

SHAWNEE CENTER

12674-12714 Shawnee Mission Parkway

Shawnee, Kansas

Shawnee Mission Parkway Frontage



AVAILABLE:

873-3,606 SF

USES:

Retail or Office

LEASE RATE:

3,606 sf @ \$15/sf, triple net

873 sf @ \$8.95/sf, triple net

2,082 sf @ \$8.95/sf, triple net

TRIPLE NETS:

Currently \$3.74/sf

TERM:

3-5 Years

LOCATION:

- ◇ Direct Access and Visibility from Shawnee Mission Parkway
- ◇ Easy Access from I-35 and I-435
- ◇ Employees will appreciate easy access to local restaurants and highways

SUMMARY:

- ◇ Former Springfield Music Space
- ◇ Curbside Parking for Retail or Office
- ◇ Monument and Building Signage

VARNUM

ARMSTRONG

DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Ralph W. Varnum, CCIM
ralph@vadllc.com
(913) 491-8900 Office
(913) 488-5916 Mobile

S P A C E F O R L E A S E

Office or Retail Use



YEAR BUILT:
1987

DAILY TRAFFIC COUNT:
44,000 CPD on SMP

PROPERTY INFO:

- Great Visibility and Access from SMP
- Monument and Building Signage Available
- Ample Parking



