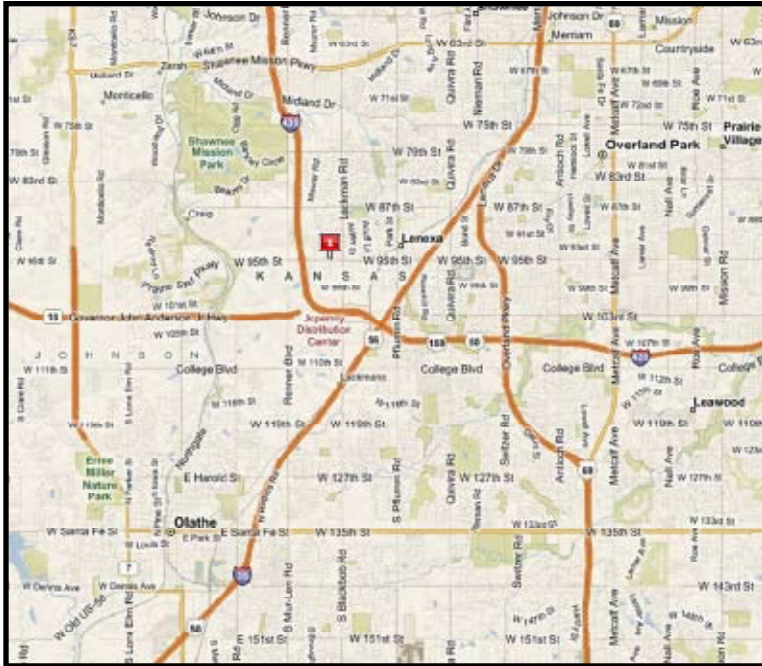


RETAIL SPACE FOR LEASE
KANSAS COMMERCE CENTER
 9542 - 9562 Lackman Road
 Lenexa, Kansas



Property Highlights

- 2,337 to 7,239 SF Available
- 14,379 SF Retail Strip Center
- \$8.00 to \$10.00 PSF NNN
- Other occupants include:
 - Mr. Goodcents Subs & Pastas
 - Ruiz & Flint, CPA
 - Salon of RR's, LLC
 - Wallaby's Restaurant
- Located at the Southwest corner of Lackman Road & 95th Street
- Easy Access to I-435, I-35 and K-10

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

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Commercial Real Estate Services, Worldwide.

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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
9542-9562 Loiret Boulevard
Lenexa, Kansas**

Retail Strip Center Overview

Park:	Kansas Commerce Center Lenexa, Kansas, 66215
Land Area:	Approximately ±2.0 acres
Building Type:	Retail
Building Size:	Approximately 14,379 square feet
Space Available:	Approximately 7,239 square feet <ul style="list-style-type: none">• 9554 Lackman - ±2,625 SF available• 9558 Lackman - ±2,337 SF available• 9550 Lackman - ±2,277 SF available
Clear Height:	Approximately 11' below the bar joists
Roof System:	Built-up membrane
Exterior Walls:	Concrete block
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**

Retail:

Lease Term:	Five (5) to Ten (10) years
Rental Rates:	\$10.00 PSF (Factors impacting the rental rate – level and percentage of tenant finish along with length of lease term.)
Range in Tenant Improvement Allowances:	\$10.00 to \$15.00 PSF
Lease Type:	Net
Estimated Net Charges:	Estimated Real Estate Taxes: \$2.49 (Factors impacting real estate taxes – level and percentage of tenant finish) Estimated Property Insurance: \$0.10 Estimated CAM: \$4.96