



# 14400 College Blvd

## Lenexa, KS

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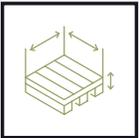
# Property Details

Total Building Square Feet	40,095+/- SF - 33,084+/- SF Available for occupancy 1/1/2026 - 7,011+/- SF leased - Contact broker for details
Available Square Feet	33,048+/- SF available
Available Office	First floor office: 6,676+/- SF Second floor office: 10,605+/- SF Total office: 17,281+/- SF
Available Warehouse	15,802+/- SF
Dock Doors	2 (8' x 10' and 12' x 12')
Drive-ins	1 (10' x 12')
Clear Height	24'
Sprinkler	Wet
Power	Heavy power with 480v and 208v services
Amenities	Excellent College Boulevard Visibility New roof and HVAC in 2021 High quality office finishes Elevator
<b>For Sale</b>	<del>\$5,950,000</del> <b>\$5,500,000 - Price Reduction</b>
<b>For Lease</b>	<b>\$9.50 PSF NNN</b>



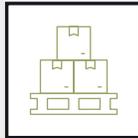


HIGHLIGHTS



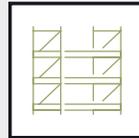
**Dock Doors**

2 (8' x 10' and 12' x 12')



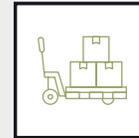
**Drive-in Doors**

1 (10' x 12')



**Power**

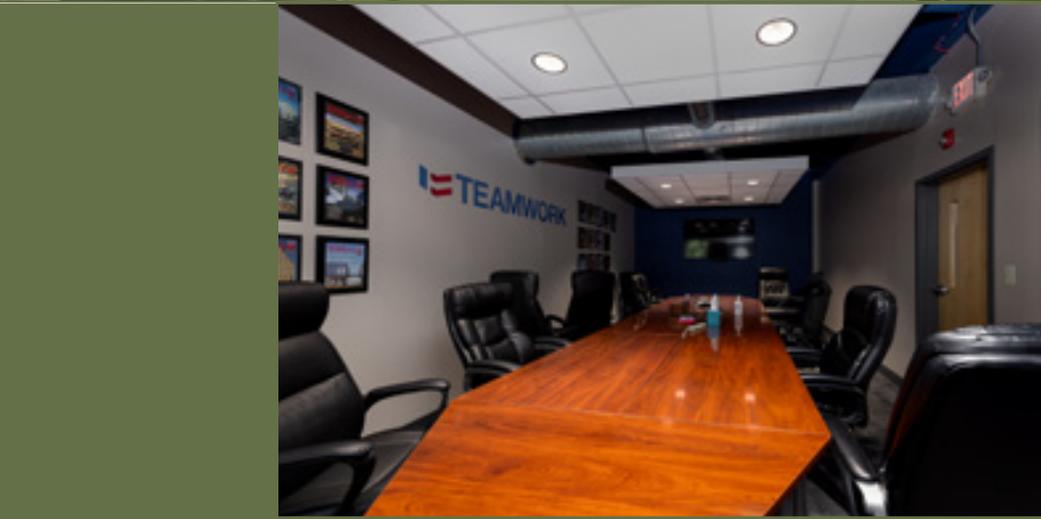
Heavy power  
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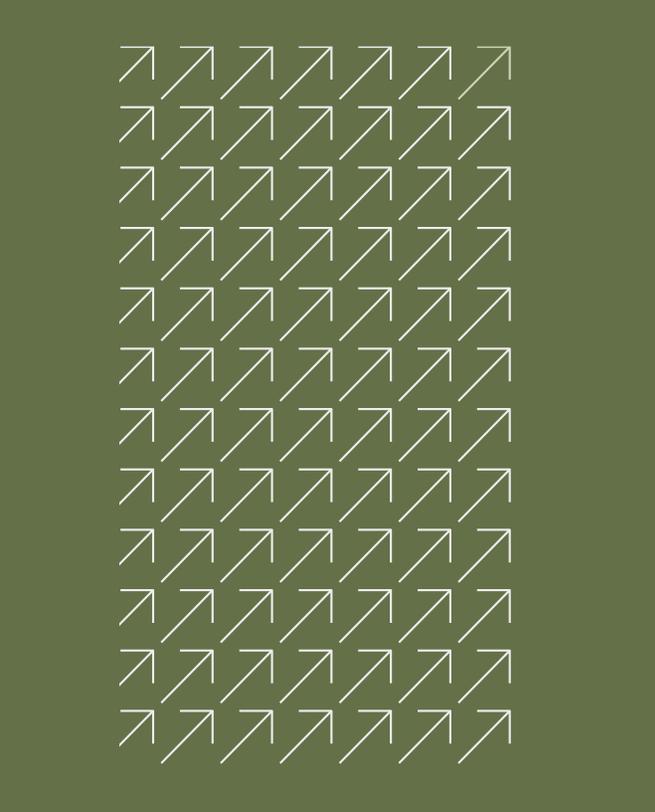


