

OFFICE SPACE FOR LEASE

43,046 SF AVAILABLE (DIVISIBLE)

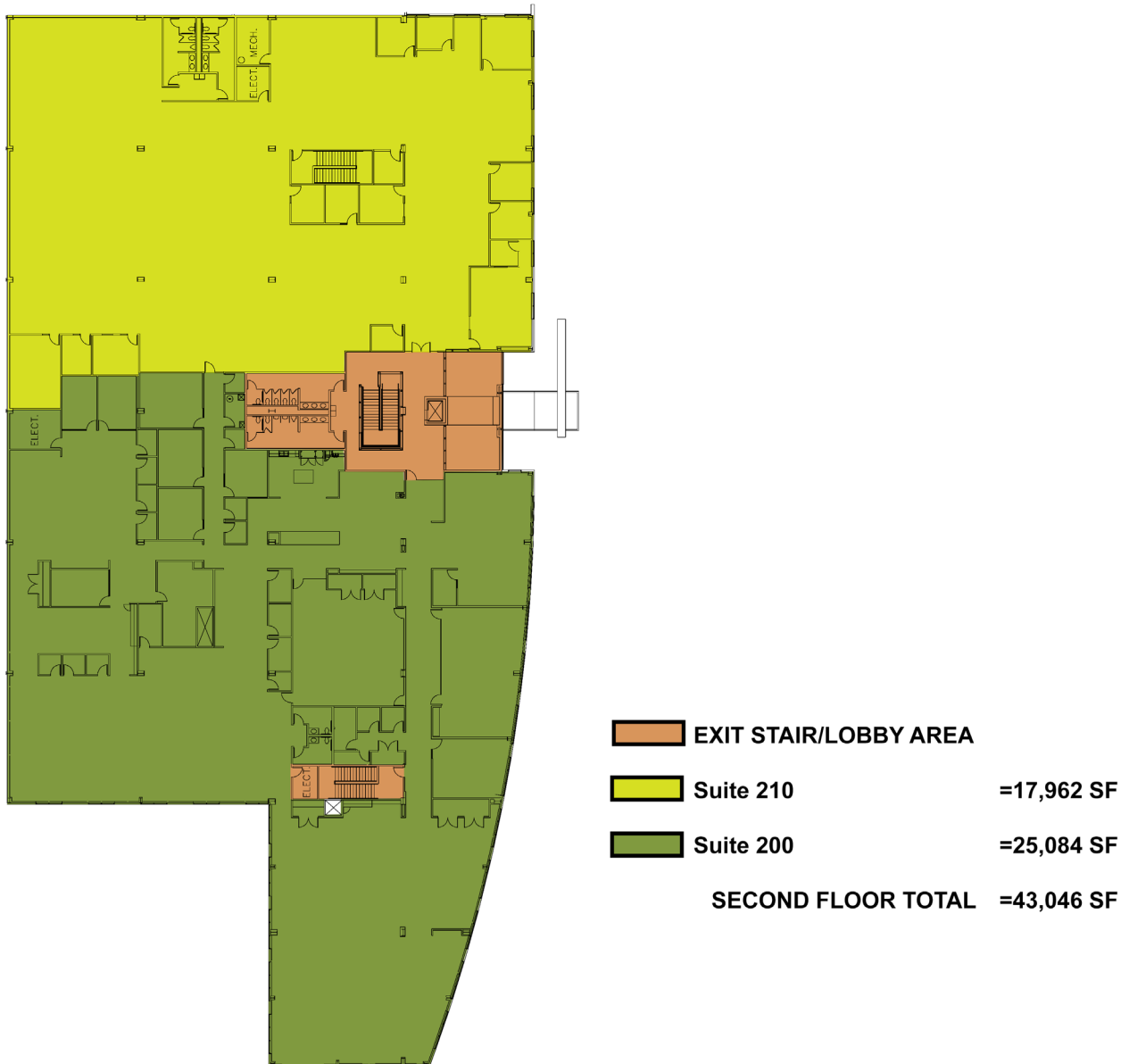


7801
NIEMAN RD
SHAWNEE, KANSAS 66214

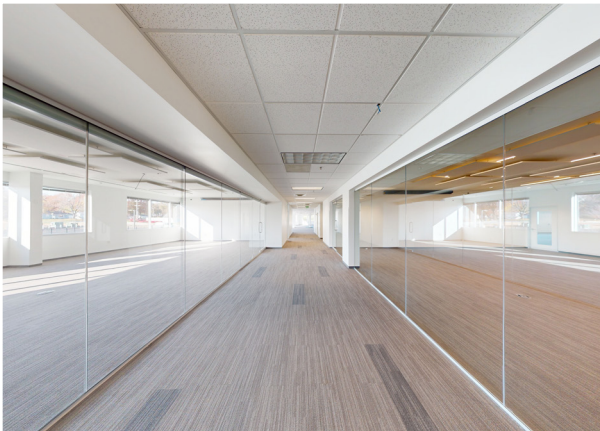
BUILDING SPECIFICATIONS

- SECOND FLOOR**
 - Rate: \$15.00 PSF Full Service net of janitorial
 - 43,046 RSF Available (Divisible)
 - Nearly new finishes
- AMENITIES**
 - 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

