

OFFICE SPACE FOR LEASE

48,022 RSF AVAILABLE (DIVISIBLE)



7801

NIEMAN RD
SHAWNEE, KANSAS 66214



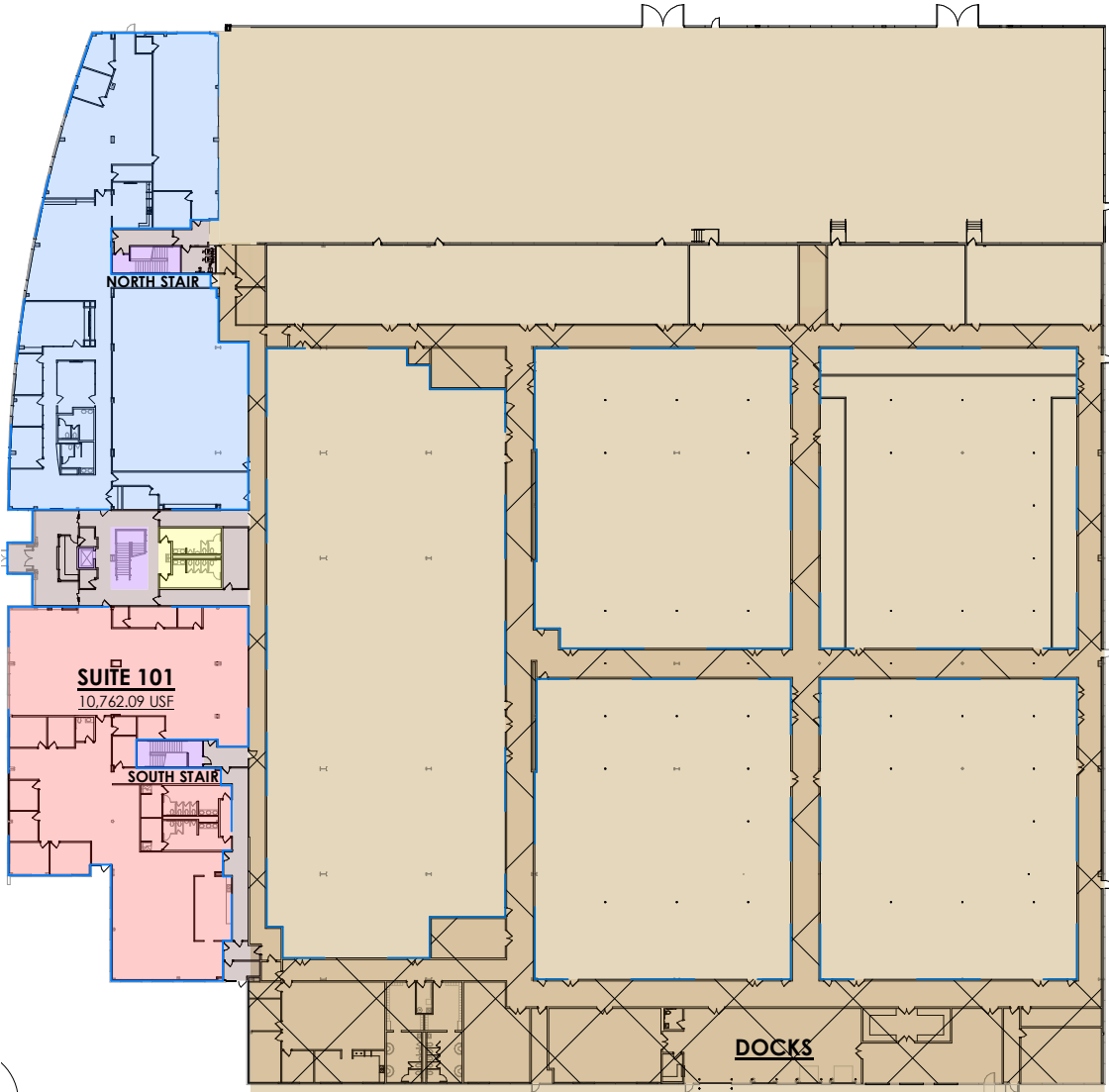
Netrality
Data Centers



BUILDING SPECIFICATIONS

- SECOND FLOOR
- AMENITIES
- LOCATION
- Rate: \$15.00 PSF full service net of janitorial
 - 48,022 RSF available (divisible)
 - New finishes
 - State-of-the-art in-building data center
 - Energy Star certified building
 - E.S.F.R sprinkler system
 - Easy access to us 69 & i-35
 - 7:1000 RSF parking
 - Strong demographics
 - Heavy power and data
 - 15 minutes from Downtown KC
 - 27 minutes from KCI

