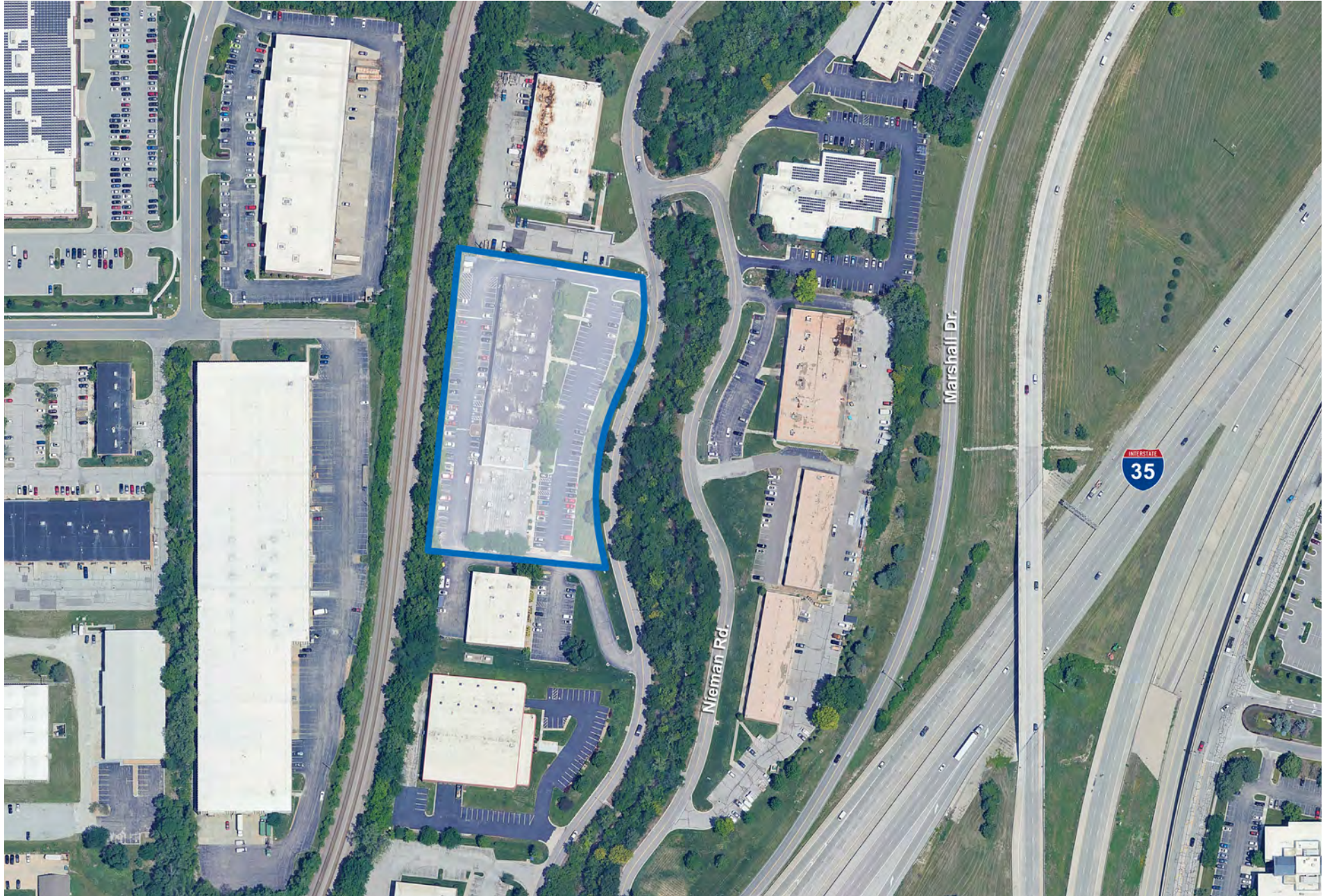
Sale price \$5,732,000, \$135.00/sf



Property Location

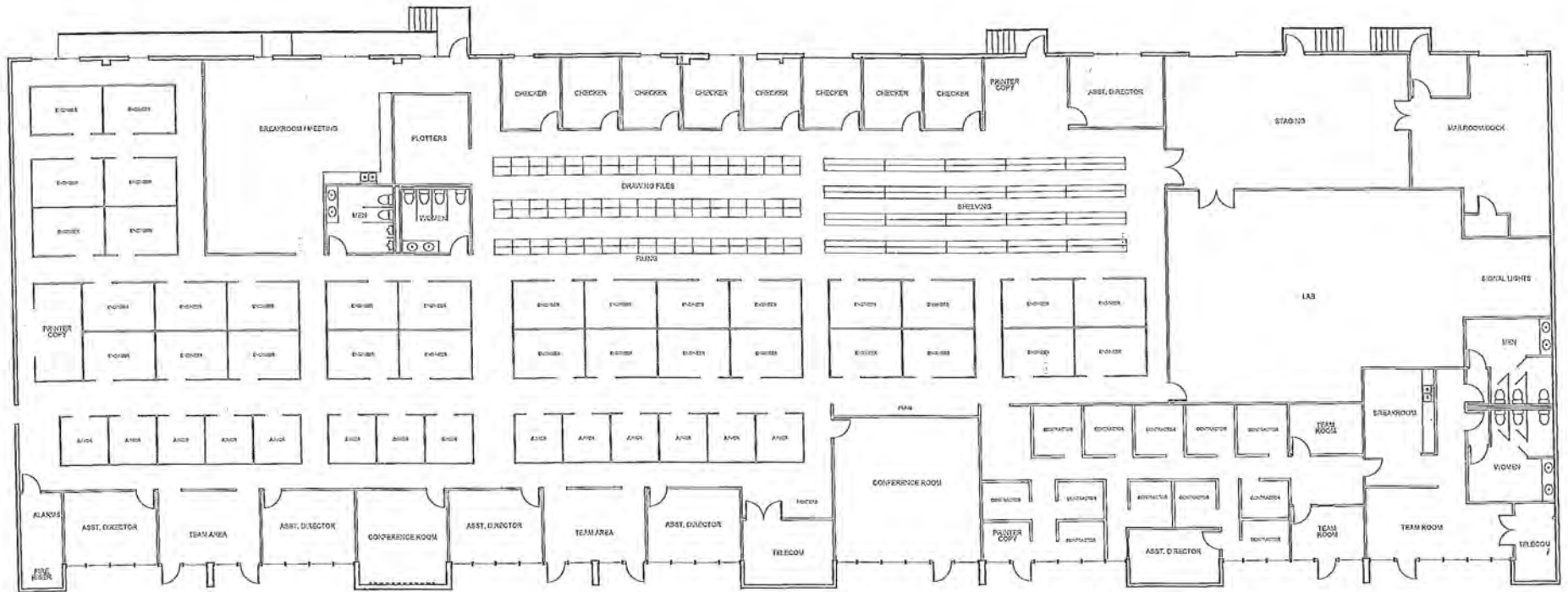


Property Location



