

8320 NIEMAN ROAD
LENEXA, KS 66214

FLEX SPACE
FOR LEASE

6,000 - 12,000 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
jschreiber@prismres.com



PROPERTY FEATURES

- Spaces from 6,000 SF-12,000 SF
- New space layouts available July/August
- Functional office/warehouse configurations
- Professionally maintained business park setting
- Convenient access to I-35 & 69 Highway
- HVAC sprinklered
- Rear dock-high (7 ct.) & drive-in (3 ct.) loading
- 13.5'-17' clear heights
- Conditioned warehouse spaces
- BP-2 zoning
- 3 Phase Power

LEASE RATES

- \$9.53 PSF Triple Net
- 2026 Nets est. at \$4.57 PSF

8320 Nieman Road
Lenexa, KS 66214

EXTERIOR PHOTOS

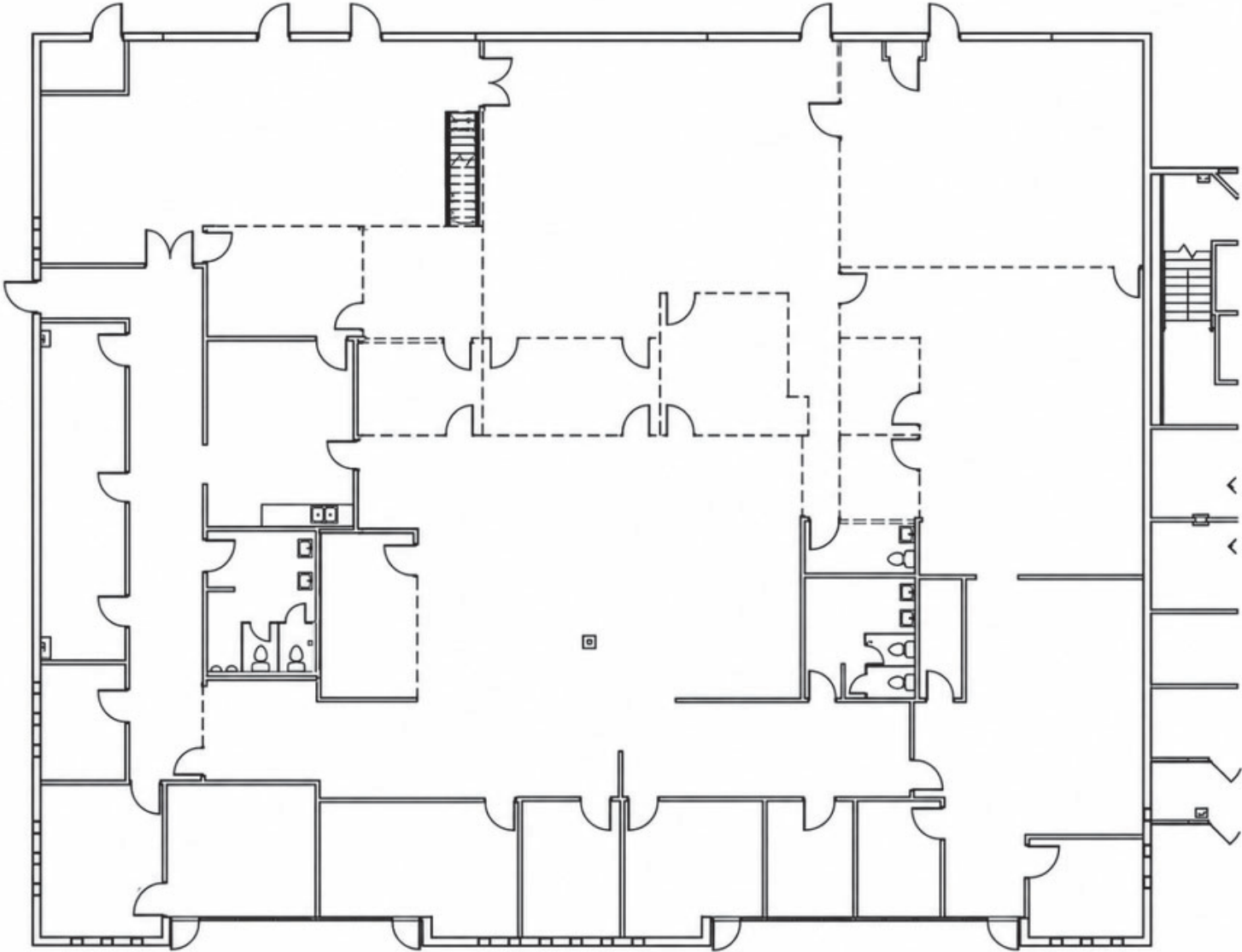


INTERIOR PHOTOS



8320 Nieman Road
Lenexa, KS 66214

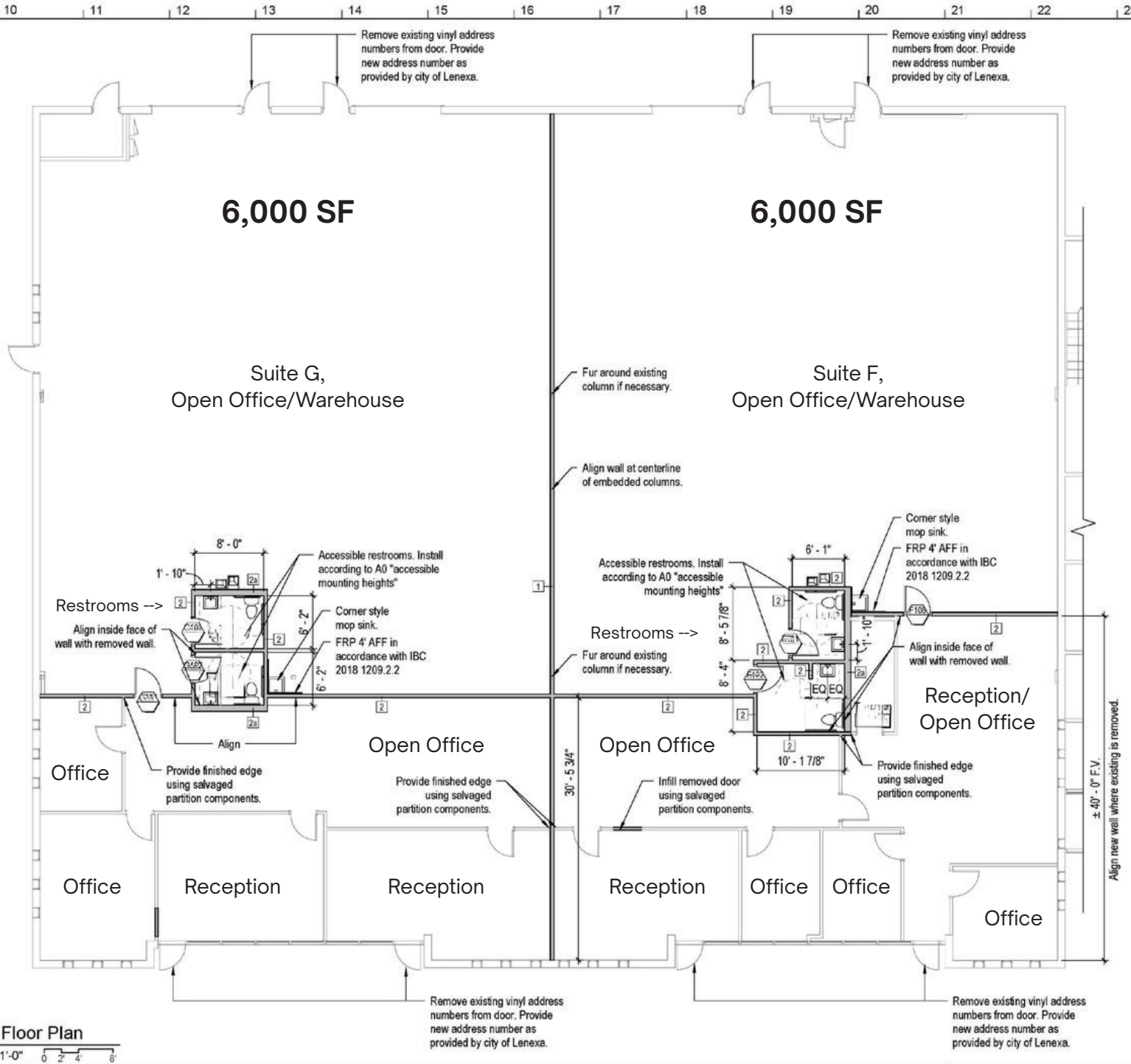
CURRENT FLOOR PLAN



PRELIMINARY DEMO PLAN

SCALE: 1/16" = 1'-0"