2ND FLOOR PLAN

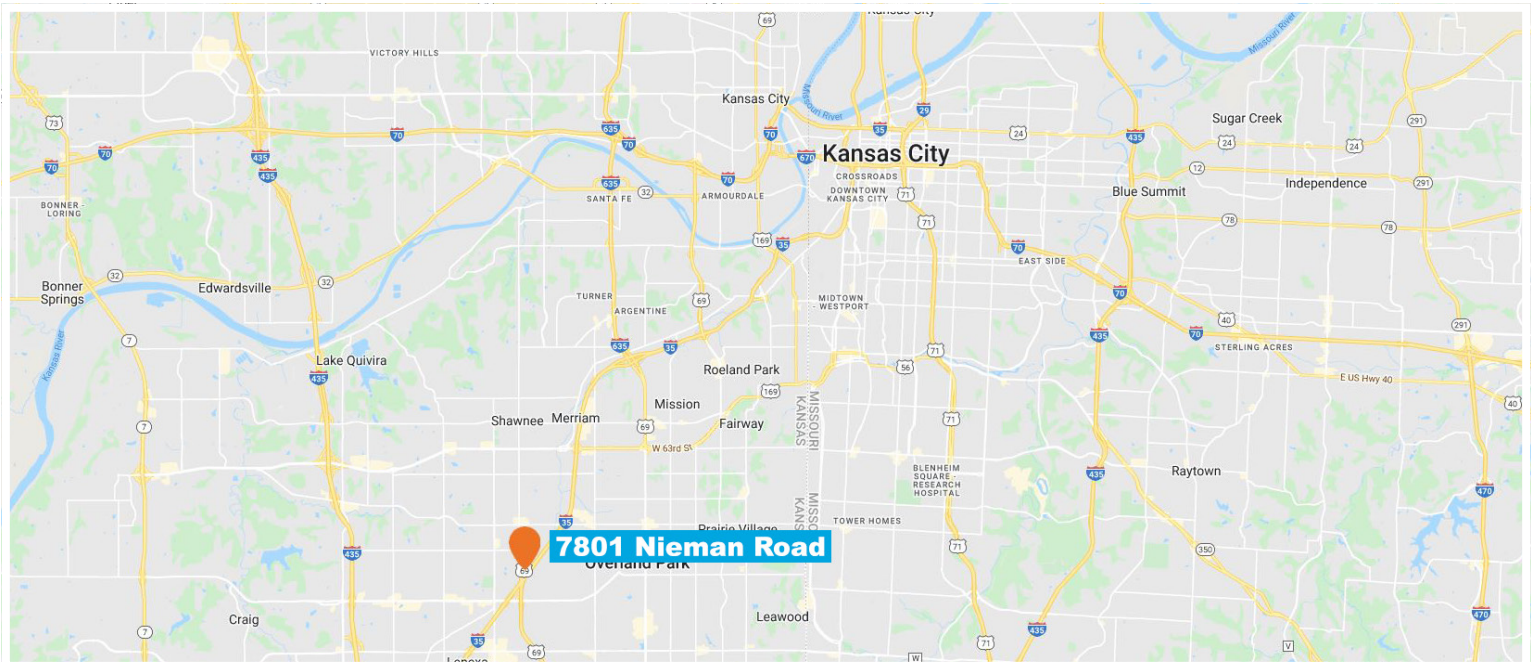
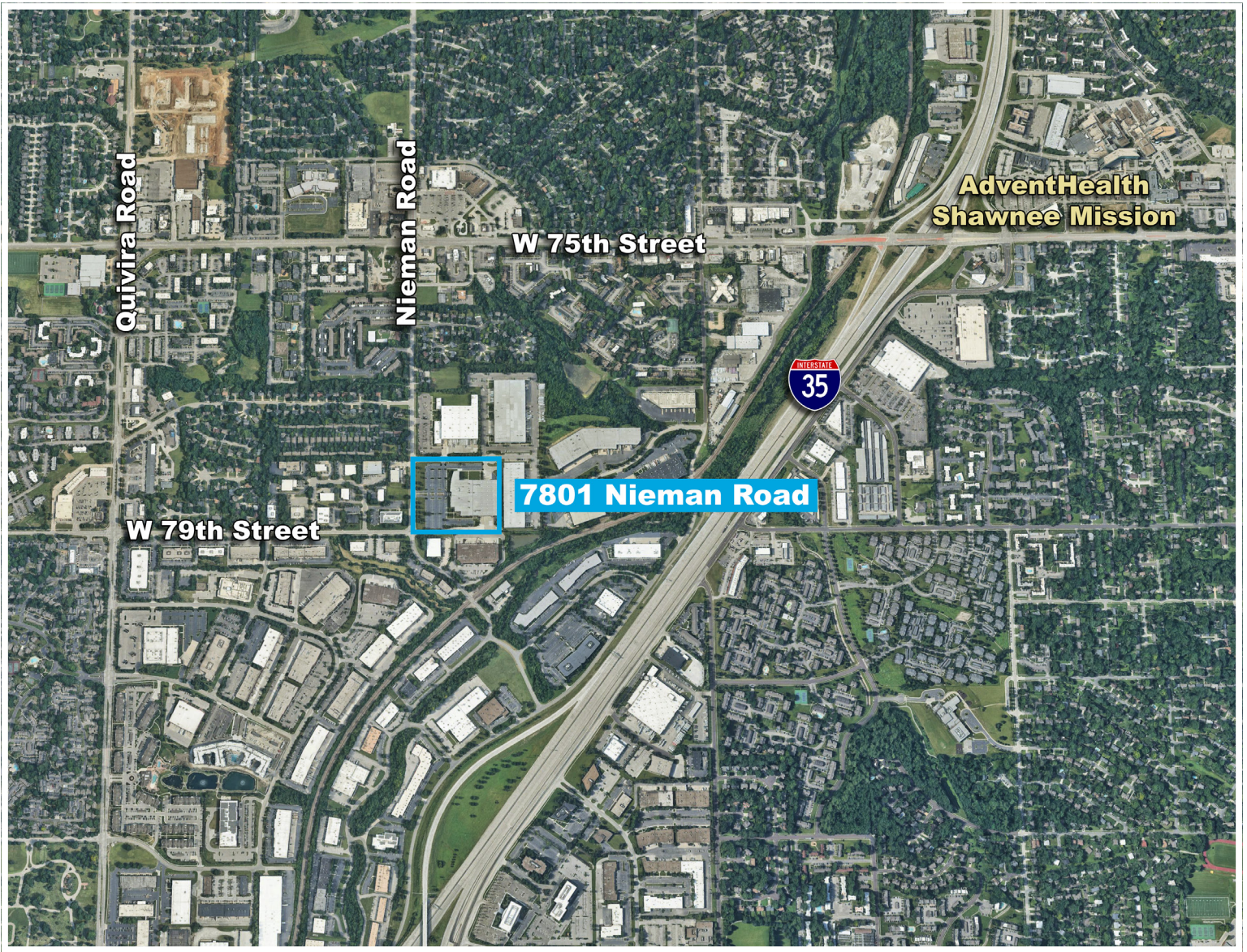


INTERNAL PHOTOS



EXTERNAL PHOTOS





RETAIL MAP





BLOCKLLC.COM | 816.756.1400
4622 PENNSYLVANIA AVENUE, SUITE 700
KANSAS CITY, MISSOURI 64112

REID KOSIC
816.878.6316
RKOSIC@BLOCKLLC.COM