

PARK PLACE 95 - FLEX SPACE AVAILABLE



OFFICE SPACE HIGHLIGHTS

- 11,700 RSF Available (9539-9545 Alden Street)
- High quality office, flex and industrial space with an unbeatable Johnson County Location.
- Competitive lease rates and a high-image business park environment.
- Less than 1.5 Miles from I-435 and I-35 Access, 3 Miles to K-10 with direct access to Lawrence, and 6 Miles to 69 Hwy providing access into South Overland Park

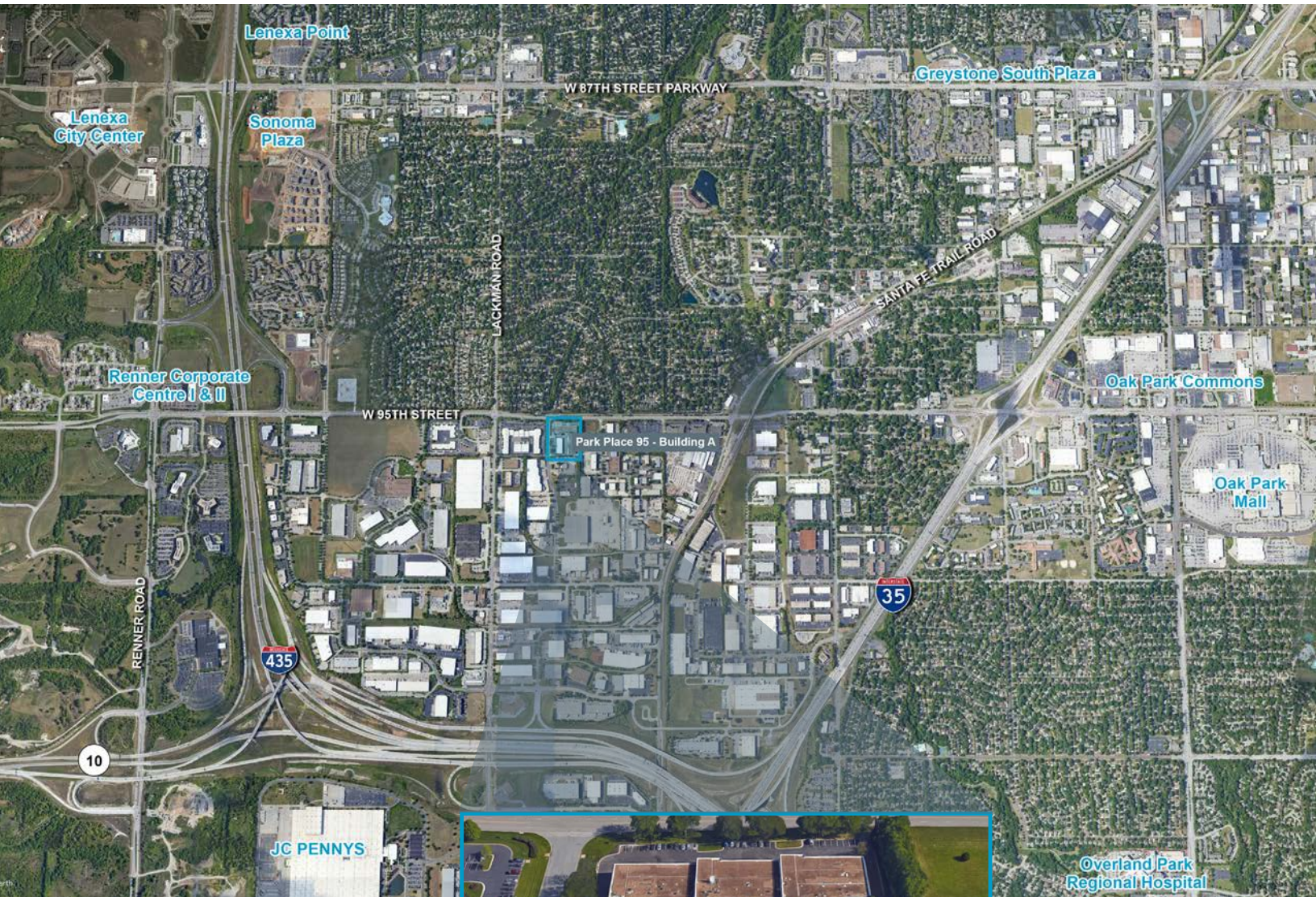
LEASING CONTACTS

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LENEXA, KANSAS



