

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

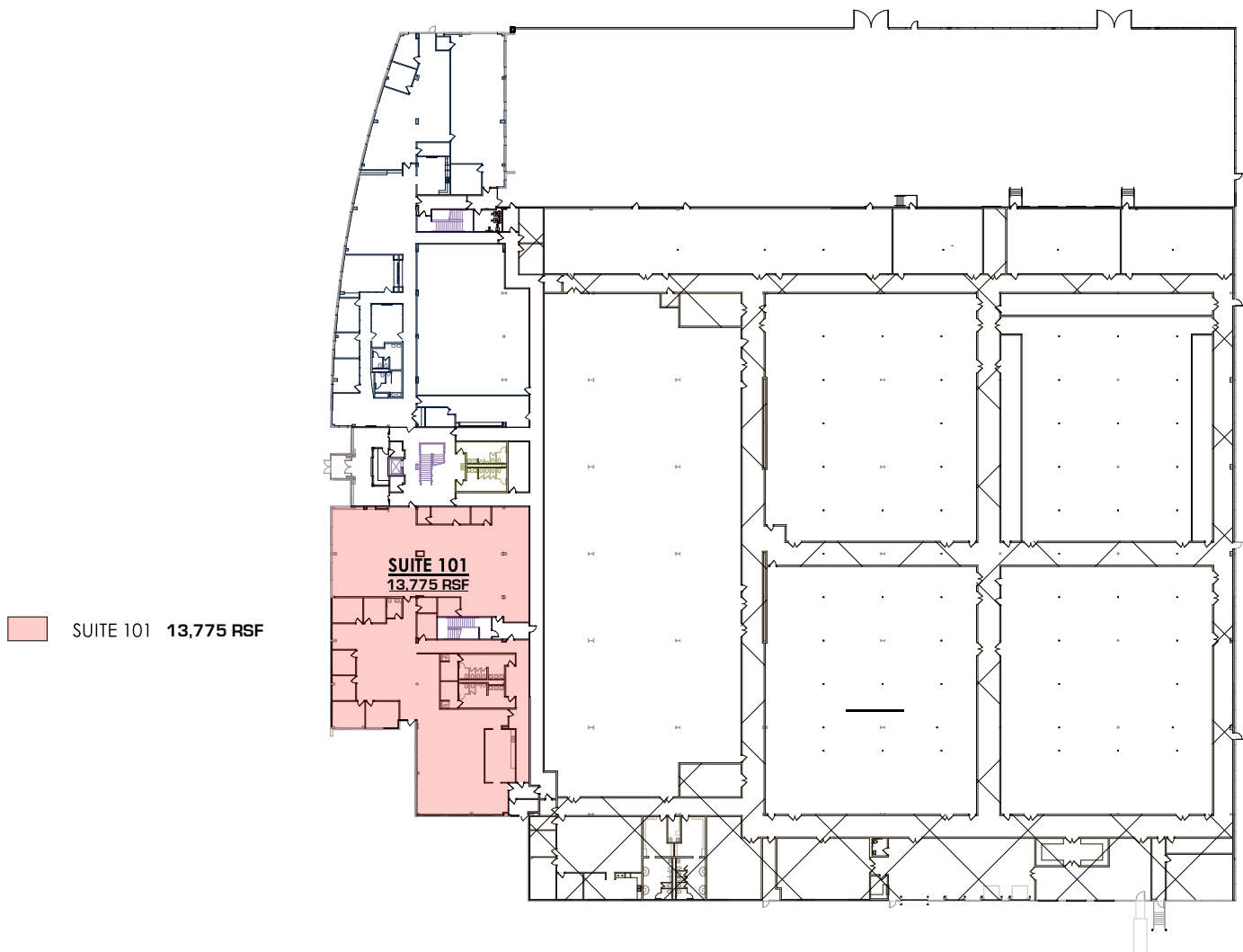
AMENITIES

- Energy star certified building
- E.S.F.R sprinkler system

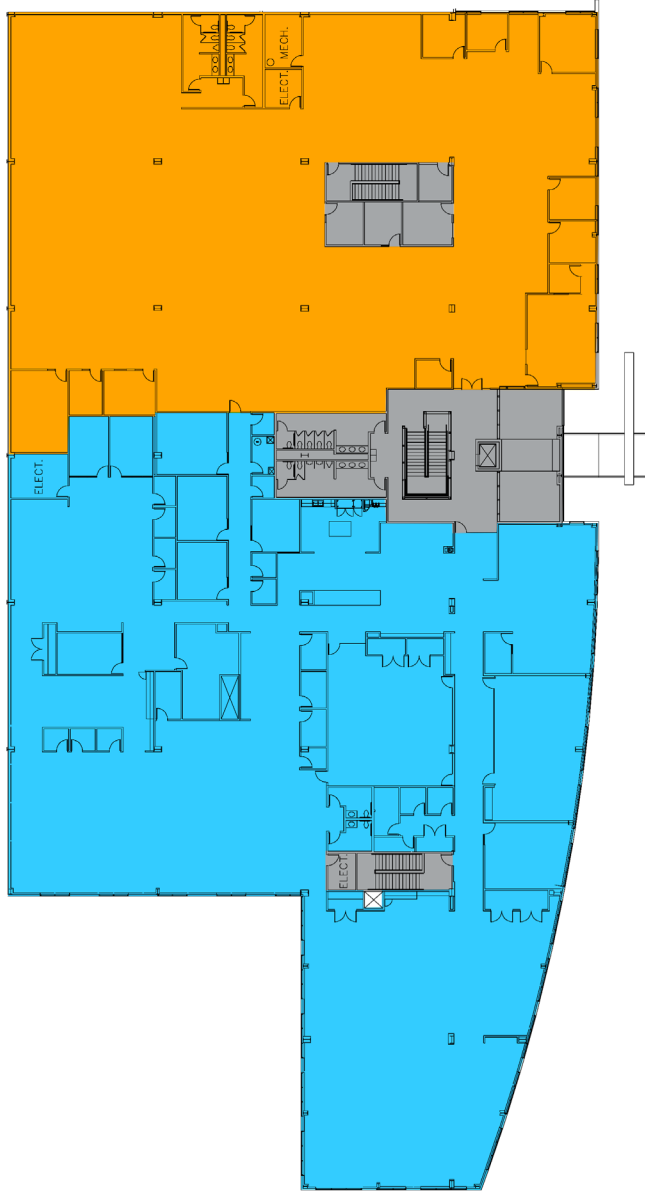
LOCATION




- 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



