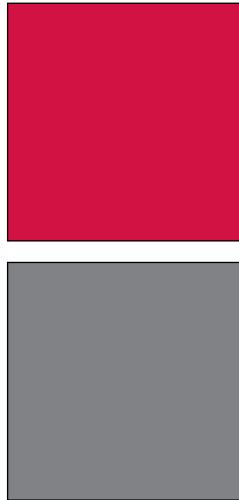
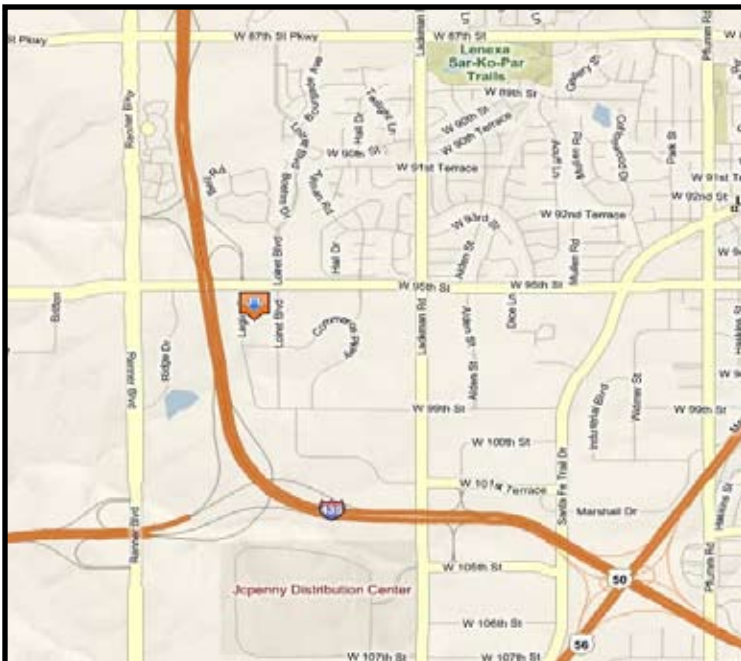


PROPERTY FOR LEASE
KANSAS COMMERCE CENTER
 9601-45 Legler Road - Bldg. 7B
 Lenexa, Kansas



Property Highlights

- Entire 75,006 SF building available
- 72,100 SF office space
- 2,906 SF warehouse area
- \$9.50 per square foot NNN
- Call center opportunity with heavy fiber optics
- 5 per 1,000 parking ratio - expandable
- 18' clear height
- 3 dock high doors
- Wet sprinkler system
- Located on Legler Road, south of 95th Street
- Easy access to I-435, I-35 and K-10

For more information or to schedule a tour, give us a call.

Kevin Wilkerson
 913.469.4601 Direct
 wilkerson@capital-kc.com

Phillip L. Algrim
 913.469.4605 Direct
 algrim@capital-kc.com

Erik Lund
 913.469.4609 Direct
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Commercial Real Estate Services, Worldwide.

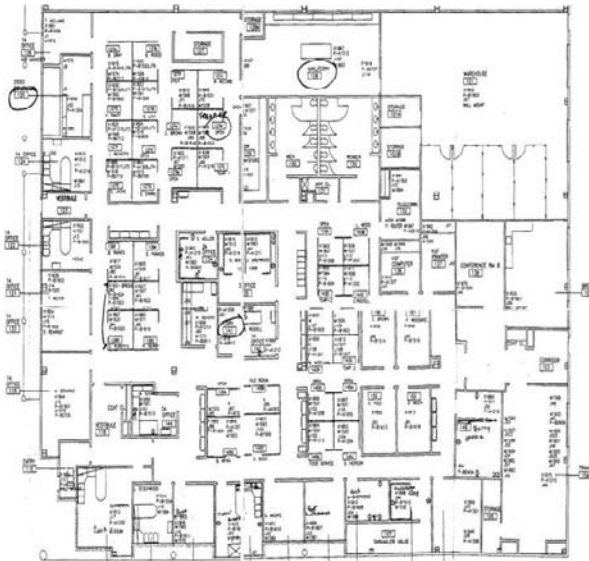
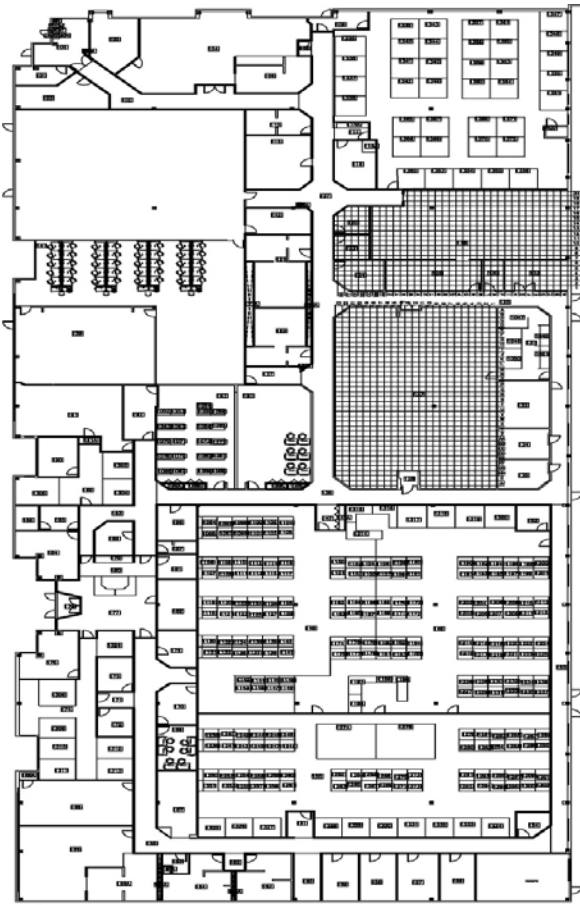
7500 College Boulevard • Suite 920 • Overland Park KS 66210

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

KANSAS COMMERCE CENTER

9601-45 Legler Road - Bldg. 7B

Lenexa, Kansas



75,006 SF

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NAI Capital Realty

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**Kansas Commerce Center
Building 7B
9601-9645 Legler Road
Lenexa, Kansas**

Building Overview

Park:	Kansas Commerce Center Lenexa, Kansas, 66215
Building:	7B
Land Area:	Approximately 7.7 acres
Building Type:	Office/warehouse facility
Building Size:	Approximately 75,546 square feet
Building Dimensions:	Approximately 472' wide x 160' deep
Clear Height:	Approximately 18' below the bar joists
Loading:	Three (3) overhead dock high doors, expandable
Truck Court:	Approximately 120' depth
Roof System:	Metal
Exterior Walls:	Concrete panels
Fire Sprinklers:	Wet sprinkler system
Electrical:	KCP&L
Gas:	Kansas Gas Service
Water:	Johnson County Water District No. 1
Sewer:	Johnson County Wastewater

**KANSAS COMMERCE CENTER
RENTAL RATE/TENANT IMPROVEMENT ALLOWANCE OVERVIEW**

Building 7B:

Lease Term:	Five (5) to Ten (10) years
Rental Rate:	\$9.50 Per Sq. Ft. (Factors impacting the rental rate – level and percentage of tenant finish along with length of lease term.)
Tenant Improvement Allowances:	Negotiable
Lease Type:	Net
Estimated Net Charges:	Estimated Real Estate Taxes: \$2.37 (Factors impacting real estate taxes – level and percentage of tenant finish) Estimated Property Insurance: \$0.09 Estimated CAM: \$1.70