1ST FLOOR PLAN

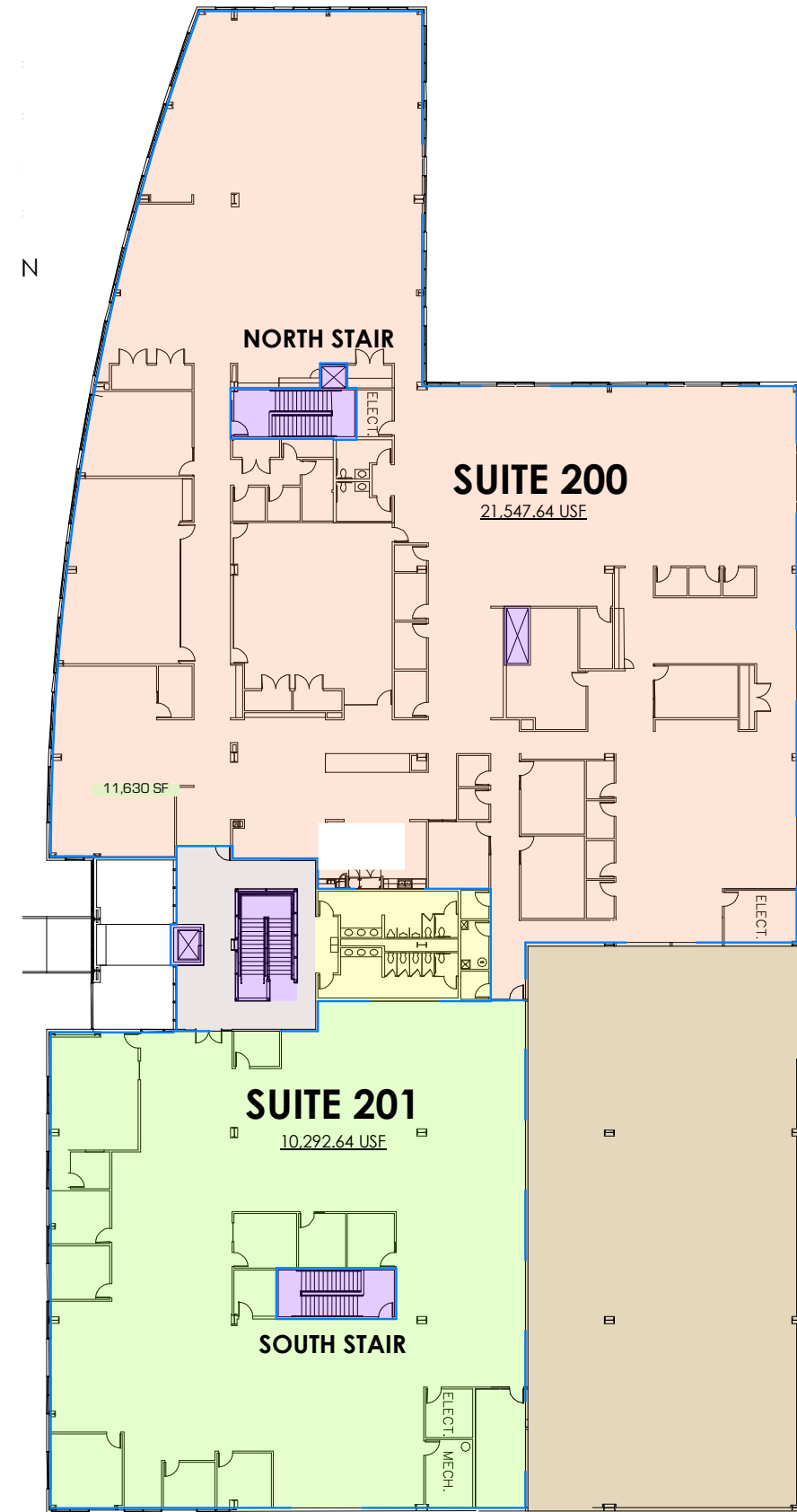


Virtual Tour - Suite 101

SUITE 101 RENDERINGS



