

3107-3117 MERRIAM LANE
KANSAS CITY, KS 66106

FLEX SPACE
FOR LEASE
AVAILABLE
JUNE 1, 2027
13,108 SF



8826 SANTA FE DRIVE SUITE 300
OVERLAND PARK, KS 66212
www.prismres.com
913.674.0438

JACK SCHREIBER
ASSOCIATE COMMERCIAL BROKER
913.320.3001
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PROPERTY FEATURES

- Potential for early availability
- Break room
- Conference/training room
- Bonus mezzanine storage
- Drive-in loading
- 18'6"-19'9" clear heights
- Convenient access to I-635 and I-35

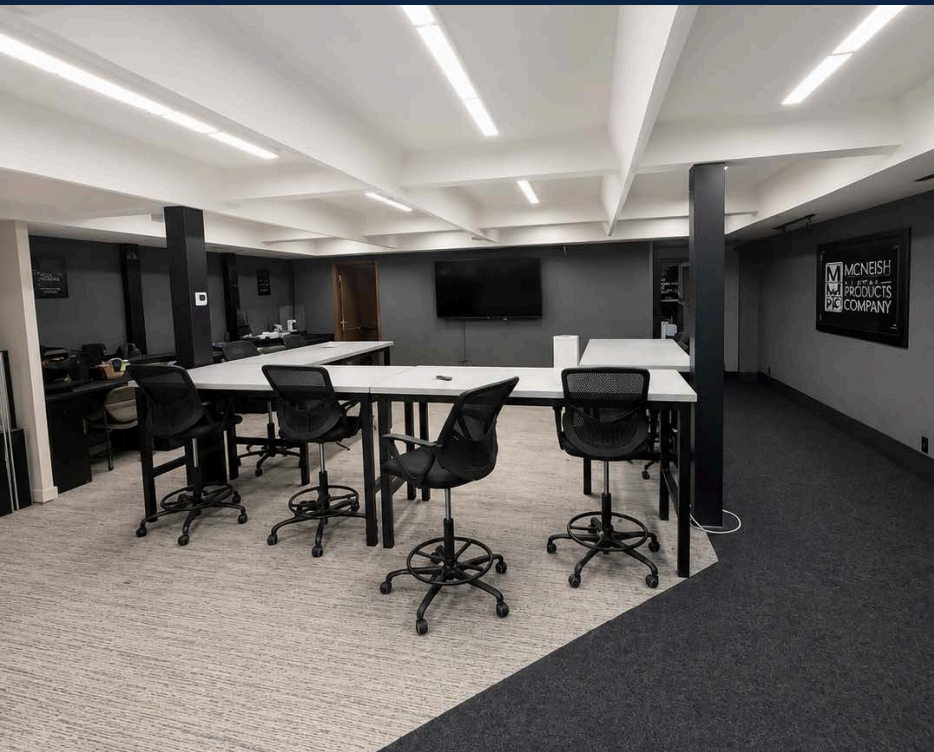
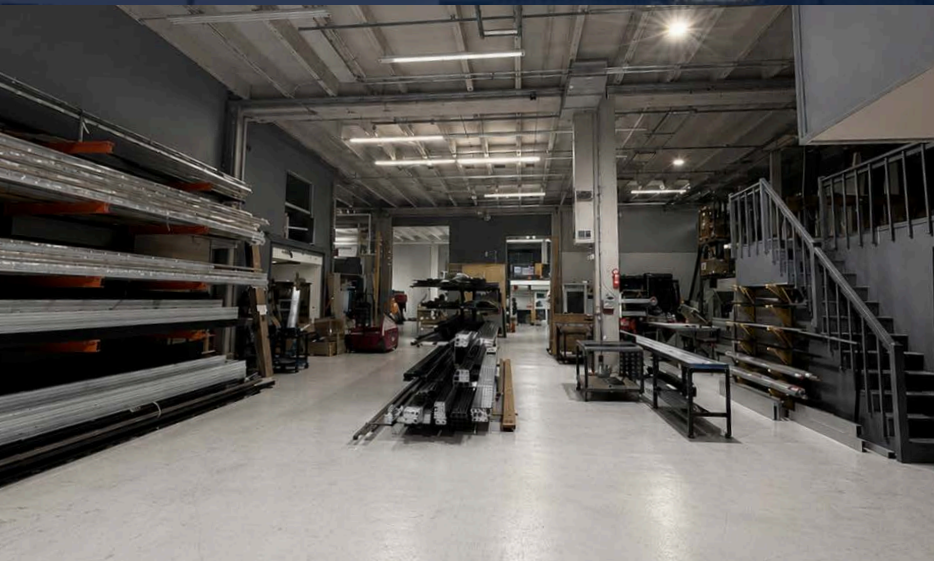
LEASE RATES

