



Office Flex Building for Lease or Sale

**5725 NIEMAN ROAD
SHAWNEE, KANSAS**

Property Highlights

- Turn-key office flex building with high-end finishes
- 2 drive-in door bays on lower level
- 40 parking spaces
- Full kitchen
- Keycard access doors
- Major remodel in 2019 including new HVAC, electrical and plumbing
- Roof resealed in 2024 with 10-year warranty
- Located in qualified opportunity zone
- Lease rate \$14.00/sf, NNN
- Sale price **CONTACT BROKER**

For information, please contact:

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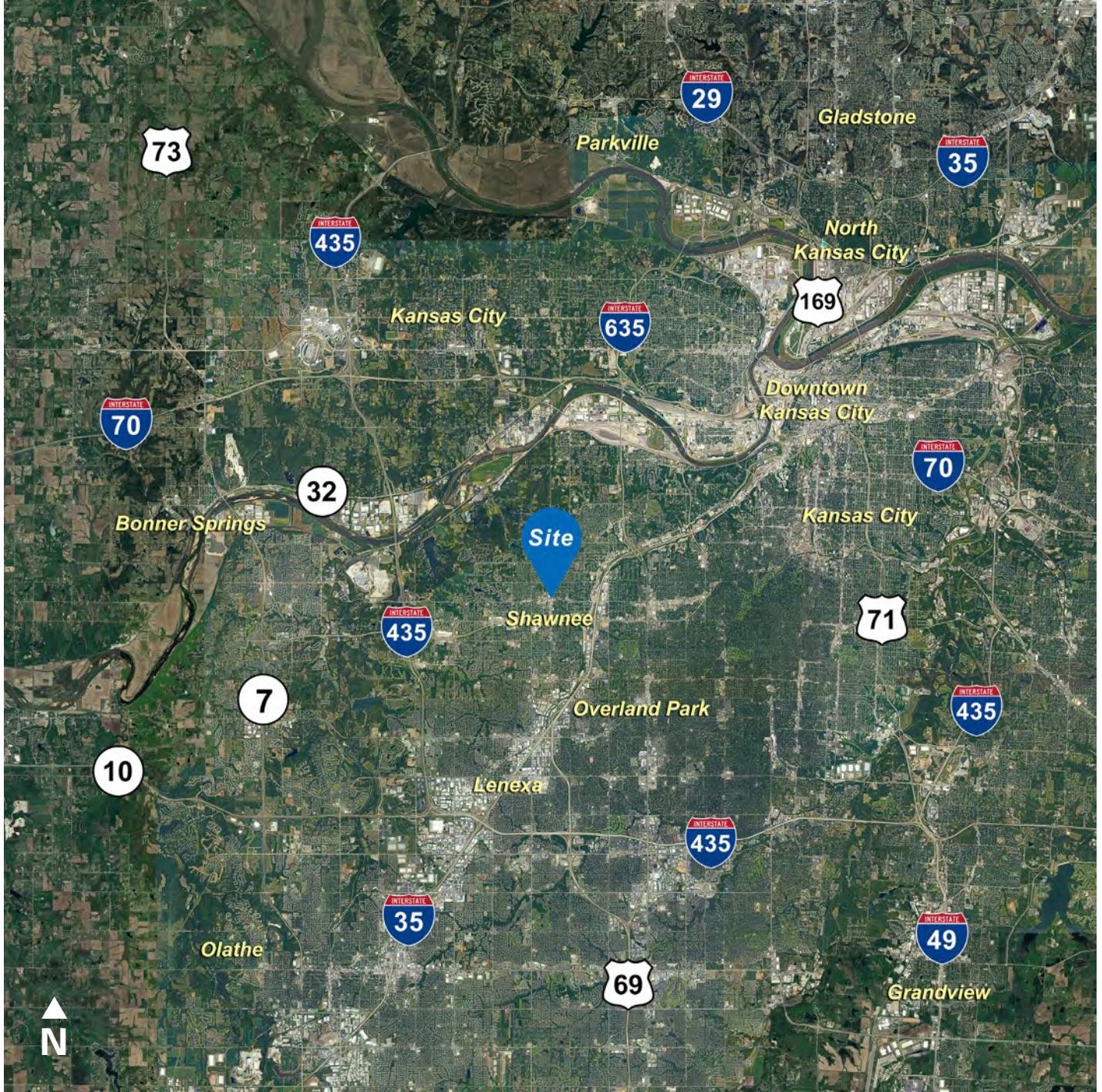
nrmkzimmer.com