2ND FLOOR PLAN

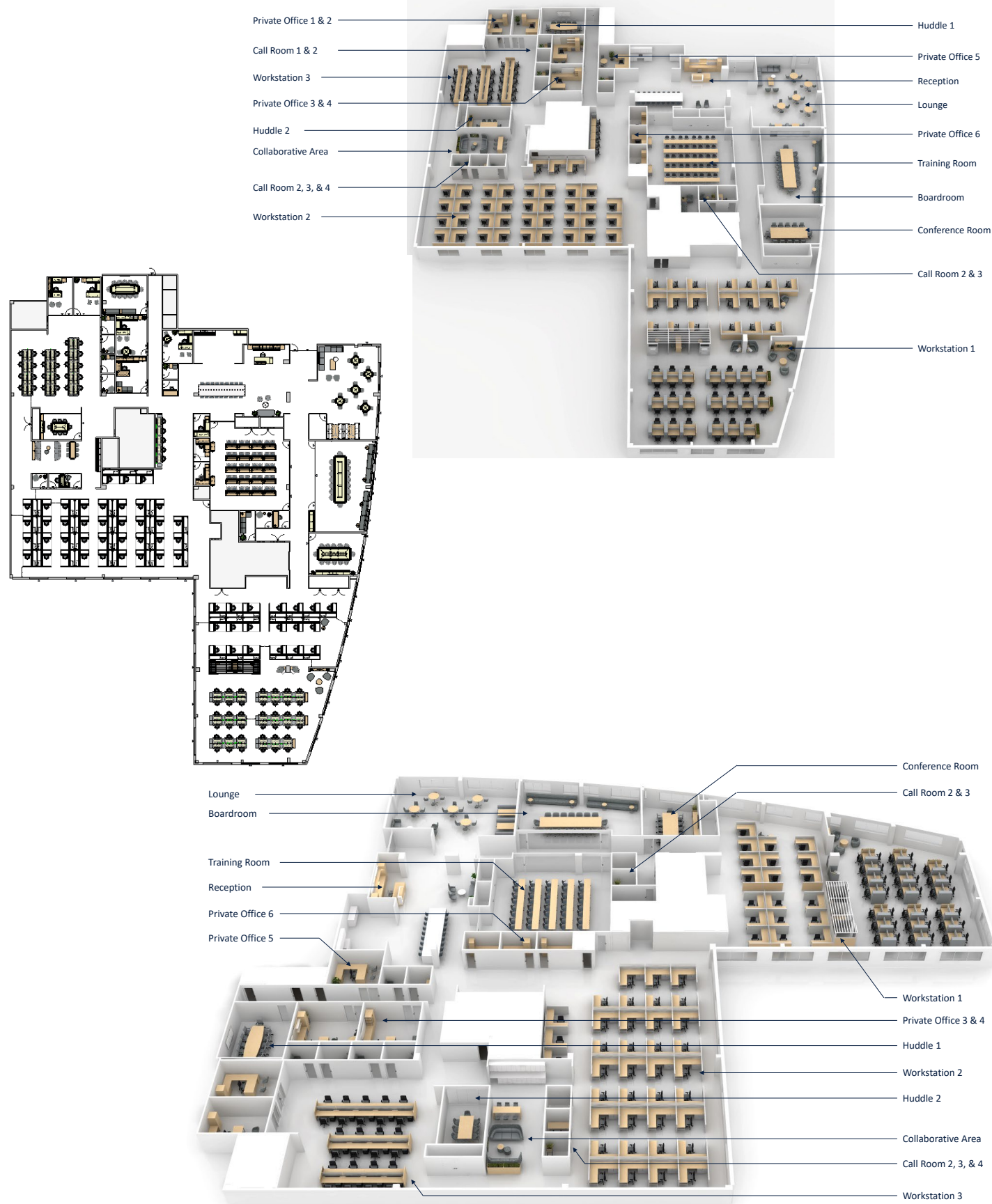


- Virtual Tour - Suite 200
- Virtual Tour - Suite 210