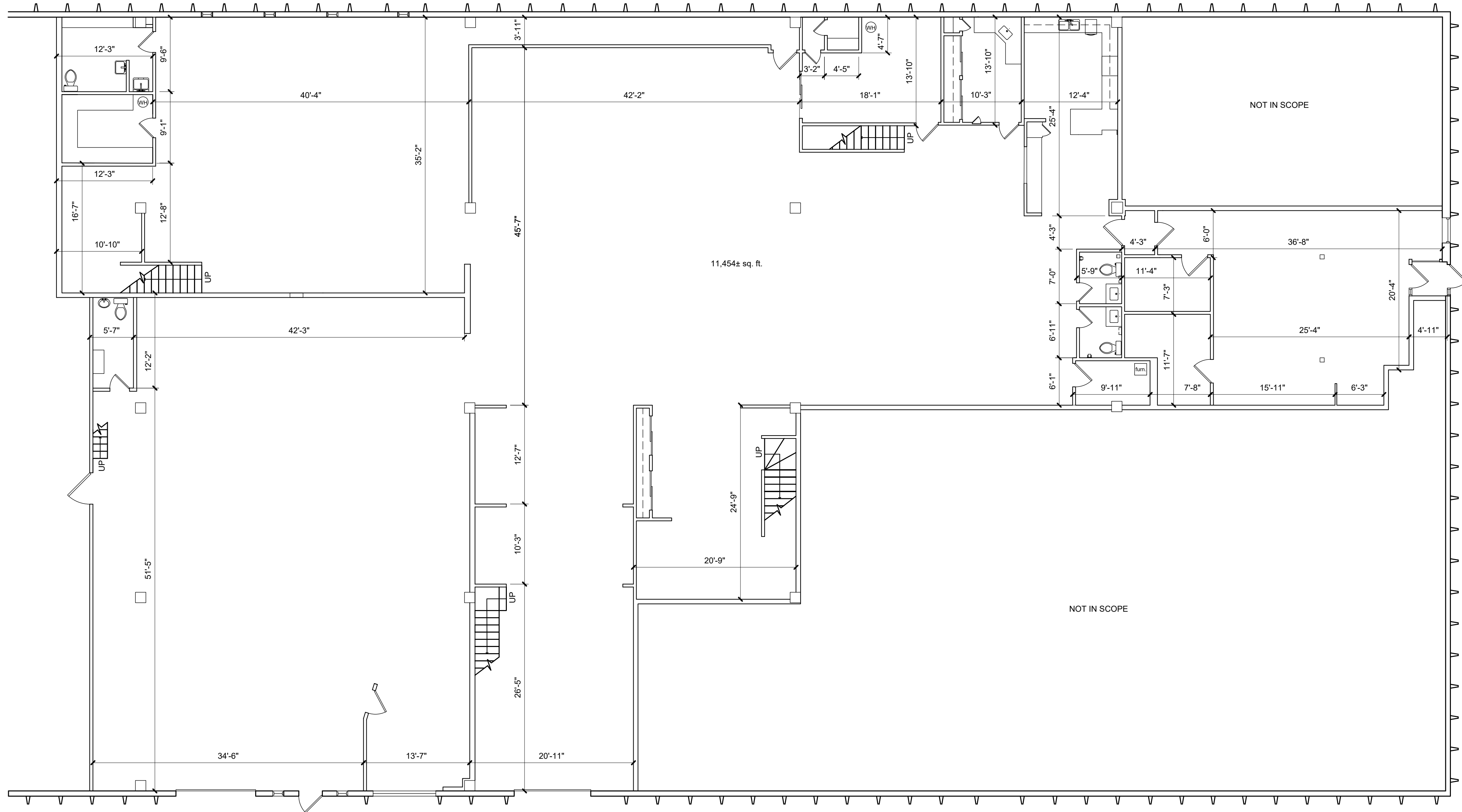
- \$5.50 per PSF Triple Net Lease
- Nets est. at \$3.40 PSF
- Estimated rent at \$9,721 per month

