

OFFICE SPACE FOR LEASE

63,857 RSF AVAILABLE (DIVISIBLE)

7801

NIEMAN RD
SHAWNEE, KANSAS 66214



Netrality
Data Centers

BLOCK
REAL ESTATE SERVICES, LLC

BUILDING SPECIFICATIONS

SECOND FLOOR

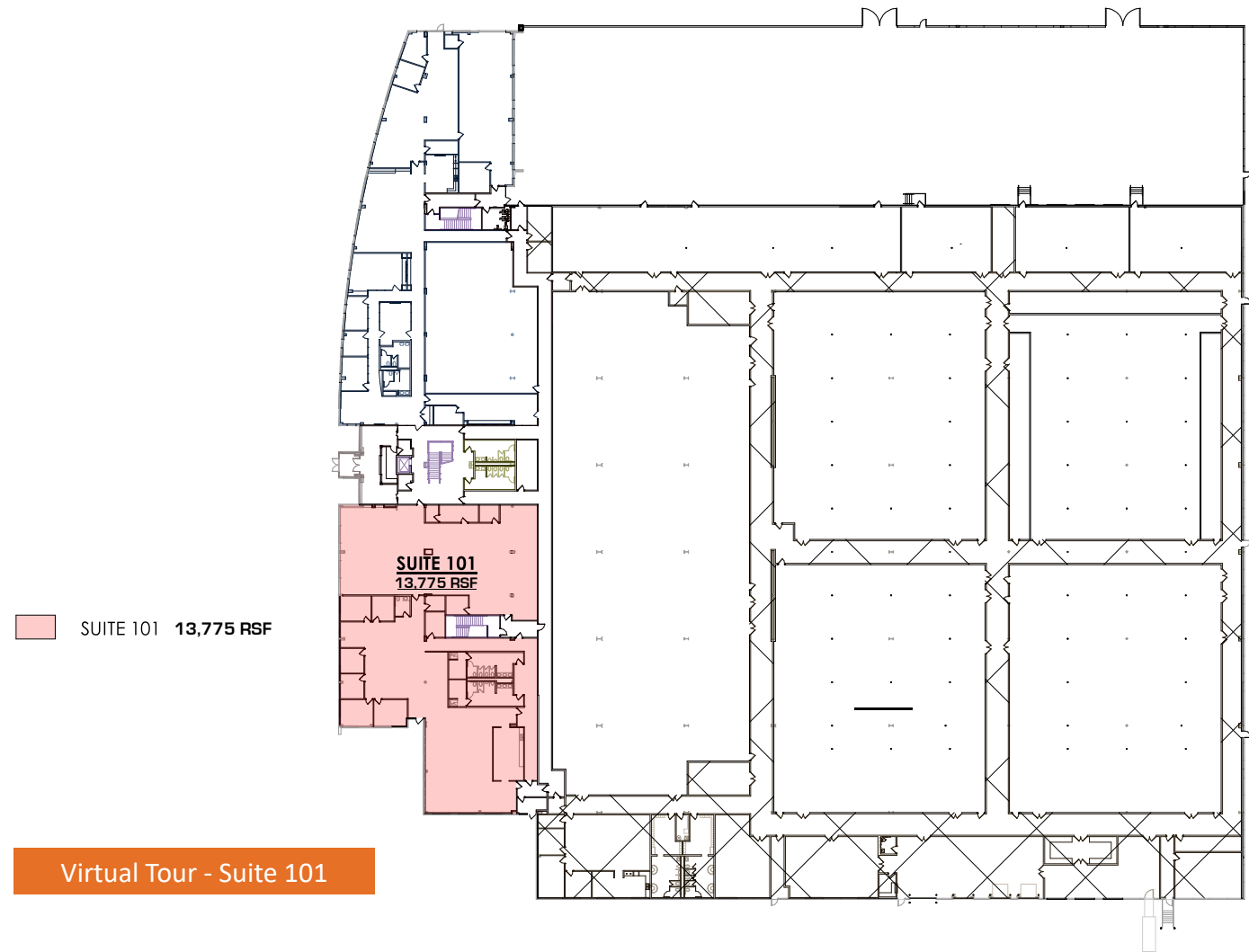
- Rate: \$15.00 PSF Full Service net of janitorial
- 63,857 RSF Available (Divisible)
- Nearly new finishes
- Energy star certified building
- E.S.F.R sprinkler system

