

6305 Lackman Road

Shawnee, Kansas

PRICE REDUCED



Unique Stone Office Building Available

- ◆ 18,253 rsf building
- ◆ 12,425 sf office, can divide to 4,000 (±) sf
- ◆ Office lease rate at \$11.75/sf net of janitorial and utilities
- ◆ Immediate access to Shawnee Mission Pkwy.
- ◆ Three blocks to I-435
- ◆ Large 2.38 acre site
- ◆ Private courtyard for outdoor use
- ◆ Current parking ratio 47 cars (3.8/1,000 sf office), expandable
- ◆ 5,828 sf air-conditioned storage space at grade
- ◆ Storage lease rate at \$4.50/sf net of janitorial and utilities
- ◆ Building sale price at ~~\$1,500,000~~ \$1,185,000

Ideal Building Use

Creative space
Engineering firm
Marketing firm
Education center
Health and wellness
Fitness and physical therapy
Construction company/Developers
Co-working space
Technology/Biotechnology lab
Government offices

Exclusive Property Listing

Debora H. Field 816.512.1030 dfield@ngzimmer.com

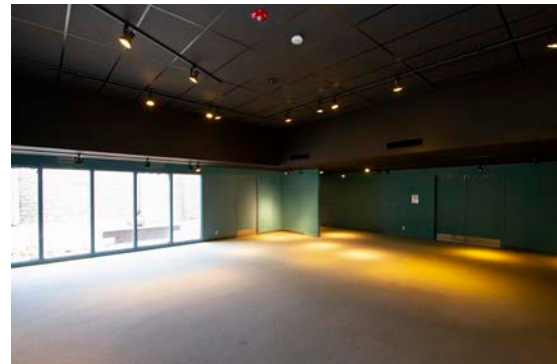
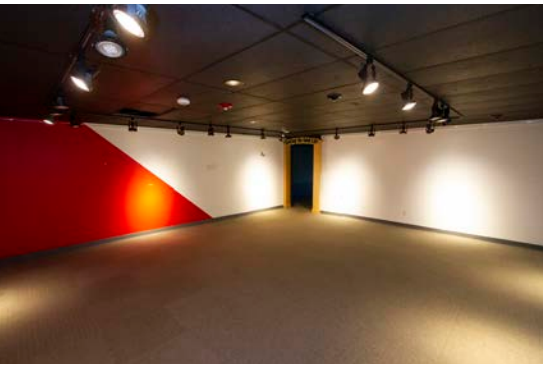
Rick Chamberlain, SIOR, LEED AP 816.268.4222 rchamberlain@ngzimmer.com



Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Newmark Grubb
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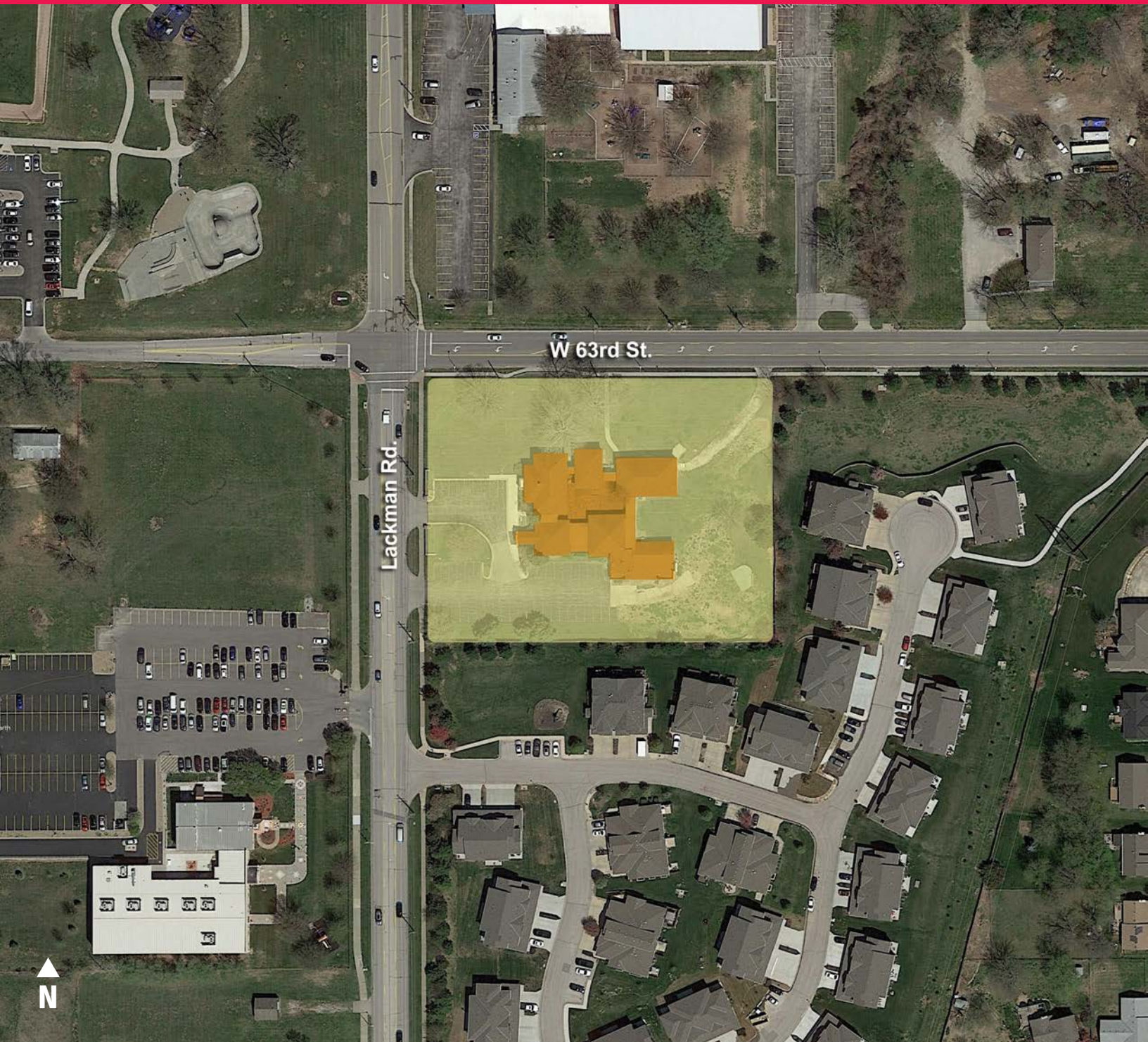
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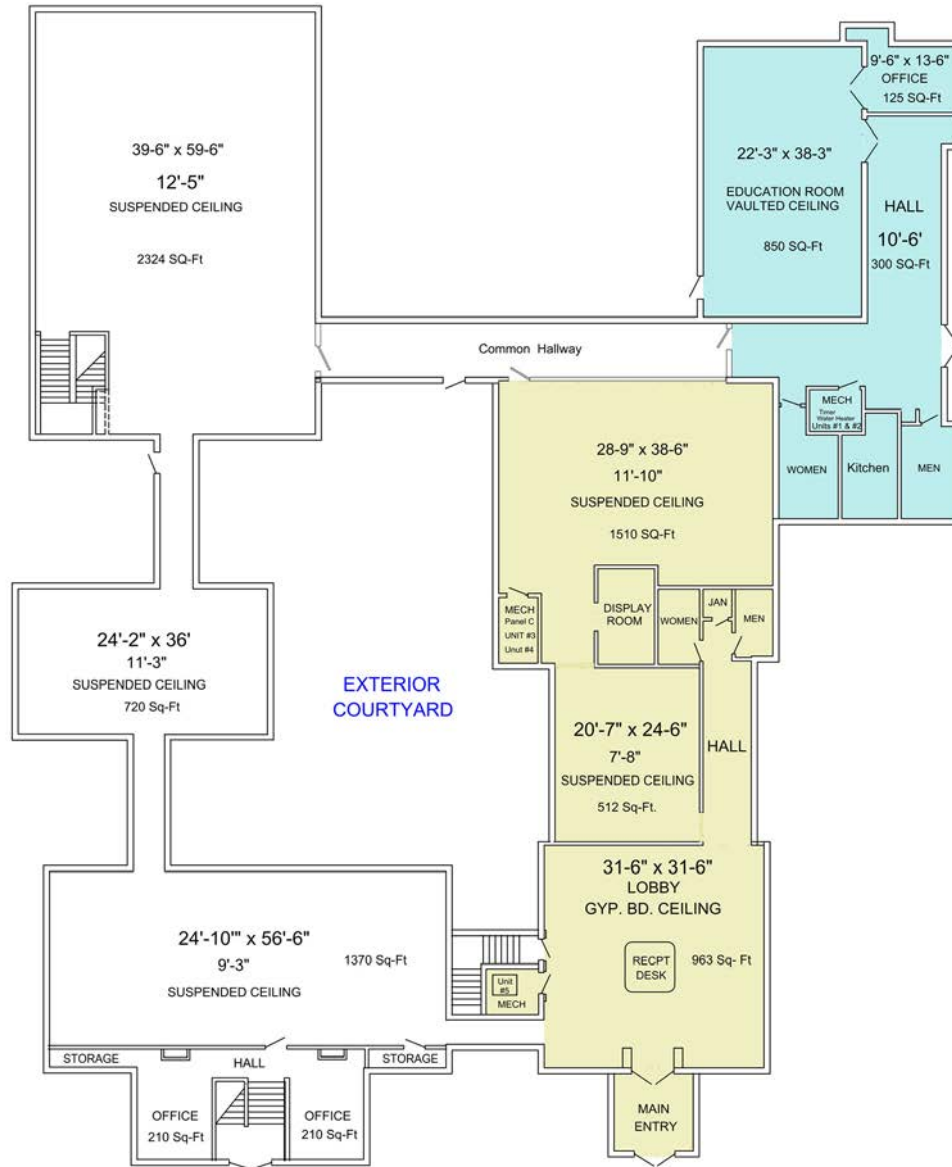
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First Floor Plan Option B - 12,425 sf of Office Space