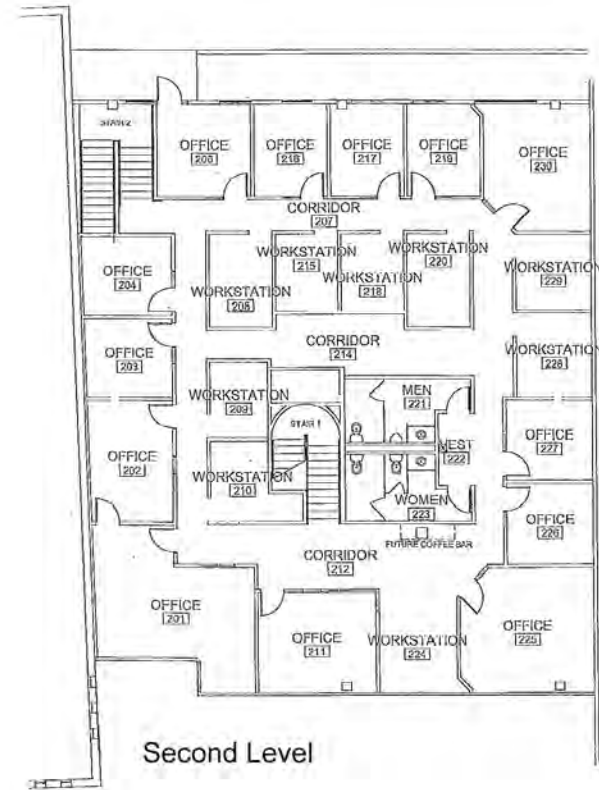
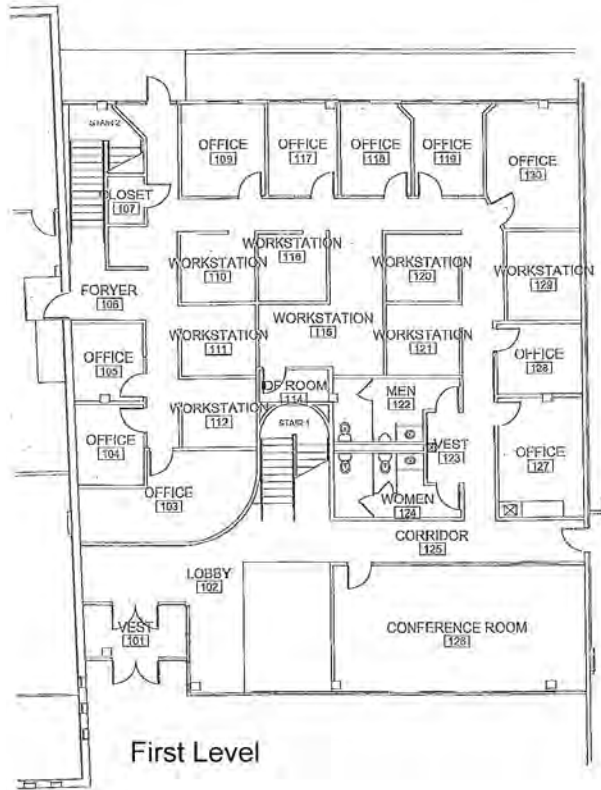
Site Plan

8300 Nieman Road



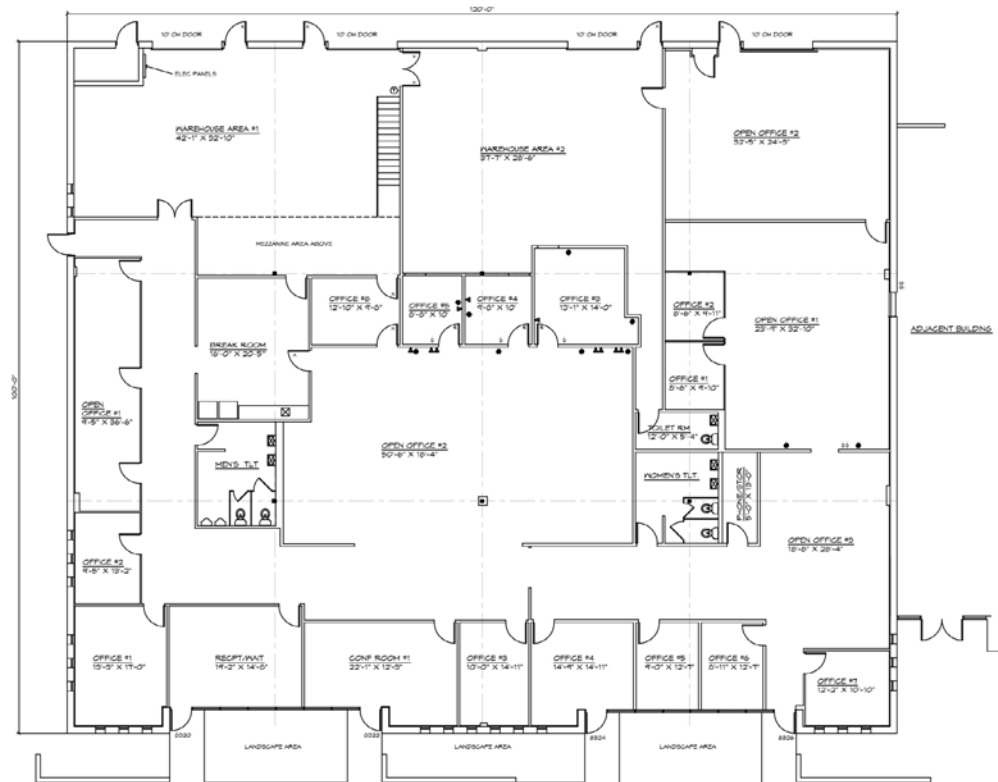
Floor Plan

8300 Nieman Road



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Property Photos



Property Photos



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