

For Lease

Lease Rate:

\$8.50 PSF, NNN

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Perimeter Park Commerce Center

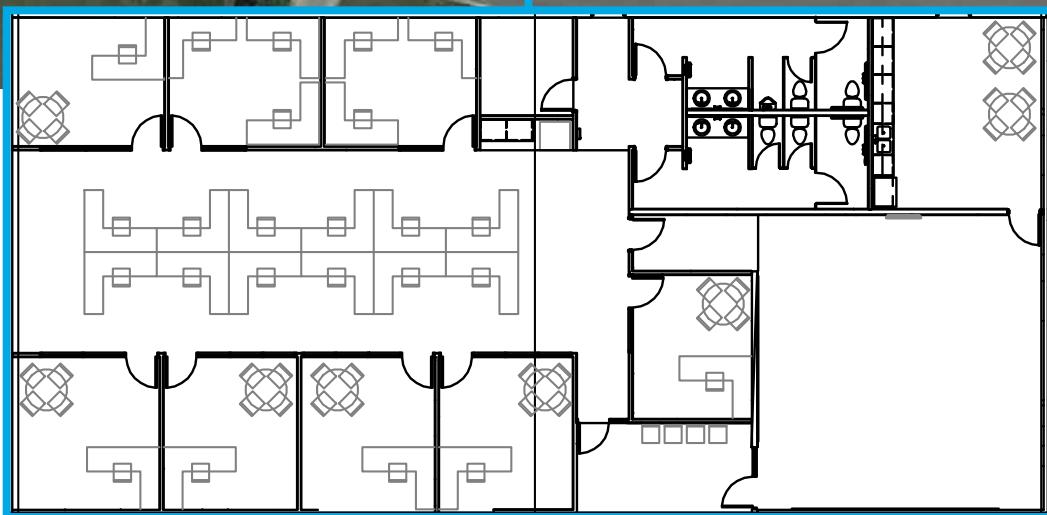
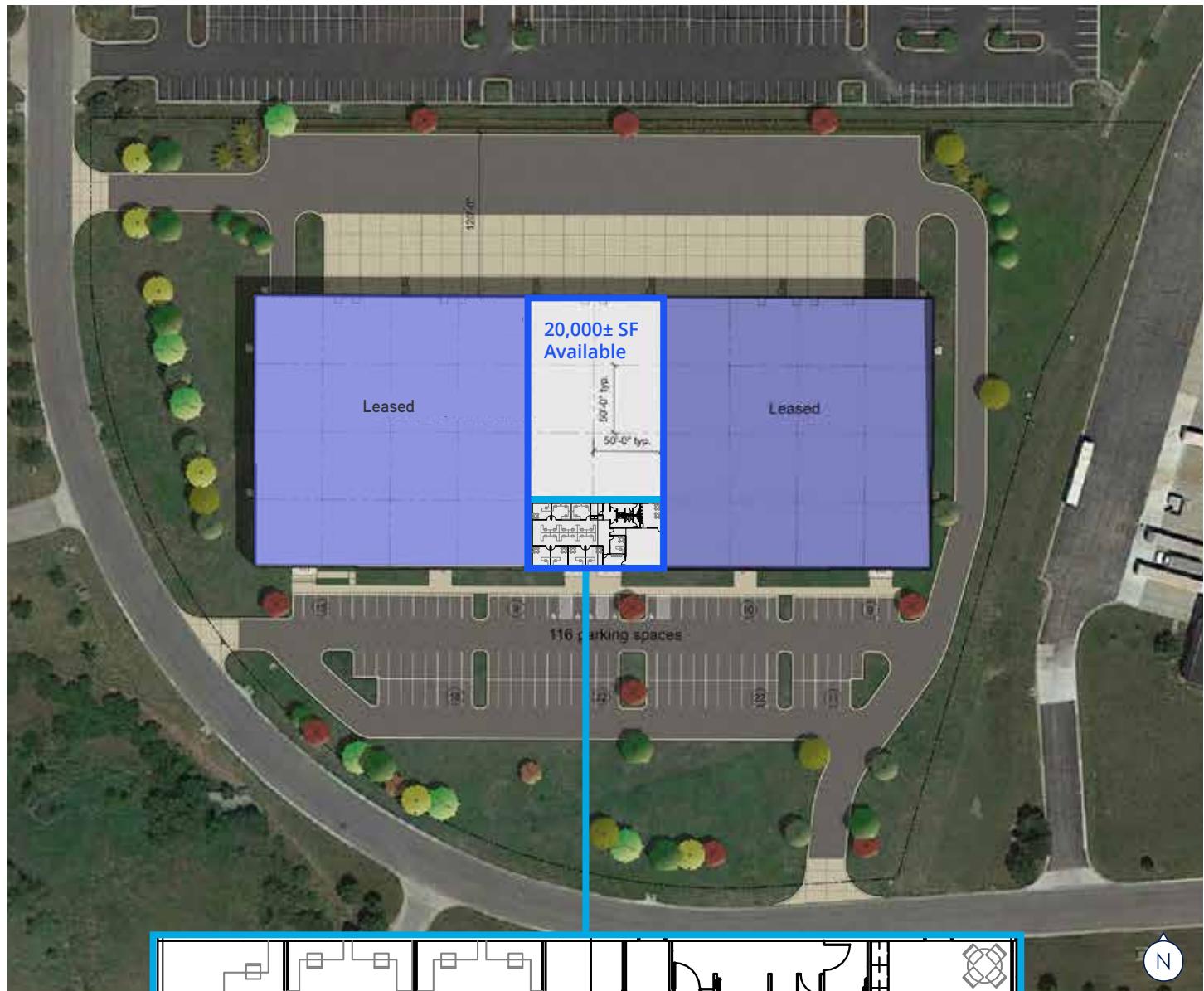
**23504-23540 W. 86th Street
Shawnee, Kansas**