PROPOSED FLOORPLAN



9 First Floor Plan
1/8" = 1'-0"
0 2 4 8



JACK SCHREIBER

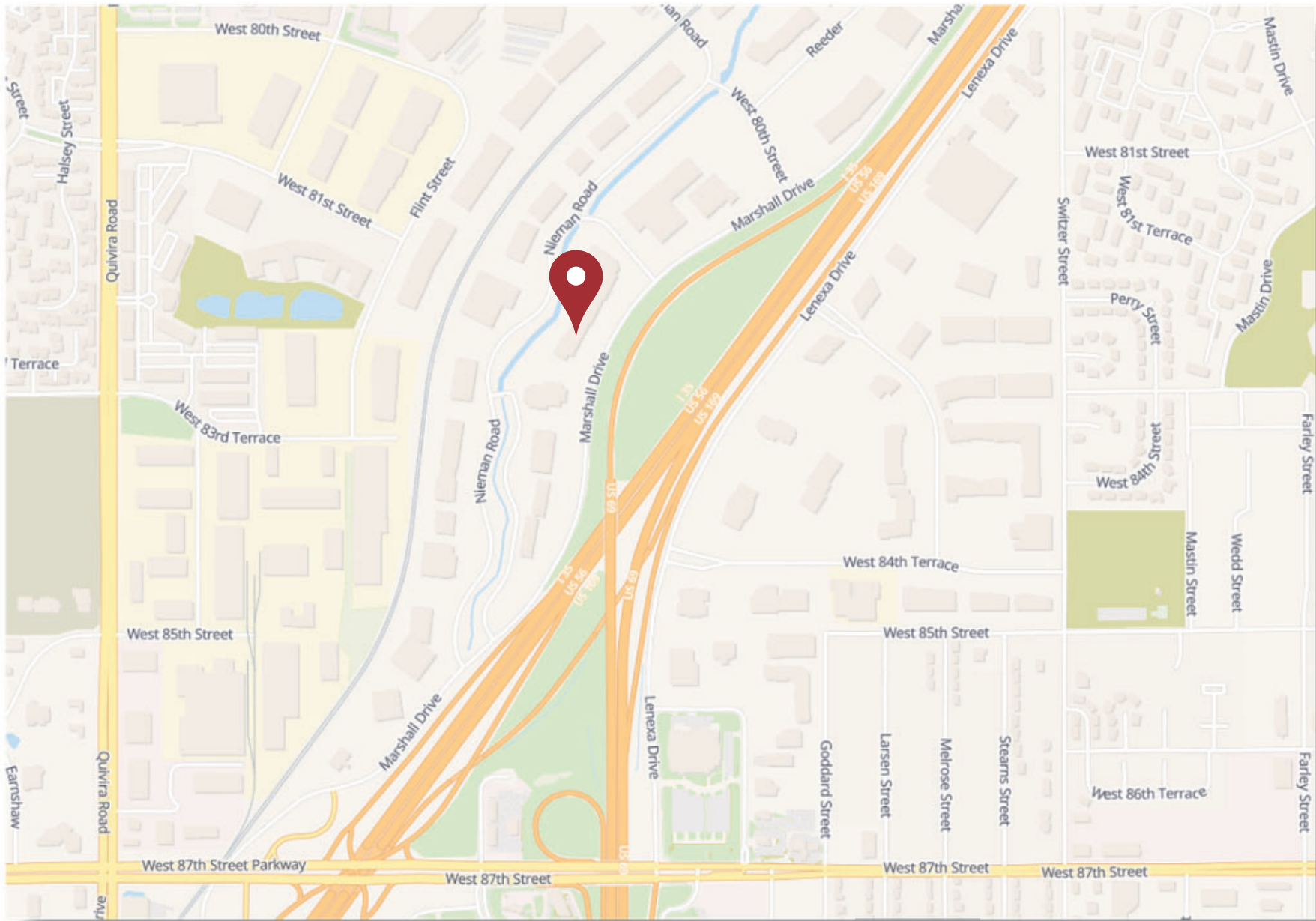
913.320.3001

JSchreiber@prismres.com

FLOORPLAN 8320 NIEMAN ROAD



LOCATION



8320 Nieman Road
Lenexa, KS 66214