

Available For Lease  
**4,200 SF**  
**Office/Warehouse**

**NAI Heartland**



**6457 Universal Ave**

Kansas City, Missouri

For more information:

**Joe O'Neill**

+1 913 890 2010

joe@nai-heartland.com

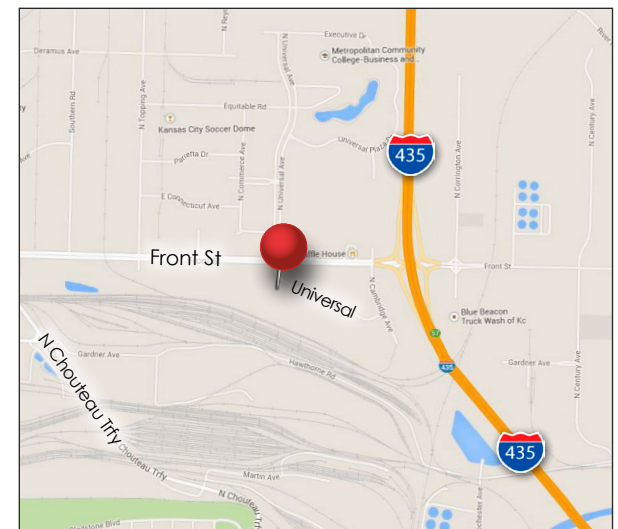
**Nathan Anderson, SIOR, CCIM**

+1 913 890 2001

nathan@nai-heartland.com

### Property Features

- 4,200 SF Office/Warehouse for lease
- ±750 SF Office
- Dock-high and drive-in loading
- New roof and parking lot
- Wet sprinkler system
- Adjacent to New QuikTrip Travel Center
- Available Immediately
- \$6.75 PSF Gross  
(\$2,362.50 per month) plus CAM



4400 College Boulevard Suite 170  
Overland Park, Kansas 66211  
913 362 1000

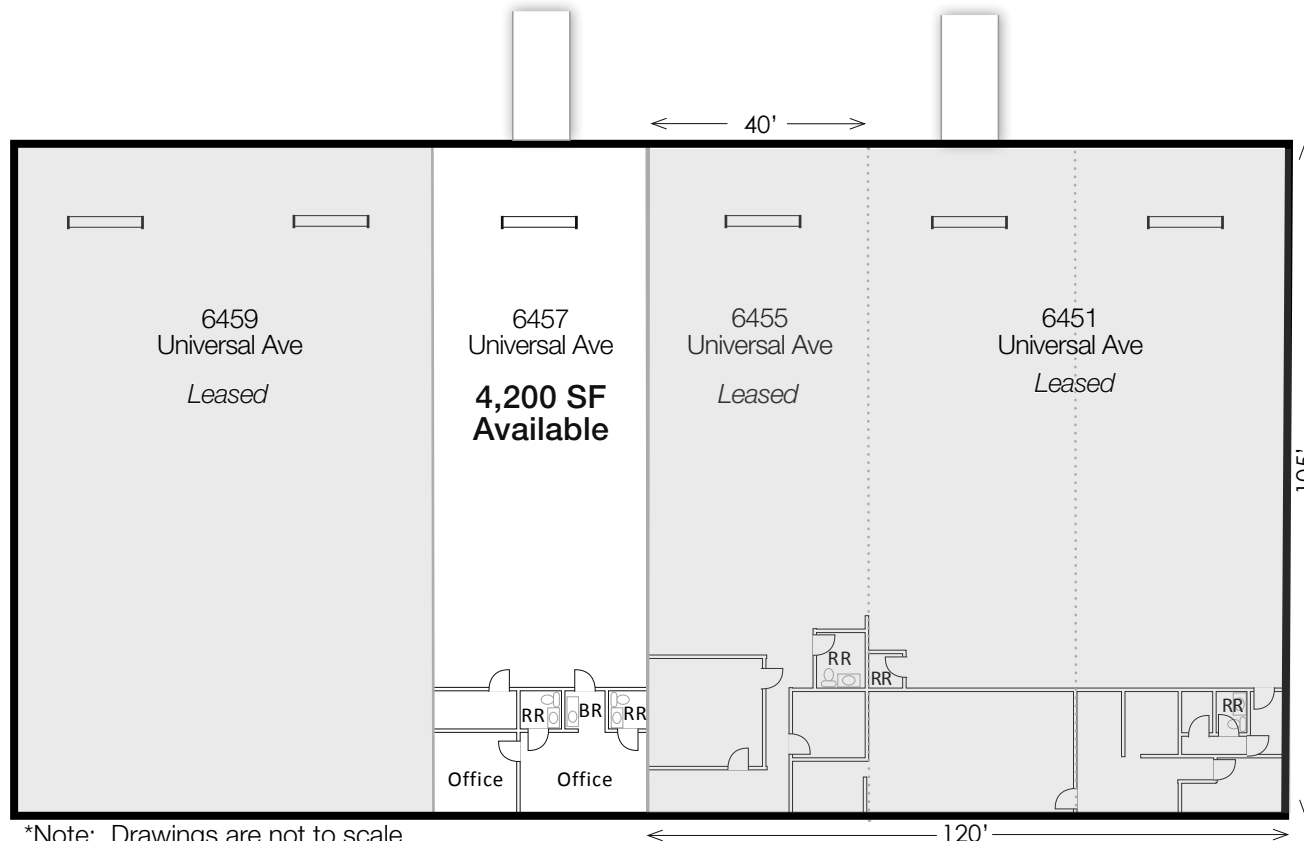
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Kansas City, Missouri



\*Note: Drawings are not to scale

Front of Building / Parking Lot

Available Space	6457 Universal
Total SF	4,200 SF
Lease Rate per SF/Year	\$6.75/SF plus CAM
Lease Rate per Month	\$2,362.50 plus CAM



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