

# OFFICE SPACE FOR LEASE

**6299 NALL AVE, MISSION, KS 66202**



## **AREA HIGHLIGHTS**

Conveniently located in Mission, KS at the intersection of Shawnee Mission Parkway and Nall Avenue, 6299 Nall offers easy access to major regional thoroughfares including Hwy 69, I-635, and I-35. The office, recently renovated and outfitted with generous amenities, is located

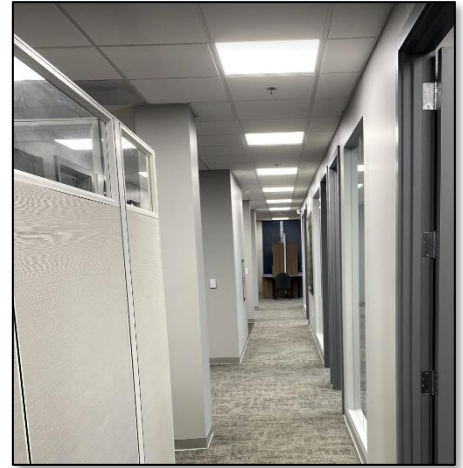
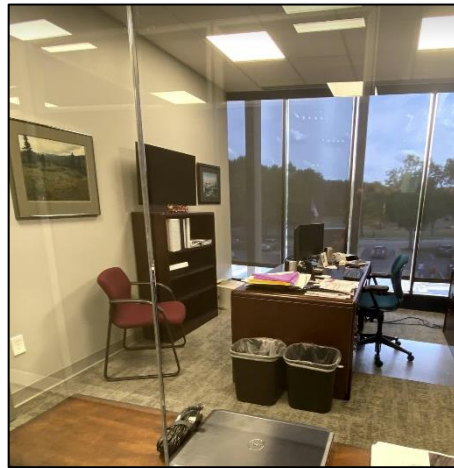
just minutes from numerous restaurants including, but not limited to The Peanut, Chipotle, Jimmy John's, Panera, D'Bronx Pizza, Pepper Jax, Five Guys, and many more.

## **KEY FEATURES**

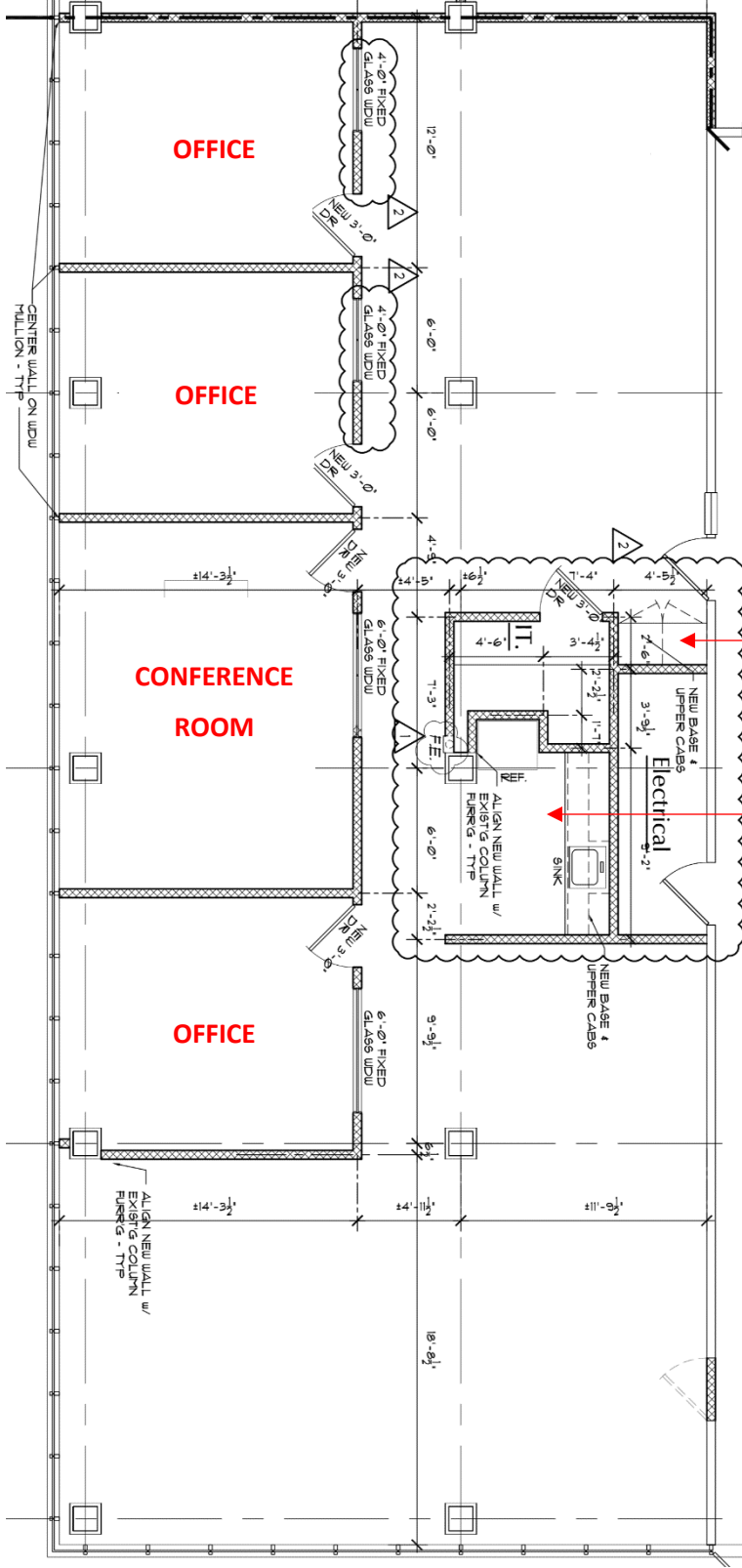
- 2,583 TOTAL SF (DIVISIBLE)
- NEW CONSTRUCTION (MARCH 2020)
- LARGE CONFERENCE ROOM
- FULL KITCHEN

- LED LIGHTING
- AVAILABLE FURNITURE
- FLOOR-TO-CEILING WINDOWS
- NEW ZONED HVAC
- SERVER CLOSET
- CENTRAL ELEVATOR CORRIDOR
- KEYPAD ENTRY TO SUITE & BUILDING
- ~ 4.3 PARKING SPACES PER 1,000 SQUARE FEET

# INTERIOR PHOTOS



# FLOOR PLAN



**FULL-SERVICE LEASE:**

**NO TAX, INSURANCE, OR  
CAM PASS-THROUGHS  
FOR 10 YEARS!**

- FRONT DOOR
- SERVER CLOSET
- KITCHEN
  - Refrigerator
  - Sink
  - Garbage Disposal
  - Coffee Maker

**CONTACT:**

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