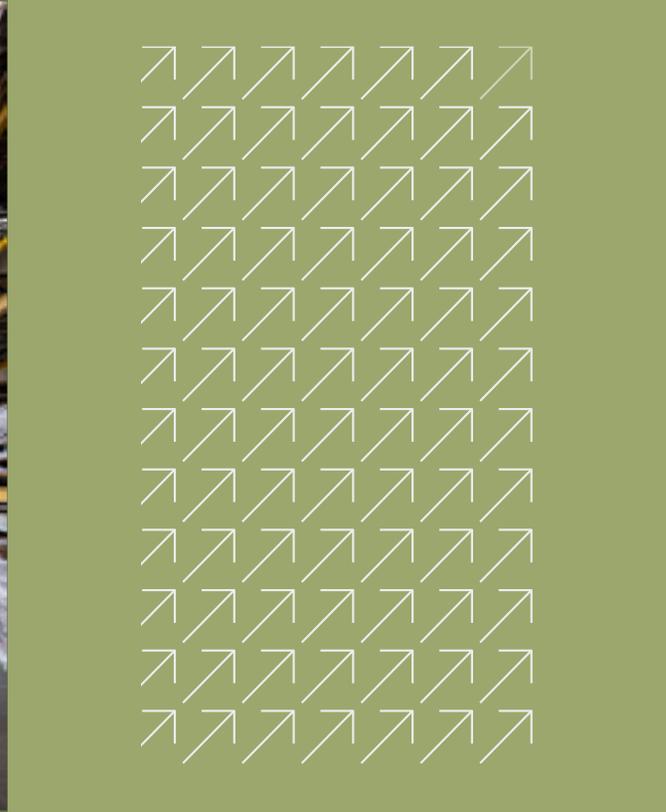
**Clear Height**

24'





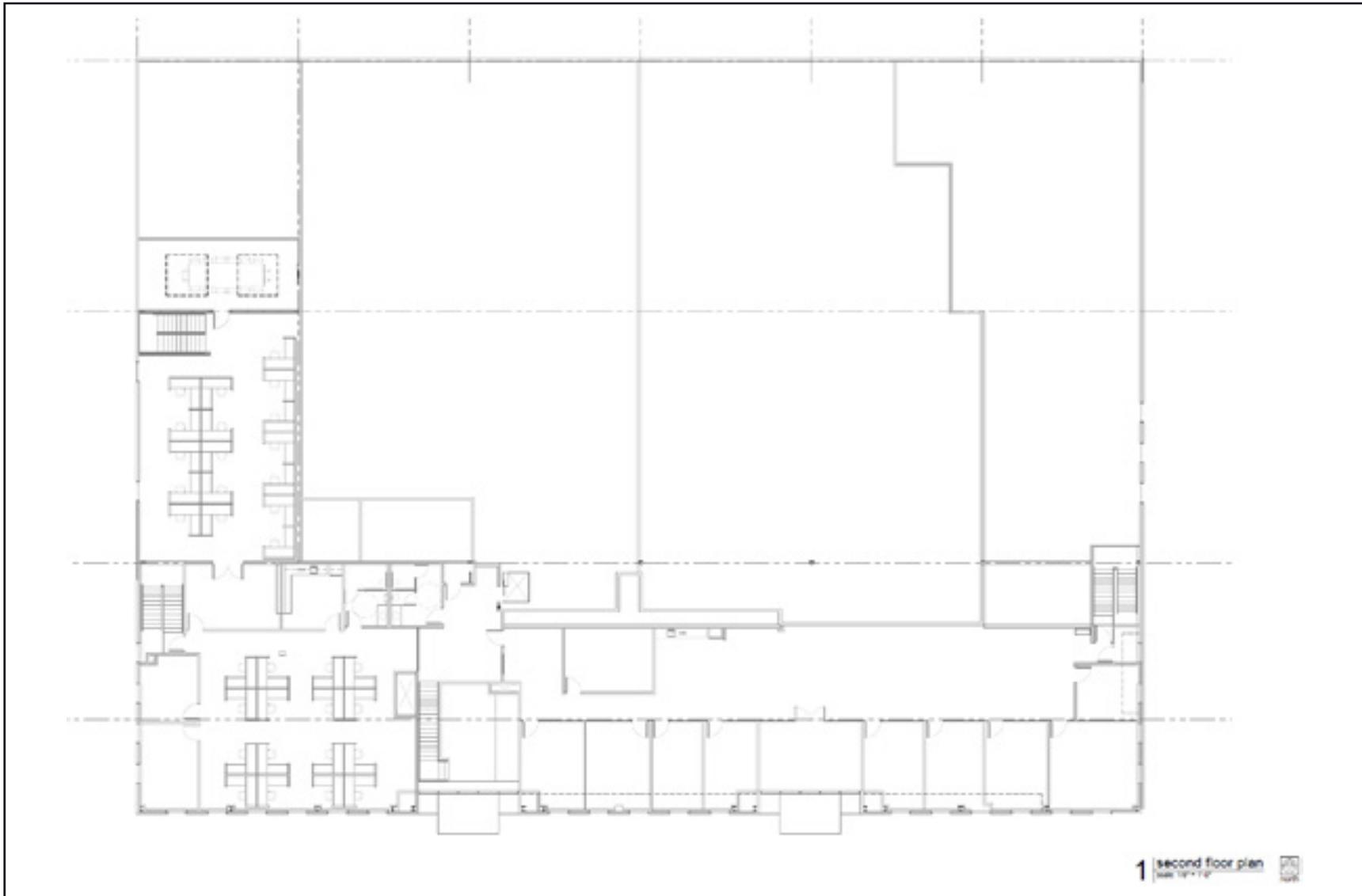




# Available Space - First



# Available Space - Second





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**CBRE**

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