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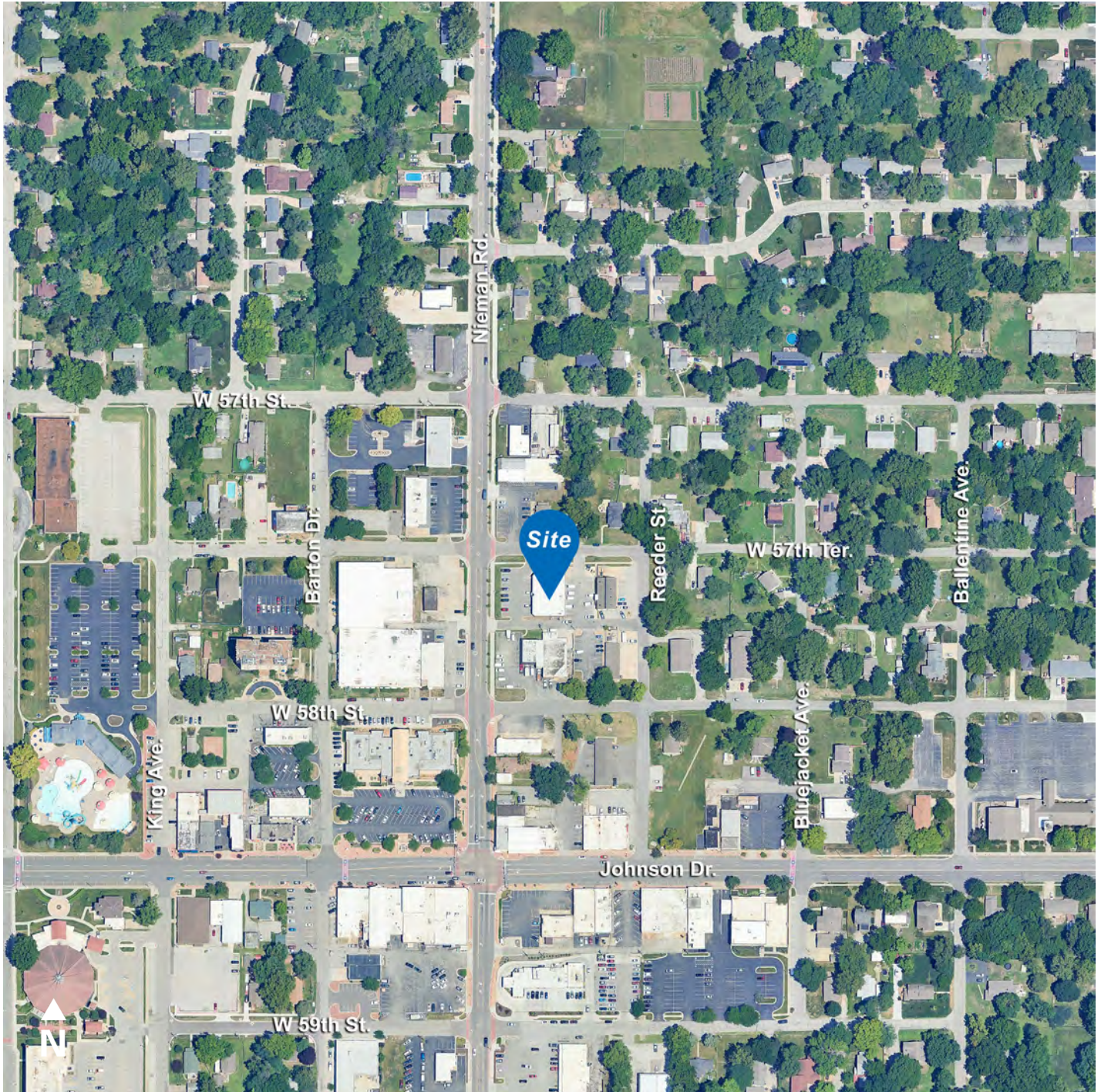
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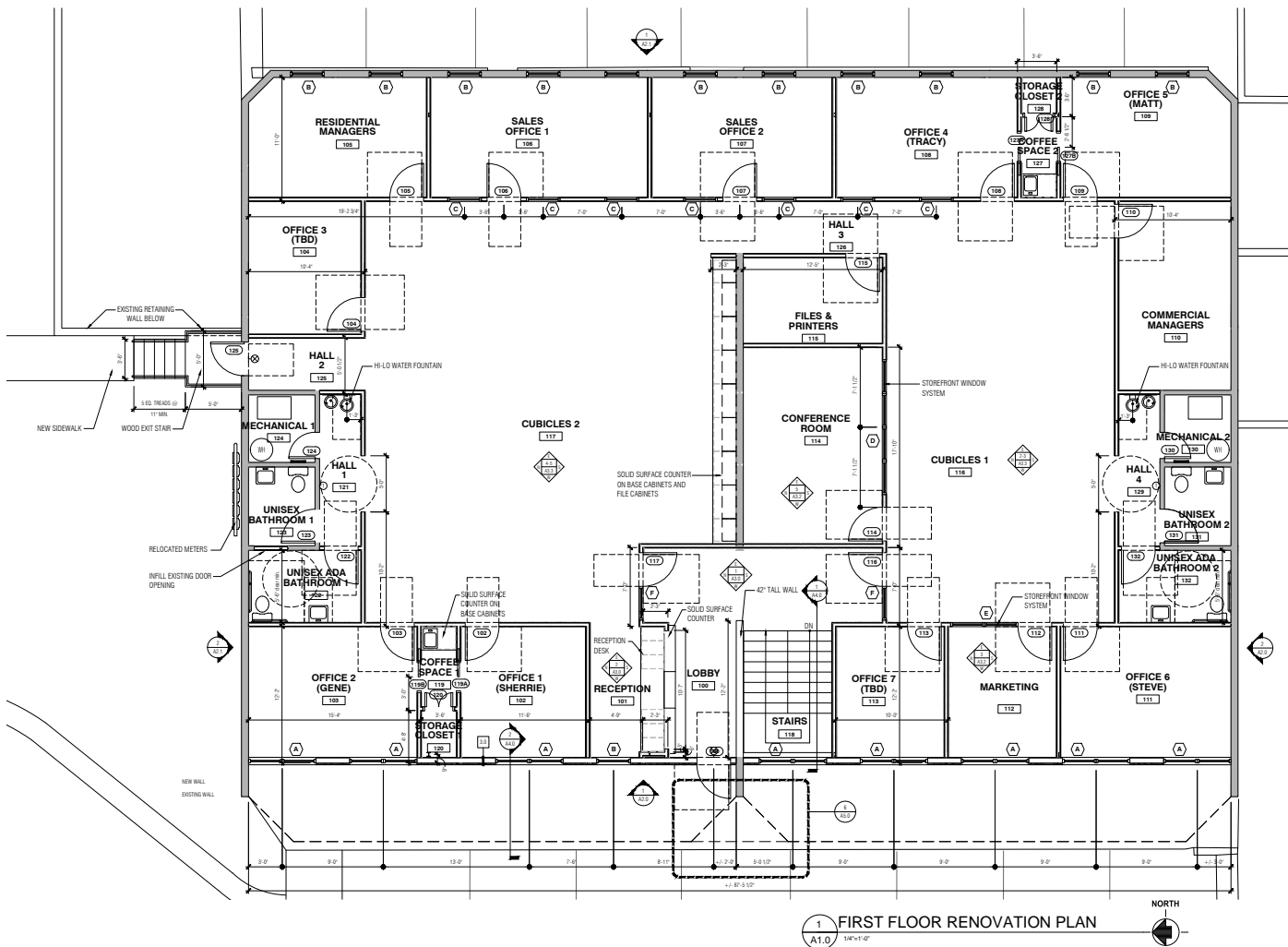
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Floor Plan - First Floor