Property Features

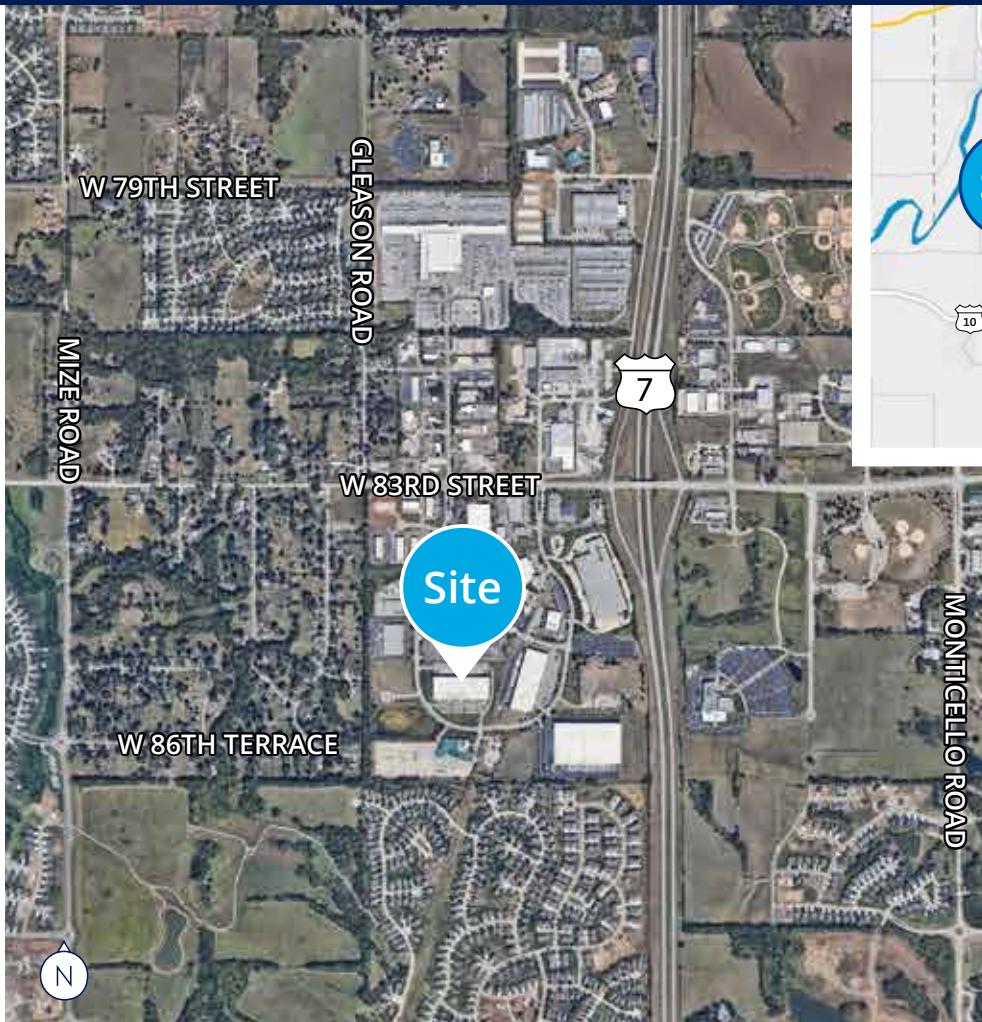
- Total building size: 99,600± SF
- Space available: Suite 23520:
 - » 20,000± SF
 - Office: 5,000± SF
 - Class A finishes
 - Furniture and racking available
- Loading (for vacancy):
 - » Two dock-high doors
 - » Knock-out panels allow for additional loading
- Clear height: 28' minimum
- Electrical: 400 amp; 277/480v; 3 phase
- 116 auto parking spaces available for the building
- 2025 estimated NNN Charges:
 - » Taxes: \$1.32 PSF
 - » Insurance: \$0.38 PSF
 - » CAM: \$1.52 PSF

Floor Plan

23520 W. 86th Street: 20,000± SF



23504-23540 W. 86th Street



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