



Front

Brookhollow #8

8405 Nieman Road
Lenexa KS

Office/Warehouse- 1080sqft (18x60) 60
Seconds from i35/87th st.

NewCarpet/Paint, Clean & Well
Maintained, Exterior Video Surveillance &
Lighting,

\$1080/mo Base rent Includes maintenance/
taxes/insurance. Flexible Lease Terms, Small/
New Business Friendly, Broker Friendly,
Several Units

Available. Overall Units are (18x60) , 18' Ceiling
Height Office Portion is (~18x14), Warehouse
Portion is (18x46) (drive in doors, Bathroom,
220 Power Outlet). Generous Loading Area,
Ample Parking.

"Hands On" Building Owner Occupies Several
Other Units at this location.

Robert Patrick (Owner) 913-915-2107
Robert@PatrickExteriors.com

Total Space Available (single unit) 1080 sqft

Rental Rate (single unit) \$1080/mo
(\$1/SF/Month, \$12/SF/Yr)

Base Rent Includes CAM/Taxes/Maintenance/Insurance

Industrial / Flex / Office/ Warehouse

1-8423 Nieman Road Lenexa, Kansas

BUILDING HIGHLIGHTS / LOCATION / FLOOR PLANS / SITE PLAN/TAXES/CAM / MAP

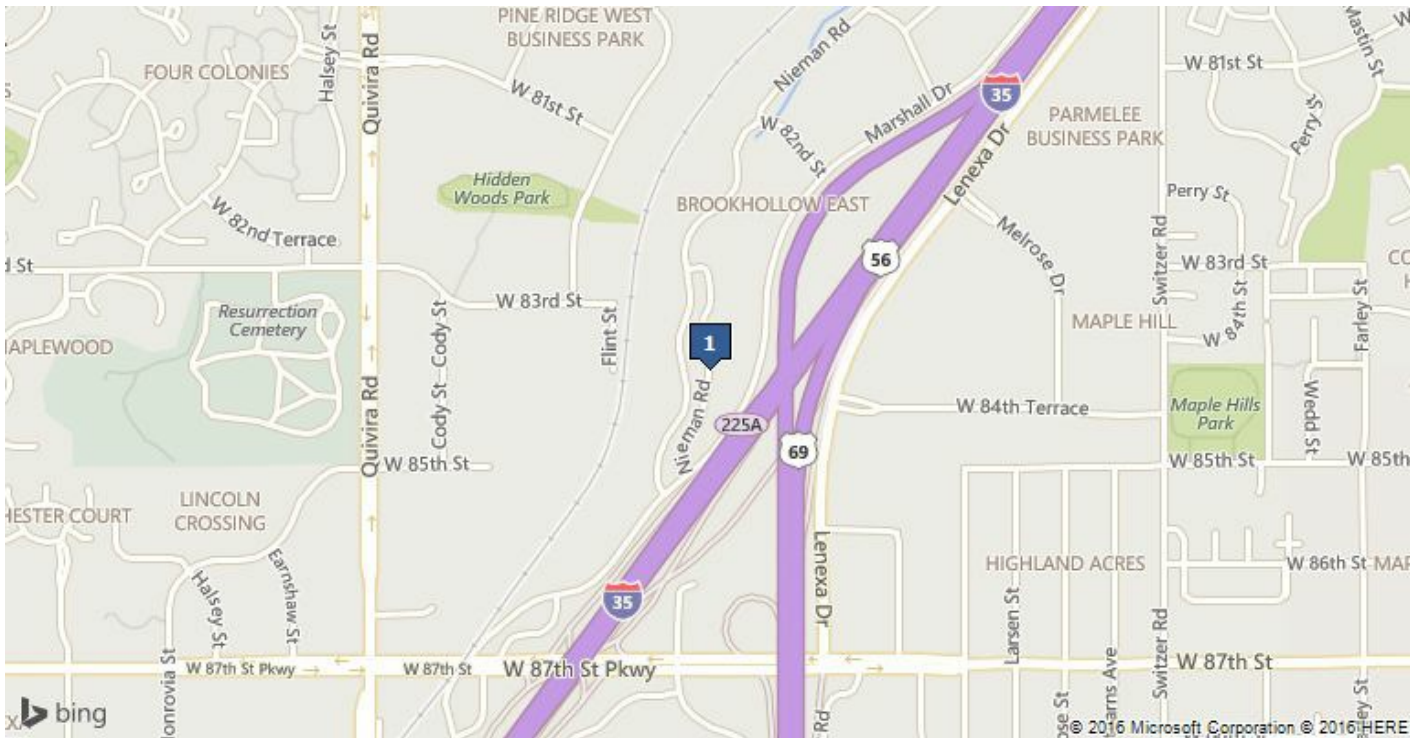
D1 - Typical Floor Plan



to please represent an approximate size and layout. used for 300 sq ft

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8401 Nieman rd, Lenexa, KS 66214

1 minute from i35 and 87th st. (84th / Nieman). Brookhollow Business Park - Backs up to i-35.

Property Photos