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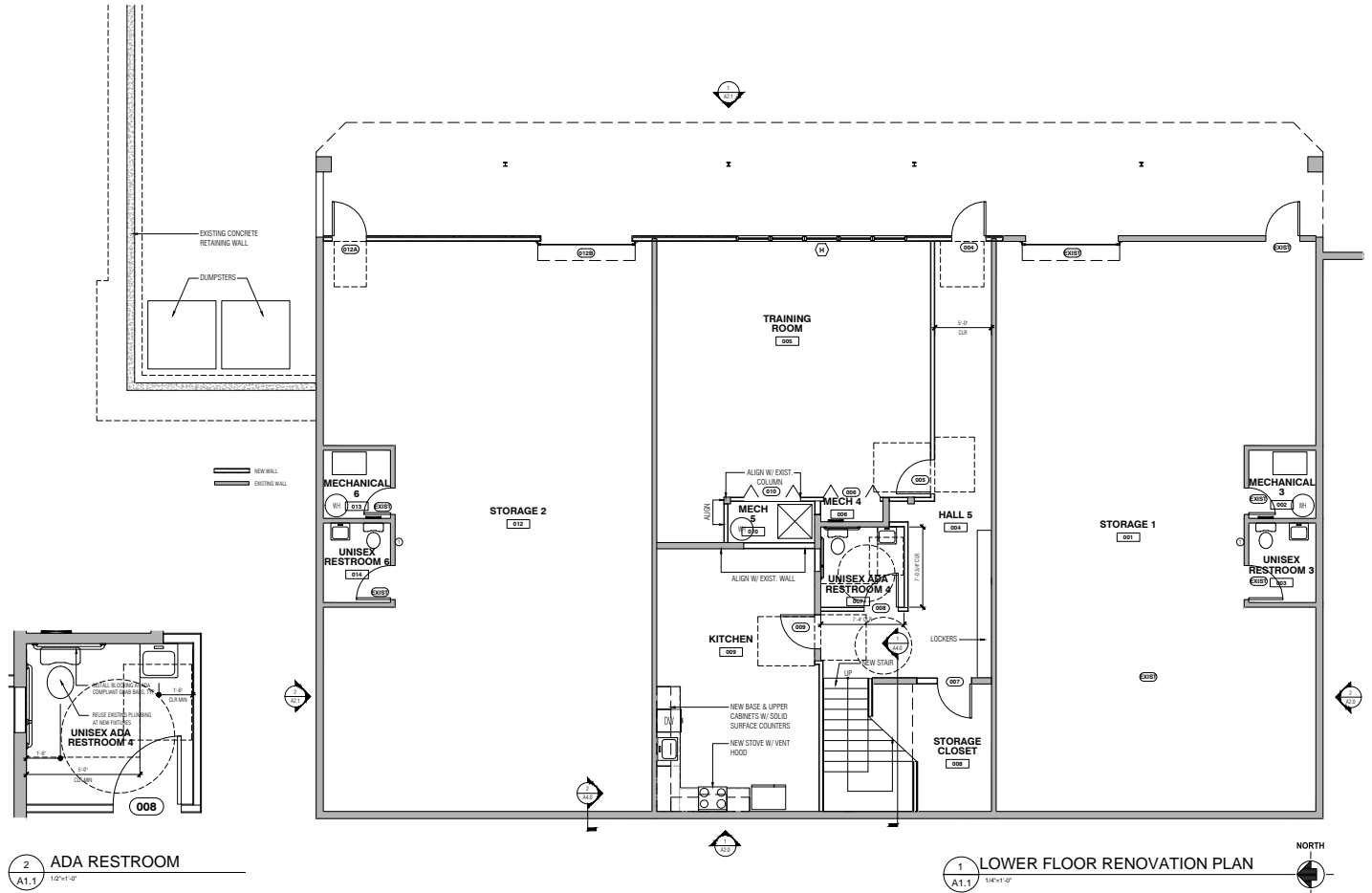
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Floor Plan - Second Floor



