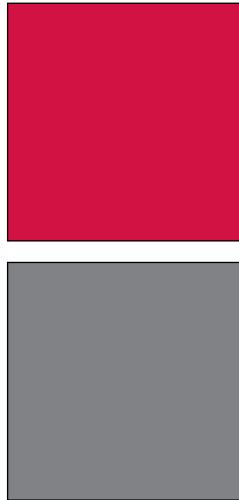
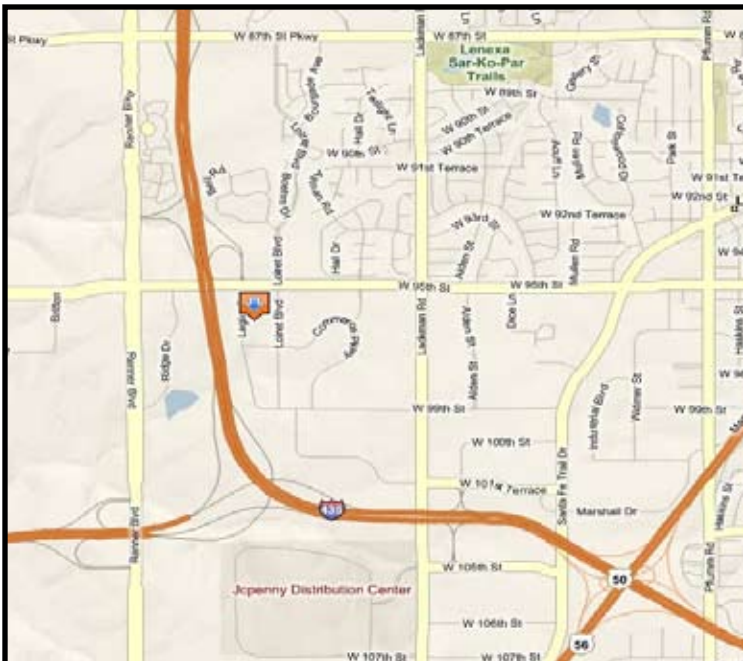


**PROPERTY FOR LEASE**  
**KANSAS COMMERCE CENTER**  
 9601-45 Legler Road - Bldg. 7B  
 Lenexa, Kansas



**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 Algrim, SIOR  
 913.469.4605 Direct  
 algrim@capital-kc.com

Erik Lund  
 913.469.4609 Direct  
 lund@capital-kc.com

[www.capital-kc.com](http://www.capital-kc.com)



Commercial Real Estate Services, Worldwide.

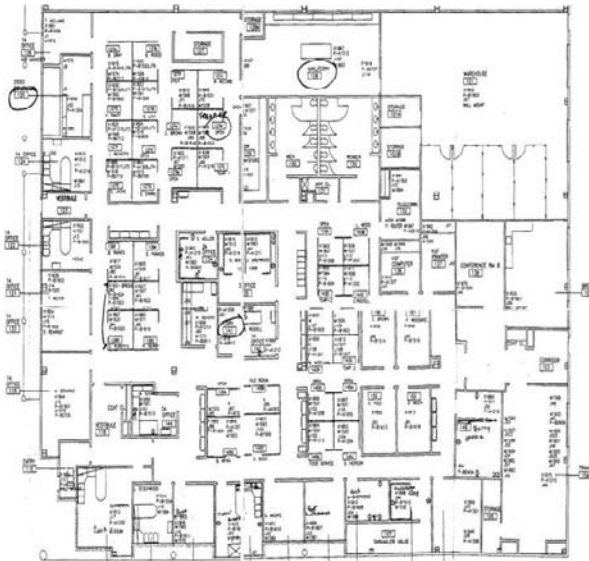
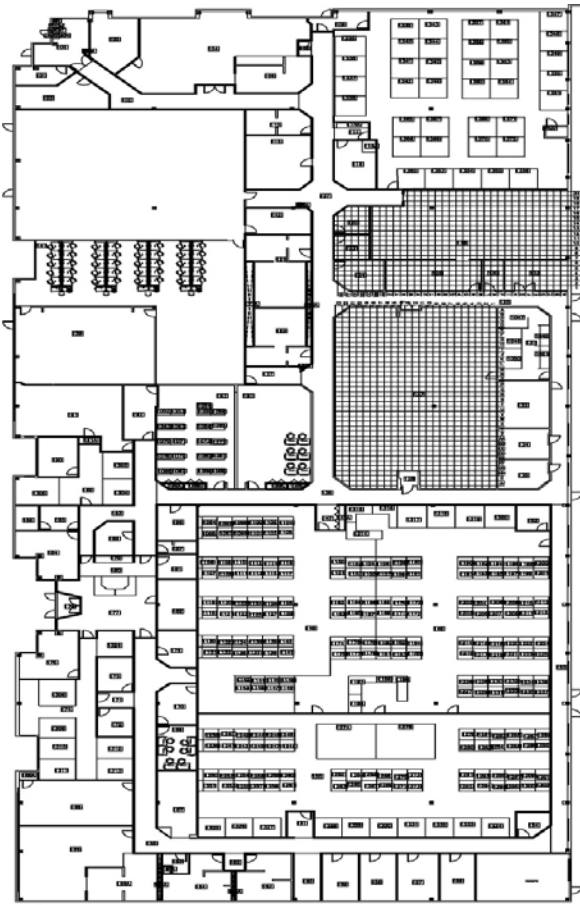
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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**

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

Kevin Wilkerson  
913.469.4601 Direct  
wilkerson@capital-kc.com

Phillip Algrim, SIOR  
913.469.4605  
algrim@capital-kc.com

Erik Lund  
913.469.4609  
lund@capital-kc.com

**NAI Capital Realty**

Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

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

**Building Overview**

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