2ND FLOOR PLAN



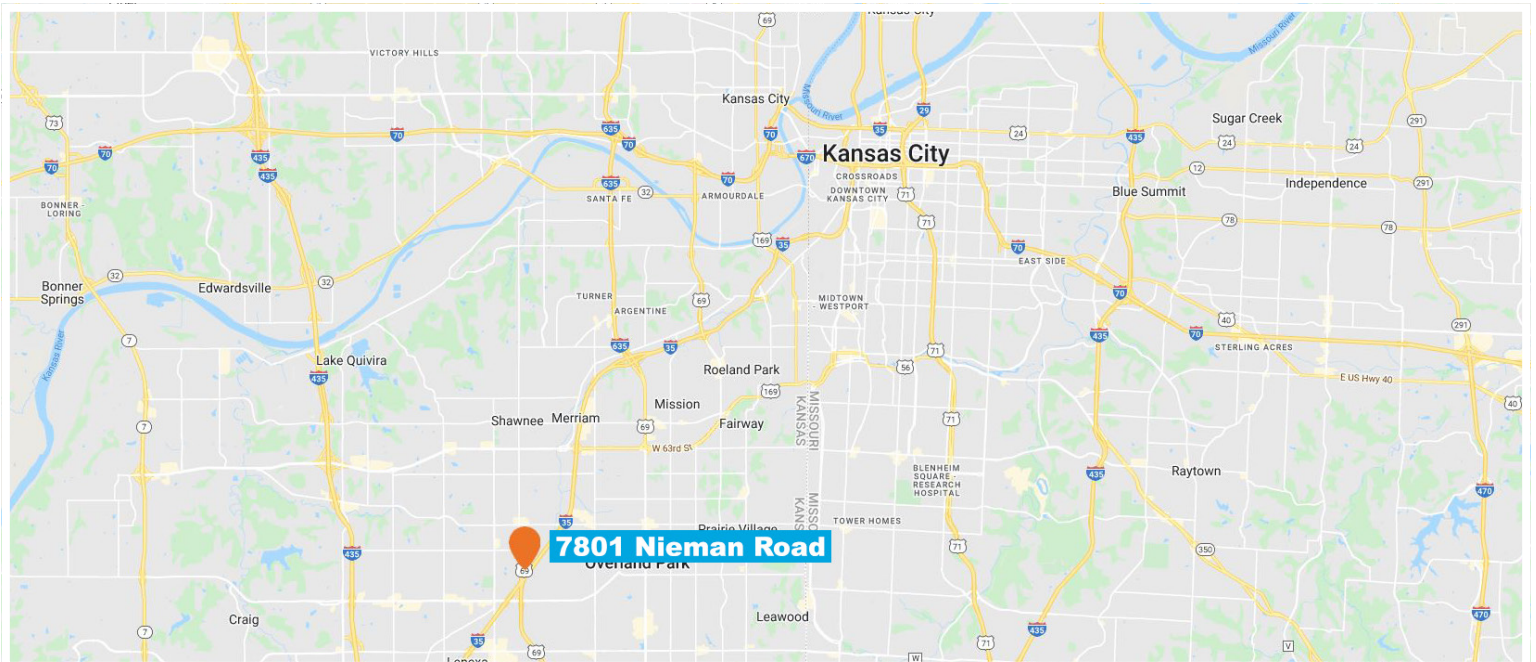
	EXIT STAIR/LOBBY AREA	
	Suite 210	= 21,617 SF
	Suite 200	= 28,465 SF
	SECOND FLOOR TOTAL	= 50,082 SF

INTERNAL PHOTOS



EXTERNAL PHOTOS





RETAIL MAP





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