

OFFICE SPACE FOR LEASE

63,857 RSF AVAILABLE (DIVISIBLE)



7801

NIEMAN RD
SHAWNEE, KANSAS 66214

BUILDING SPECIFICATIONS

SECOND FLOOR

- Rate: \$15.00 PSF Full Service net of janitorial
- 63,857 RSF Available (Divisible)
- Nearly new finishes

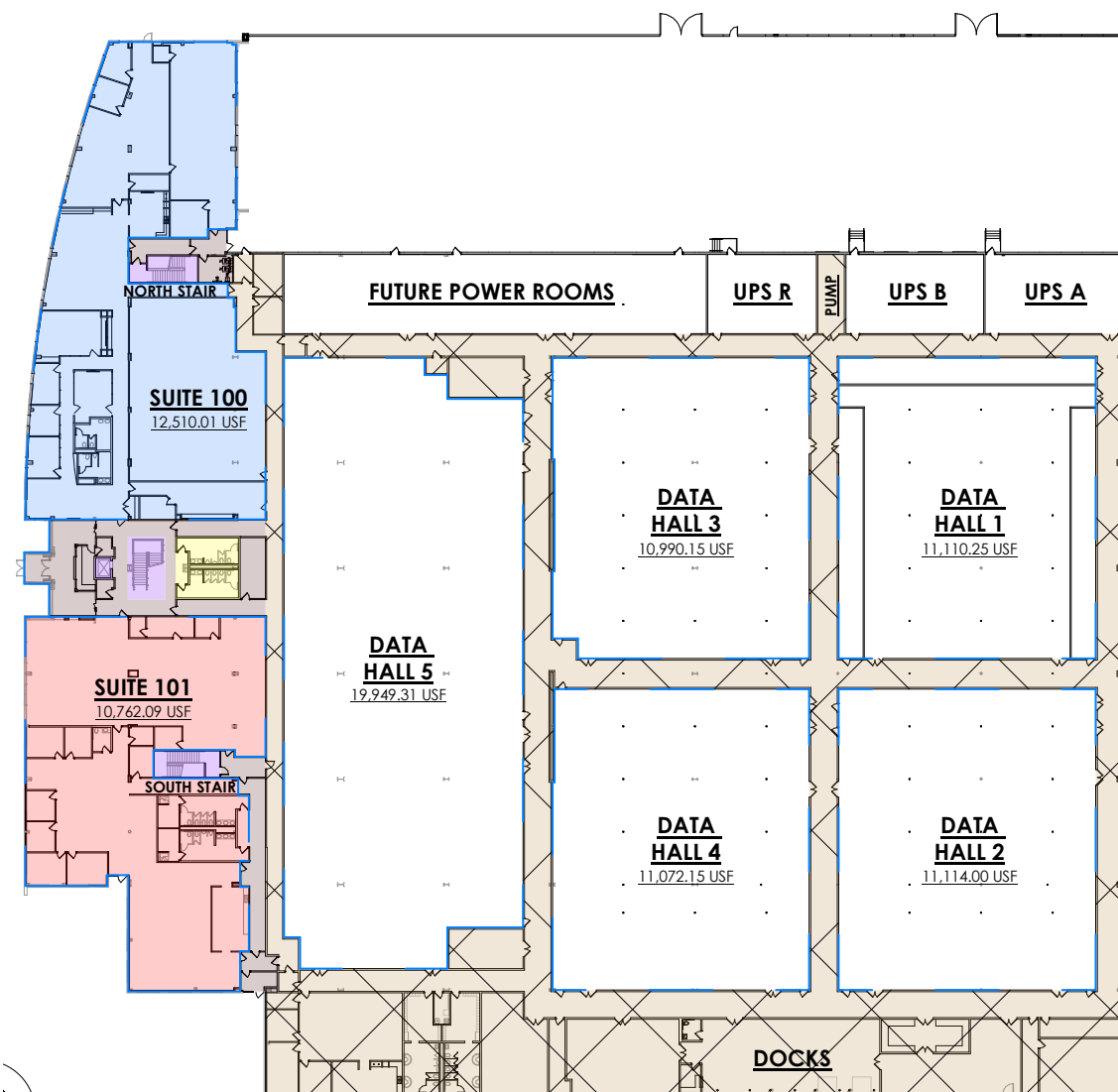
AMENITIES

- State-of-the-art in-building data center
- Energy star certified building
- E.S.F.R sprinkler system

LOCATION

- Easy access to us 69 & i-35
- 7:1000 rsf parking
- Strong demographics
- Heavy power and data
- 15 minutes from Downtown KC
- 27 min from KCI

