

FREESTANDING BUILDING FOR LEASE IN THE HEART OF FAIRWAY

2701 SHAWNEE MISSION PKWY • FAIRWAY, KS

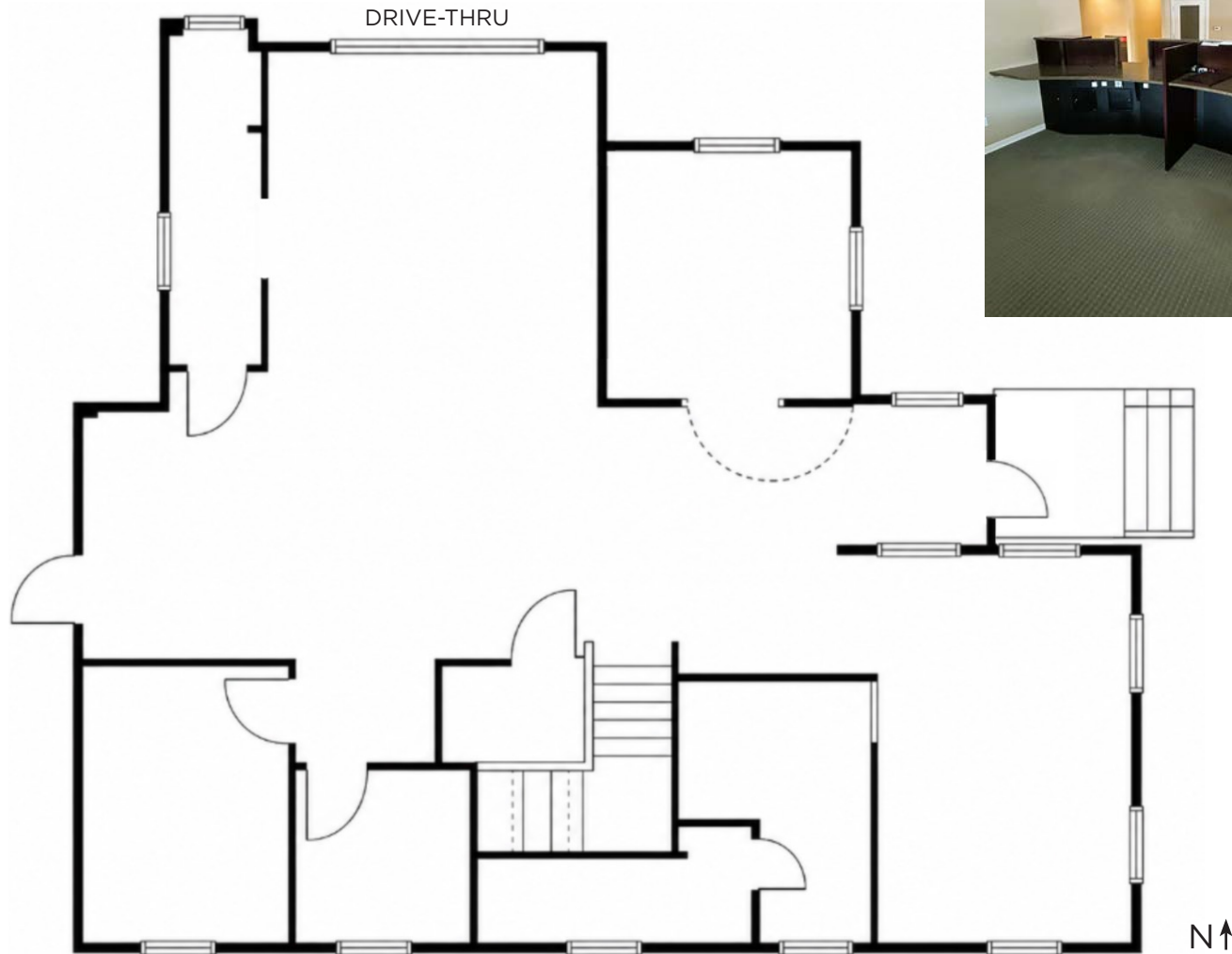
BUILDING OVERVIEW

SIZE: 1,496 SF

(Includes additional 1,218 SF basement)

RATE: \$37.00 PSF NNN

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EXISTING LAYOUT

- Conference Room
- Break Room
- 2 Restrooms
- Private Office
- Open Office Space
- Basement Storage

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- Pedestrian tunnel connecting
2170 SMP to the Shops of Fairway



NEIGHBORING DESTINATIONS



WHERE LOCATION DRIVES BUSINESS

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High-Profile Exposure: Prominent visibility along a major east-west corridor

Everyday convenience: Steps from the Fairway Shops and surrounded by a broader mix of dining, retail, and daily conveniences.

Established Surroundings: Set among some of the metro's most established and desirable neighborhoods, the location offers access to a strong and active customer base nearby.



MORE INFORMATION

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