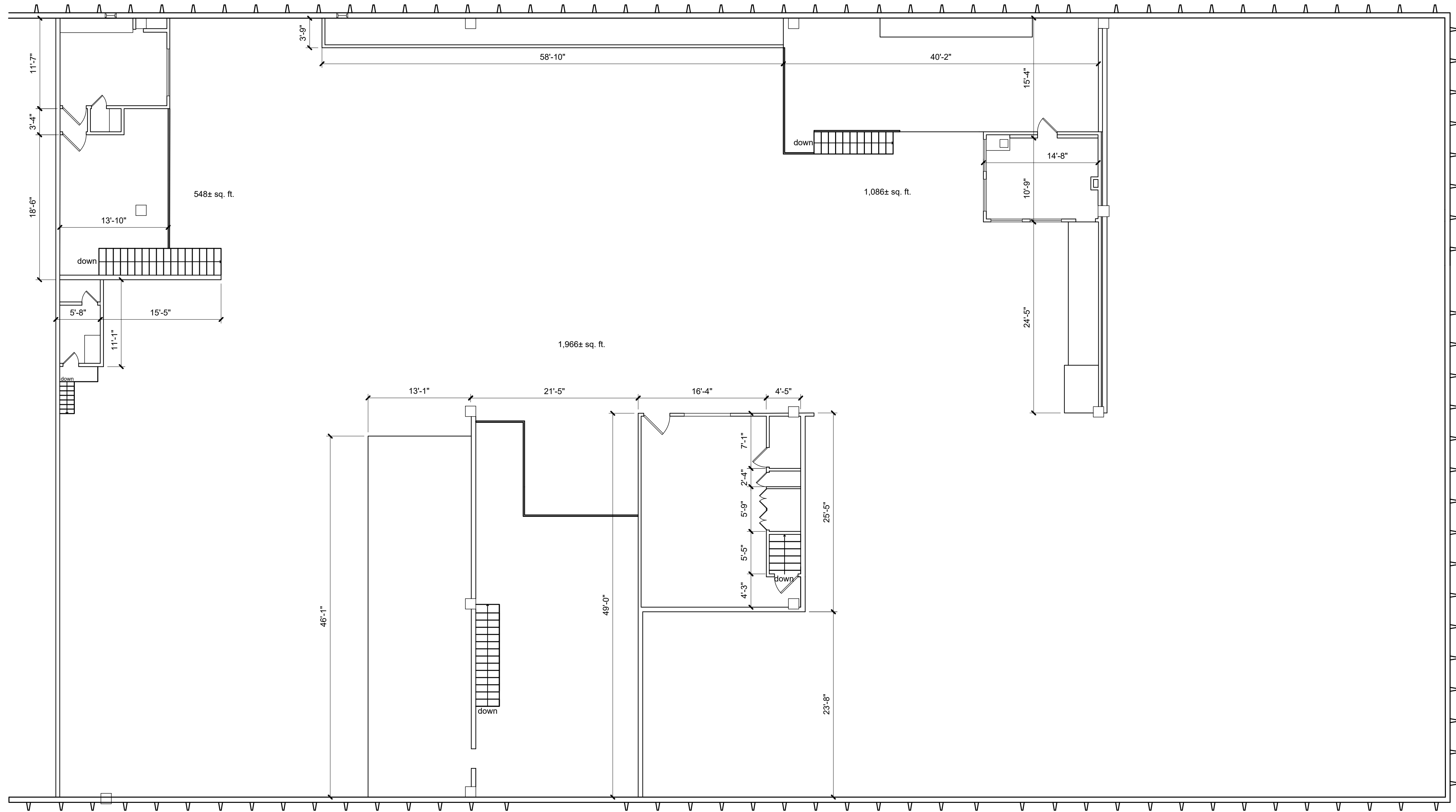
EXTERIOR PHOTOS



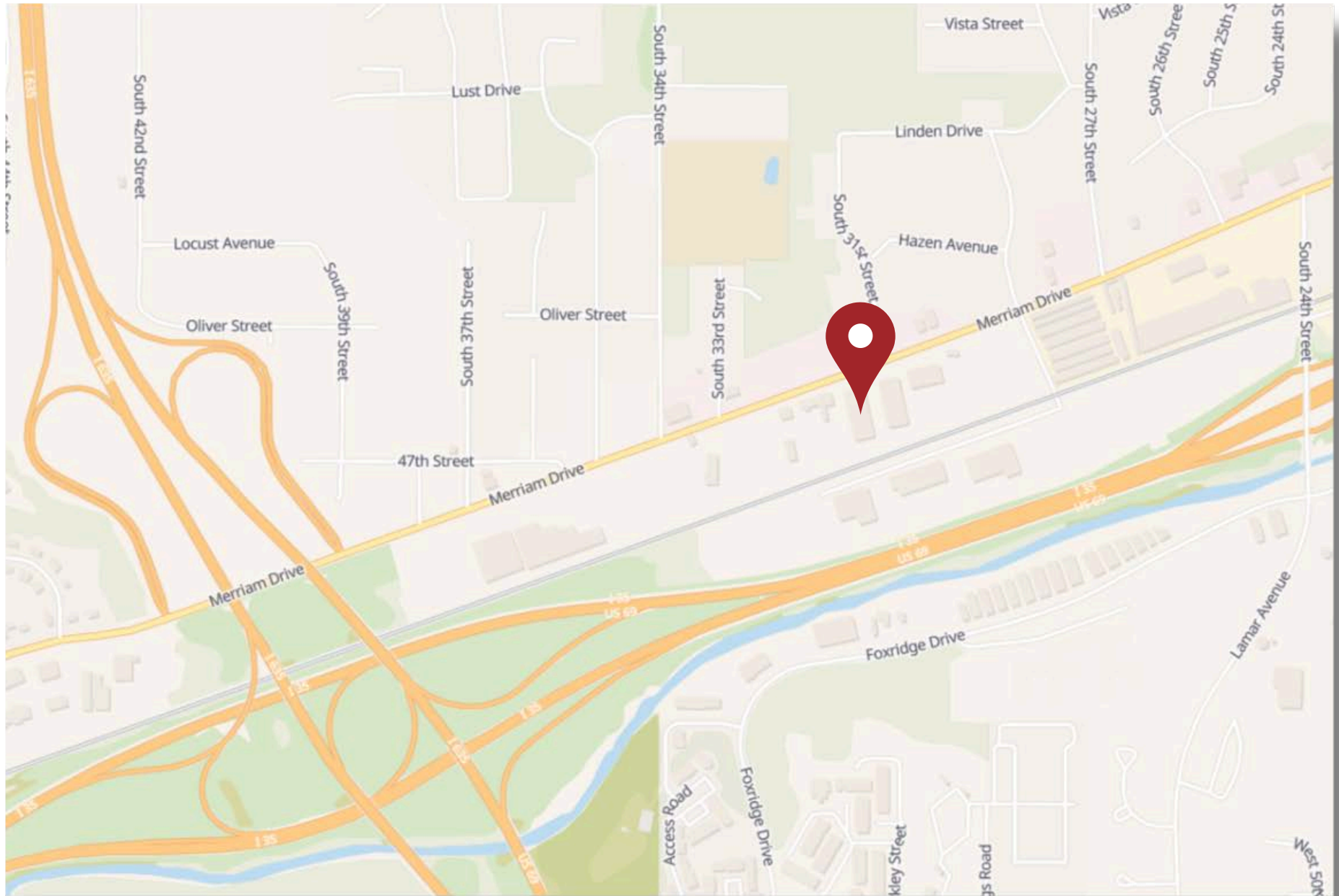
INTERIOR PHOTOS







LOCATION



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