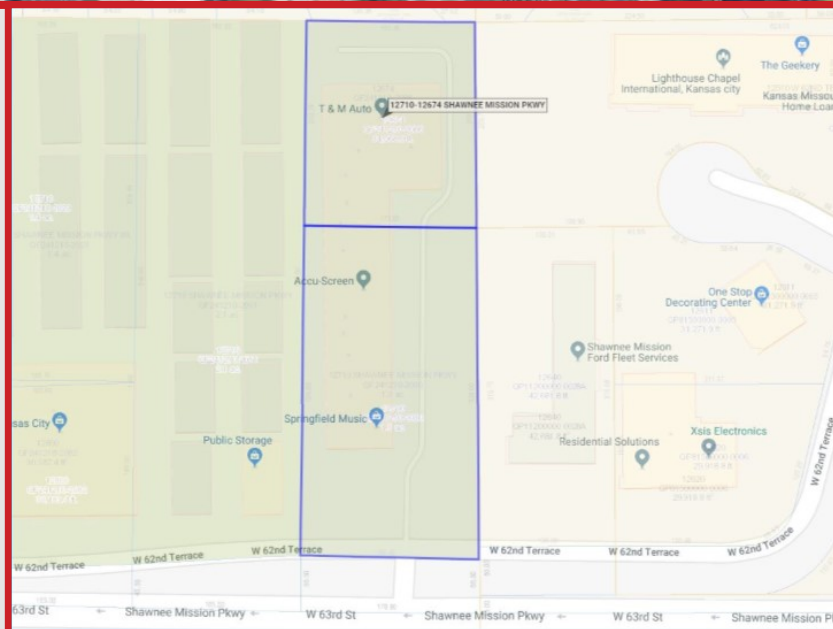
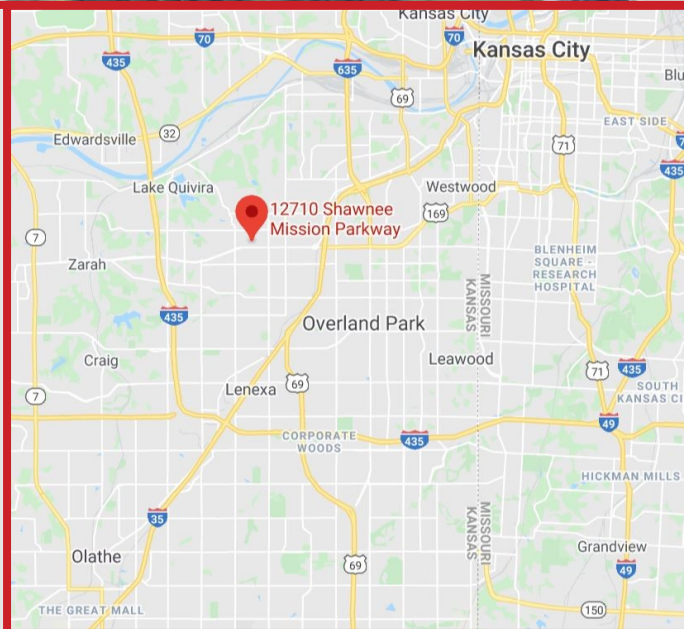
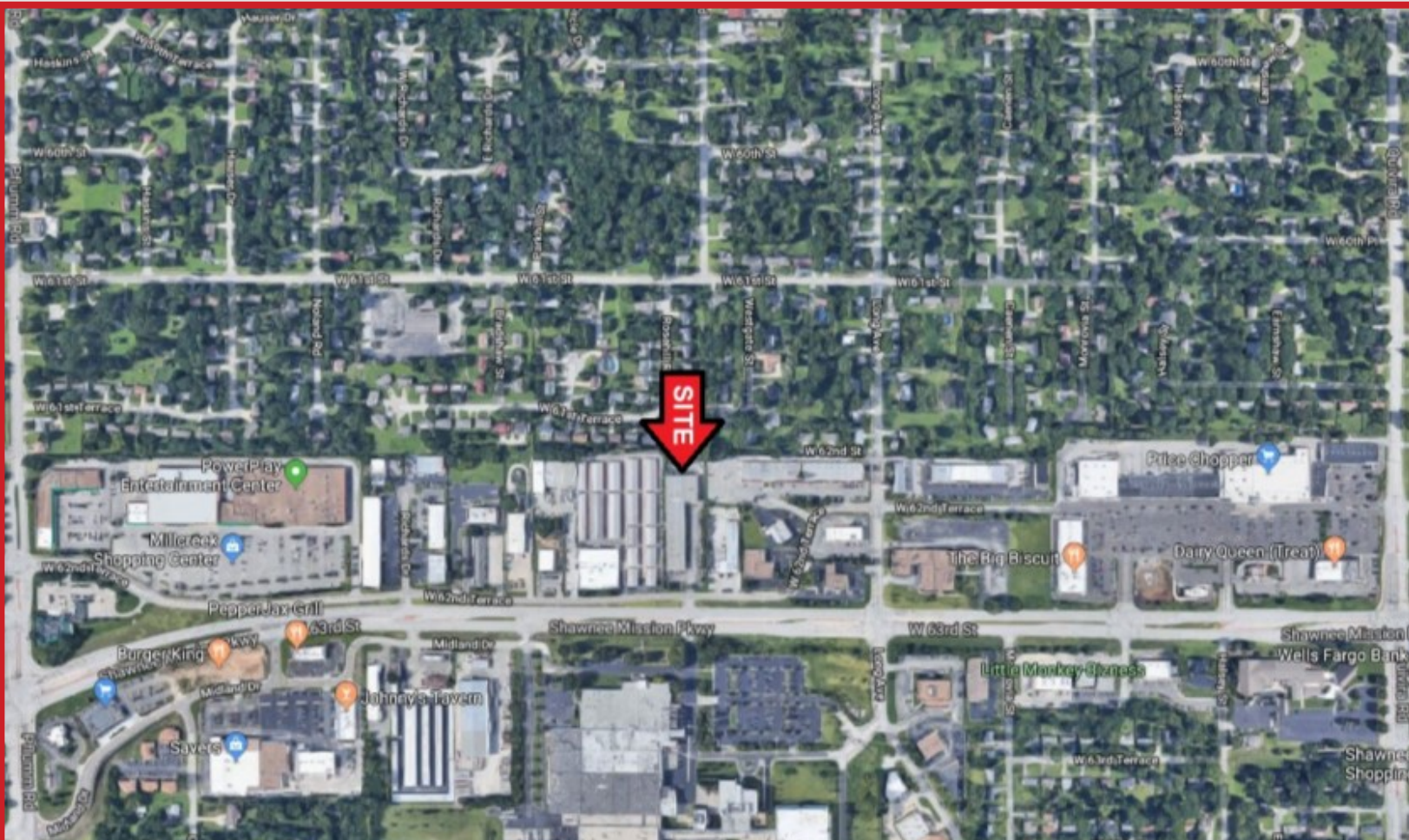
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Choice Site with Excellent Access from Shawnee Mission Parkway

AERIAL PHOTOS & MAPS



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SITE PLAN

12674	12680	12676
12682		12678
12684		
12686		
12688		
12690		
12692		
12694		
12696		
12706		
12710		