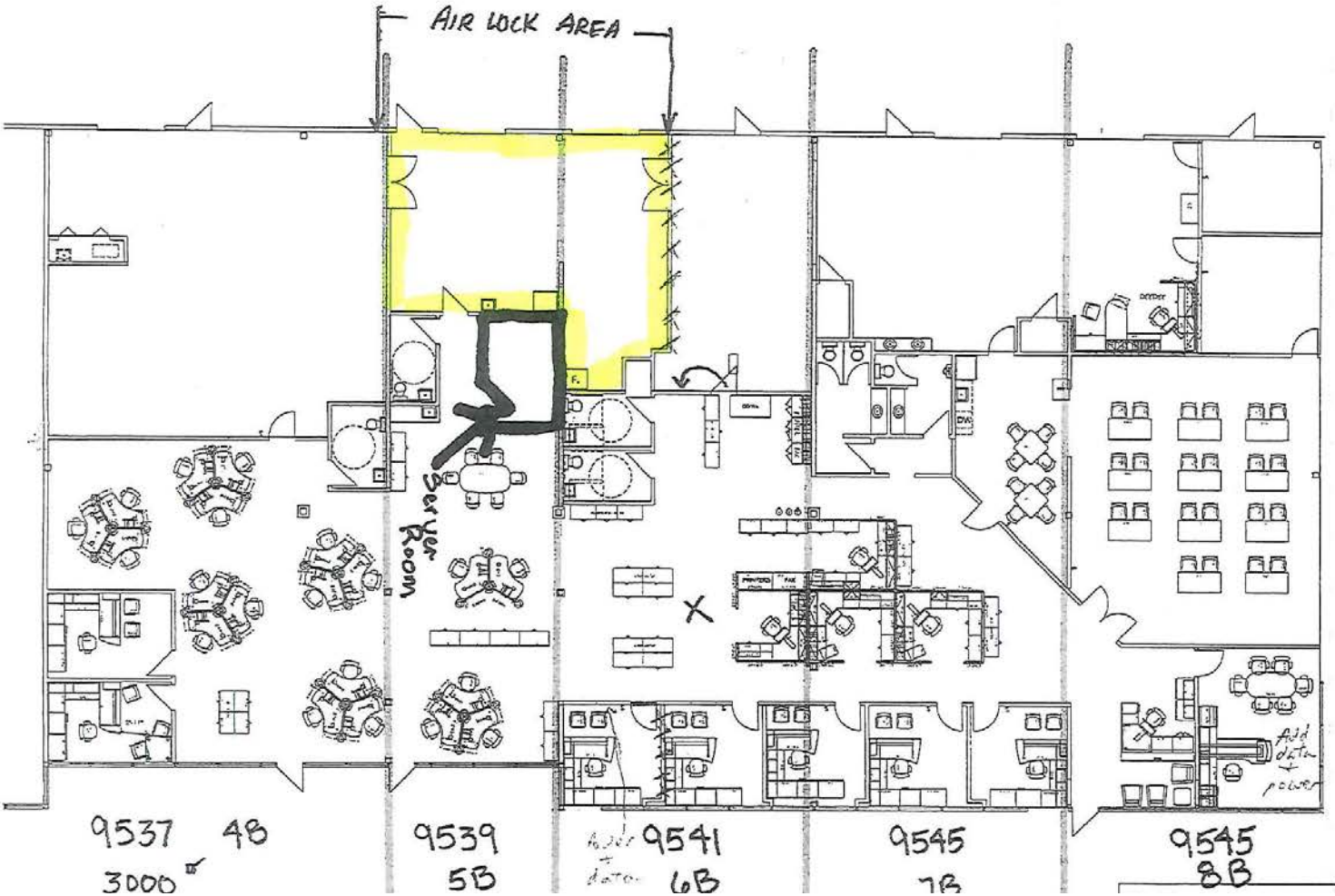
DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
Population	7,110	66,808	203,575
Households	3,132	28,463	85,402
Avg HH Income	\$92,753	\$96,302	\$94,142

11,700 SF

9545 Alden St

- 5 Drive-in Doors (10' x 7'9")
- BP-1 Zoning allows for a wide variety of uses
- Ceiling Height: 4 warehouse bays are 10'6", 1 warehouse bay is 14' 4. Office has 8' 6" height.
- 55 Surface Spaces Available (Ratio: 2.5/1,000 SF)



FLEX SPACE FOR LEASE



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