2 ADA RESTROOM
A1.1 1/2"=1'-0"

1 LOWER FLOOR RENOVATION PLAN
A1.1 1/8"=1'-0"

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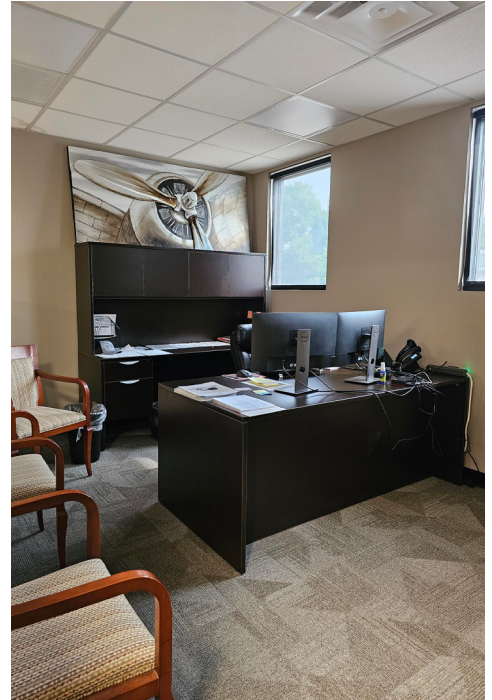
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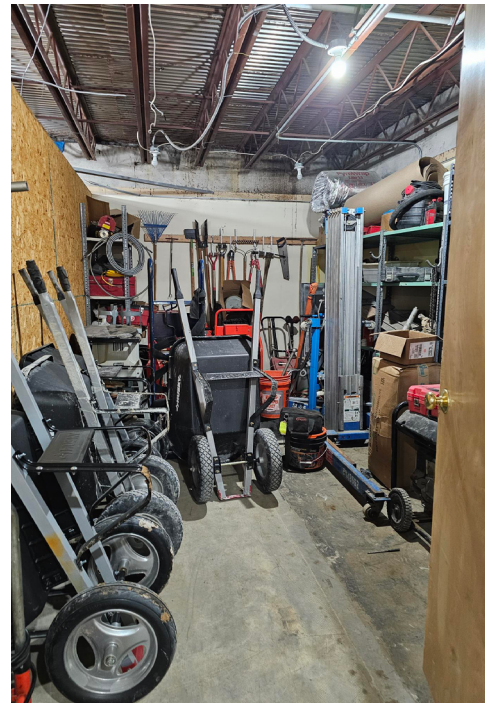
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