



Excellent access and location Situated in the highly-desirable Johnson County submarket



Prestigious Mixed-Use Business Park

- Excellent access and location in the highly-desirable Johnson County submarket
- 15 minutes from downtown Kansas City and less than 30 minutes from the Kansas City International Airport
- Ample parking which is designed with spaces close to building entrances

For more information:

Kenneth G. Block, SIOR, CCIM

816.932.5551

kblock@blockllc.com

Gene R. Elsas

816.932.5542

gelsas@blockllc.com

Andrew T. Block

816.412.5873

ablock@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.



12,884 SF

Location:	7921 Nieman Rd, Lenexa, Kansas
SF Available:	12,884 SF Total (14,467 with Mezzanine) 2,118 Office SF; 10,776 Warehouse SF Mezzanine: 1,583 SF (not included in rentable SF)
Loading:	1 dock-high door, 1 drive-in
Clear Height:	9' clear offices / 24' clear warehouse
Zoning:	BP-1
Base Rent:	\$5.00 PSF Net
Common Area Maintenance:	\$1.23 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$2.01 PSF (Est.)
Insurance:	\$0.07 PSF (Est.)

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Gene R. Elsas
816.932.5542
gelsas@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Building 5

7915-7935 Nieman Road, Lenexa, Kansas

Floor Plan