AMENITIES

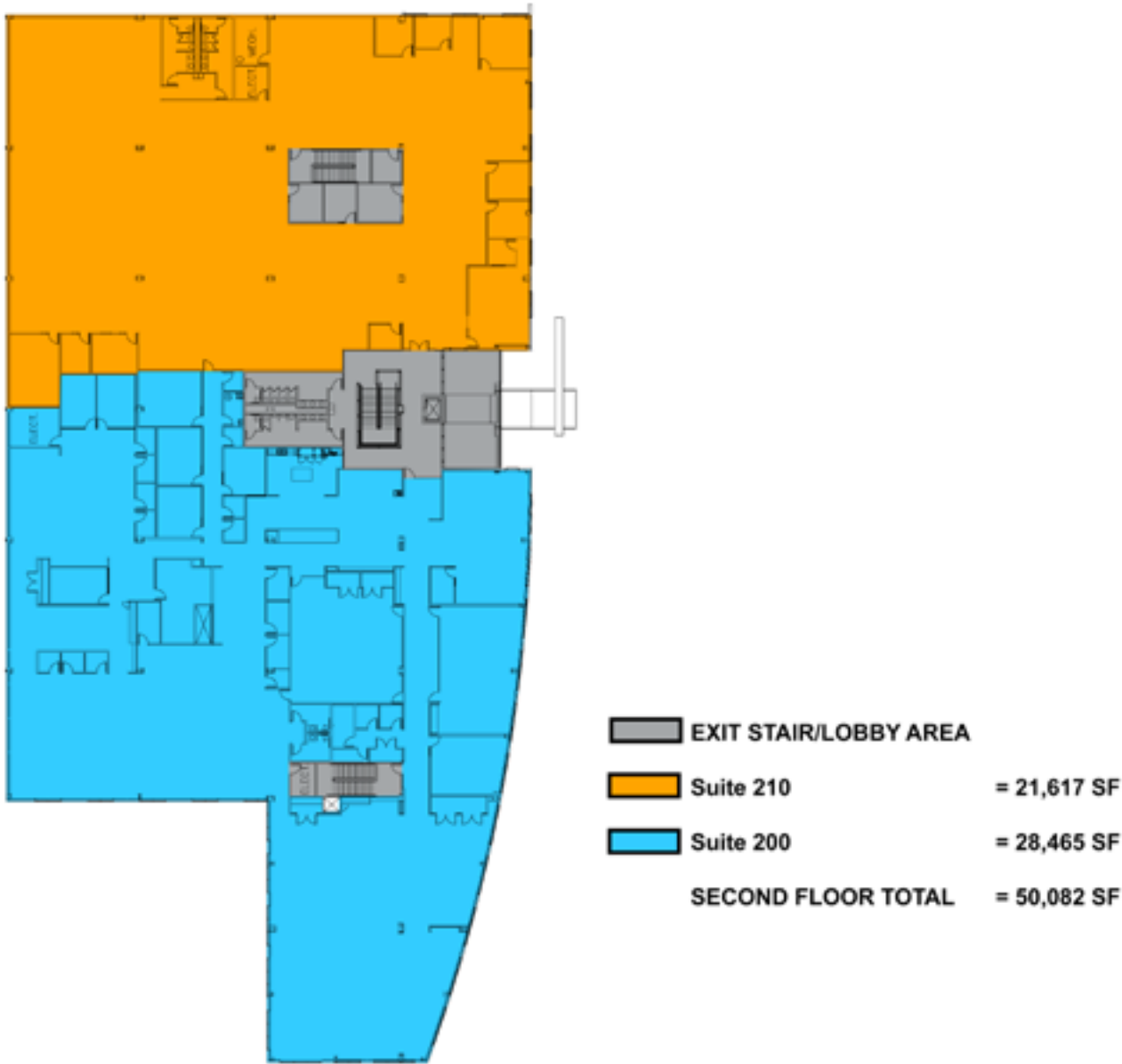
LOCATION

- 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



2ND FLOOR PLAN