AVAILABLE

12674	LEASED
12676	LEASED
12678	LEASED
12680	LEASED
12682	LEASED
12684	LEASED
12686	LEASED
12688	LEASED
12690	LEASED
12692	LEASED
12694	LEASED
12696	2,082 SF
12706	873 SF
12710	3,606 SF

VARNUM

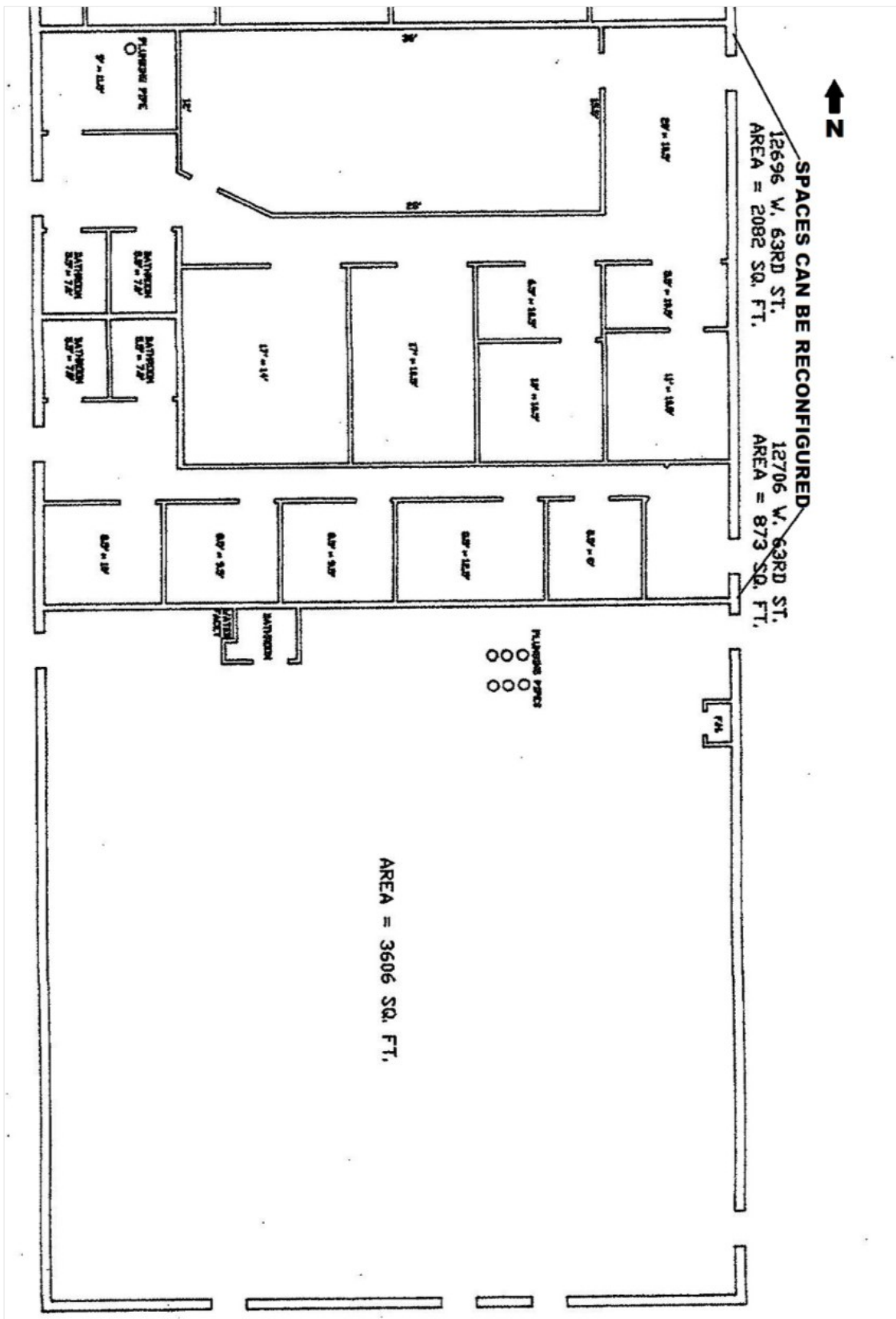
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FLOOR PLAN—FORMER SPRINGFIELD MUSIC SPACE



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