1ST FLOOR PLAN

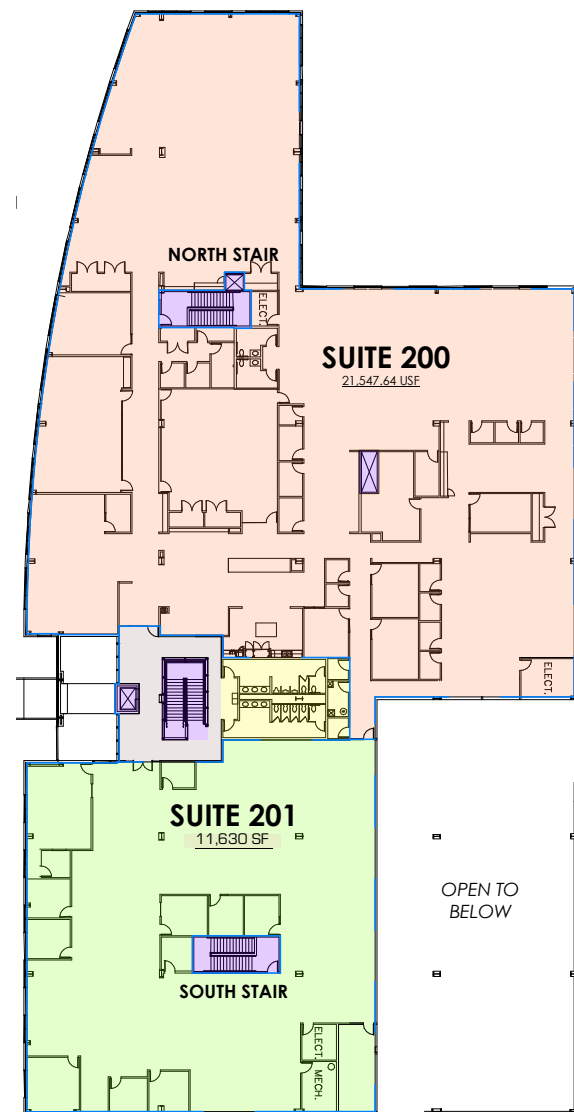


Virtual Tour - Suite 101

SUITE 101 RENDERINGS



2ND FLOOR PLAN



Virtual Tour - Suite 200

Virtual Tour - Suite 210

INTERNAL / SUITE 200 PHOTOS

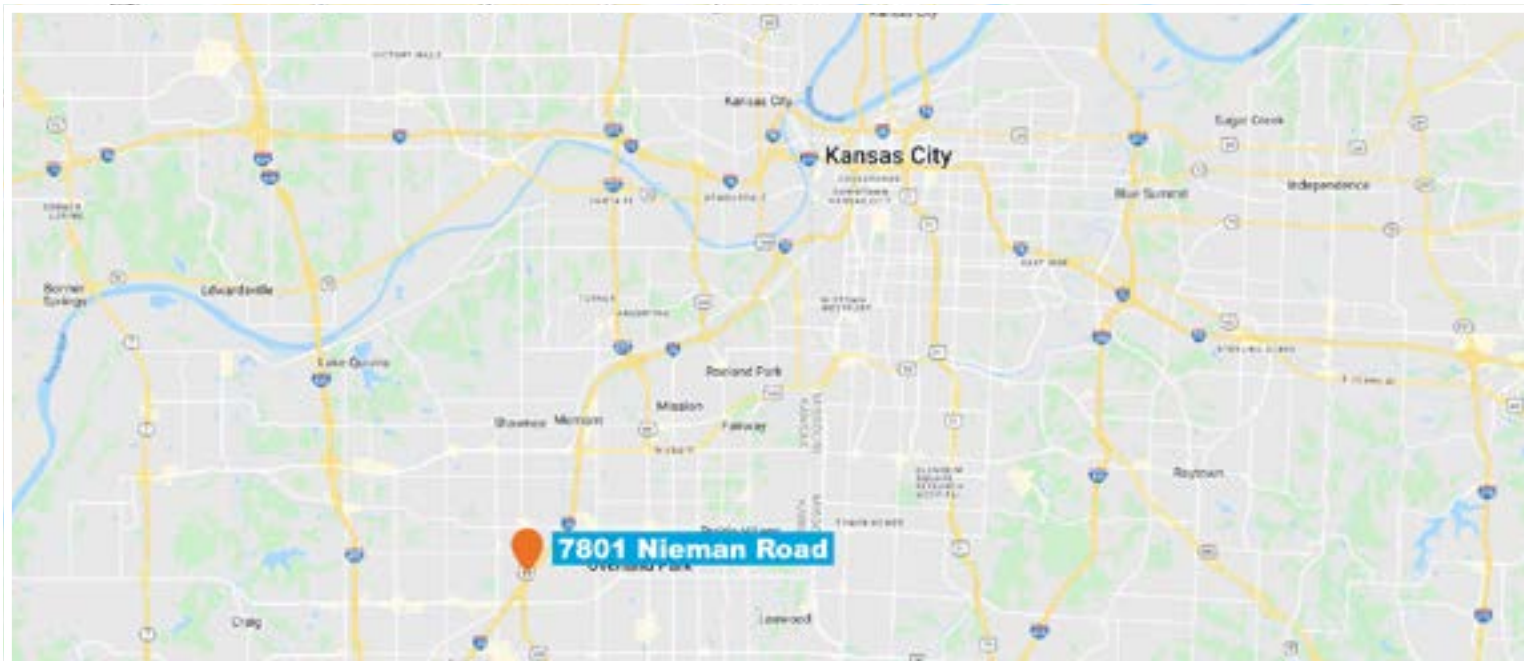


EXTERNAL PHOTOS





RETAIL MAP



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