18,253 total building sf



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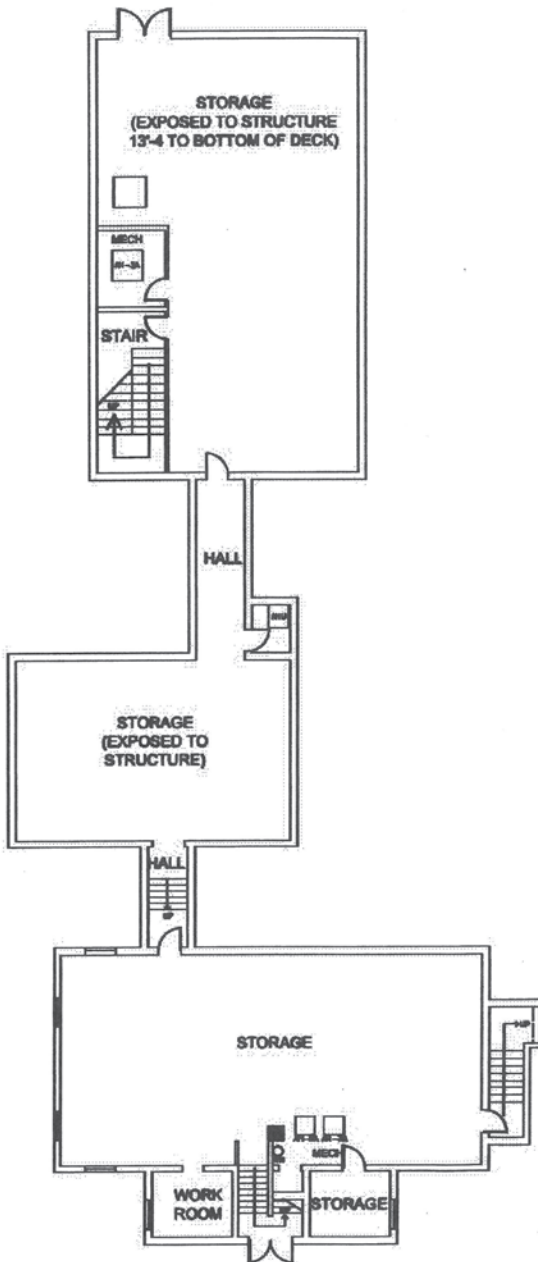
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Lower Level Plan - 5,828 sf of Storage

18,253 total building sf



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