INTERNAL / SUITE 200 PHOTOS

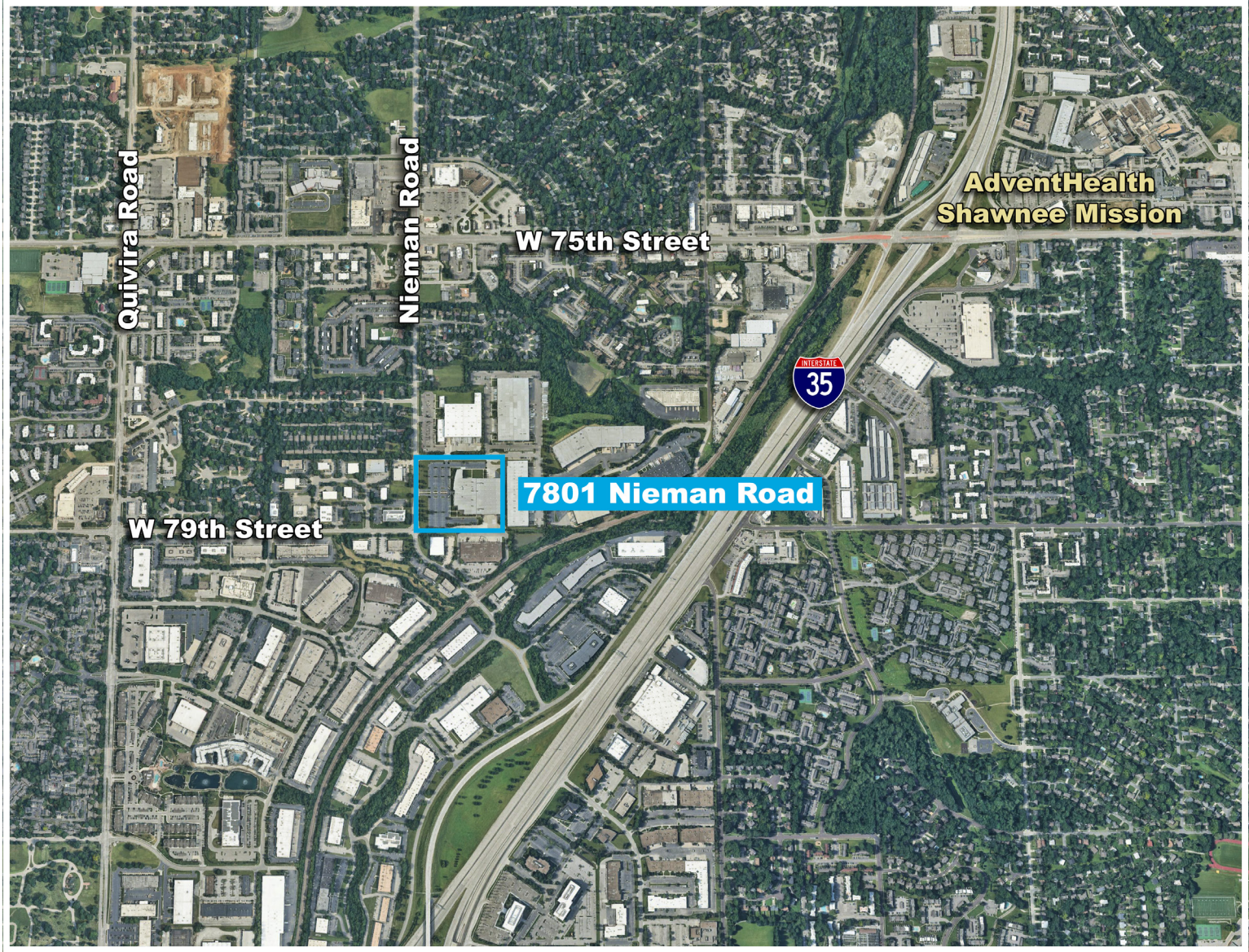


POTENTIAL FURNITURE FLOOR PLANS