INTERNAL PHOTOS

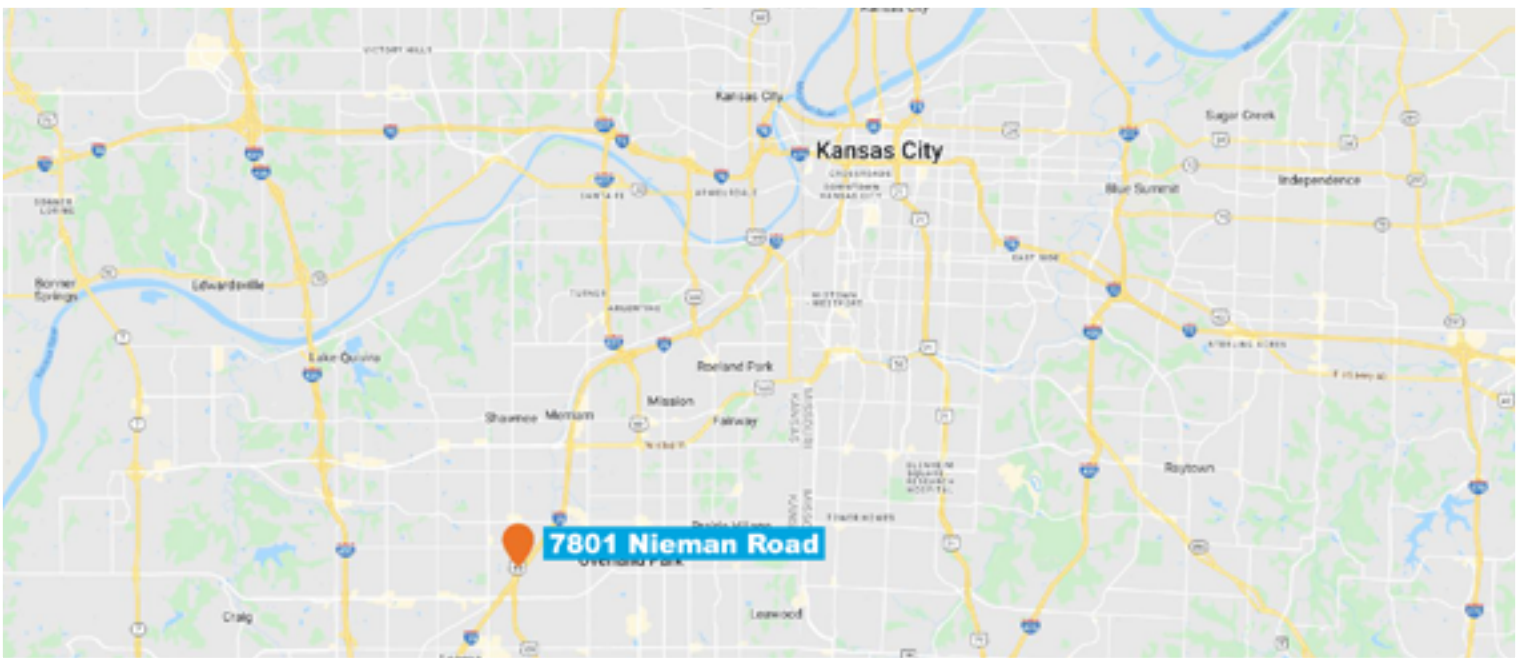


EXTERNAL PHOTOS





RETAIL MAP



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