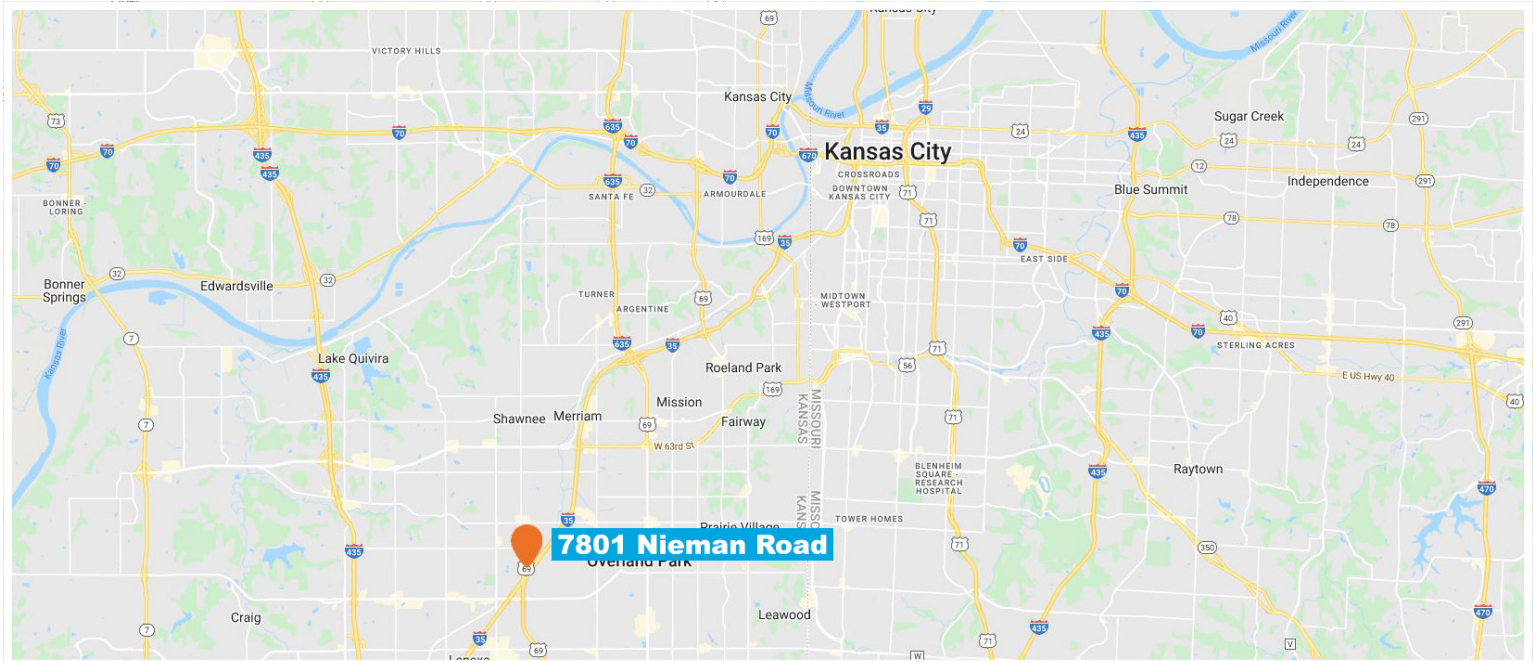


EXTERNAL PHOTOS





RETAIL MAP



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