

PREMIER OFFICE AND FLEX SPACE FOR SALE



BUILDING HIGHLIGHTS

- **6,300 SF Available**
 - Additional 255 SF of Mezzanine
- Sale Price: \$1,050,000
- Up to 14 private offices with 7 windowed offices
- Private Parking Lot
- Security System Available
- Large Conference Room, Break Room, and Reception Area available
- Skylights throughout building bring natural light into the space
- Corner lot provides easy access and visibility
- Located off College Blvd & Renner Blvd with easy access to I-435, I-35, and K-10

SALE CONTACT

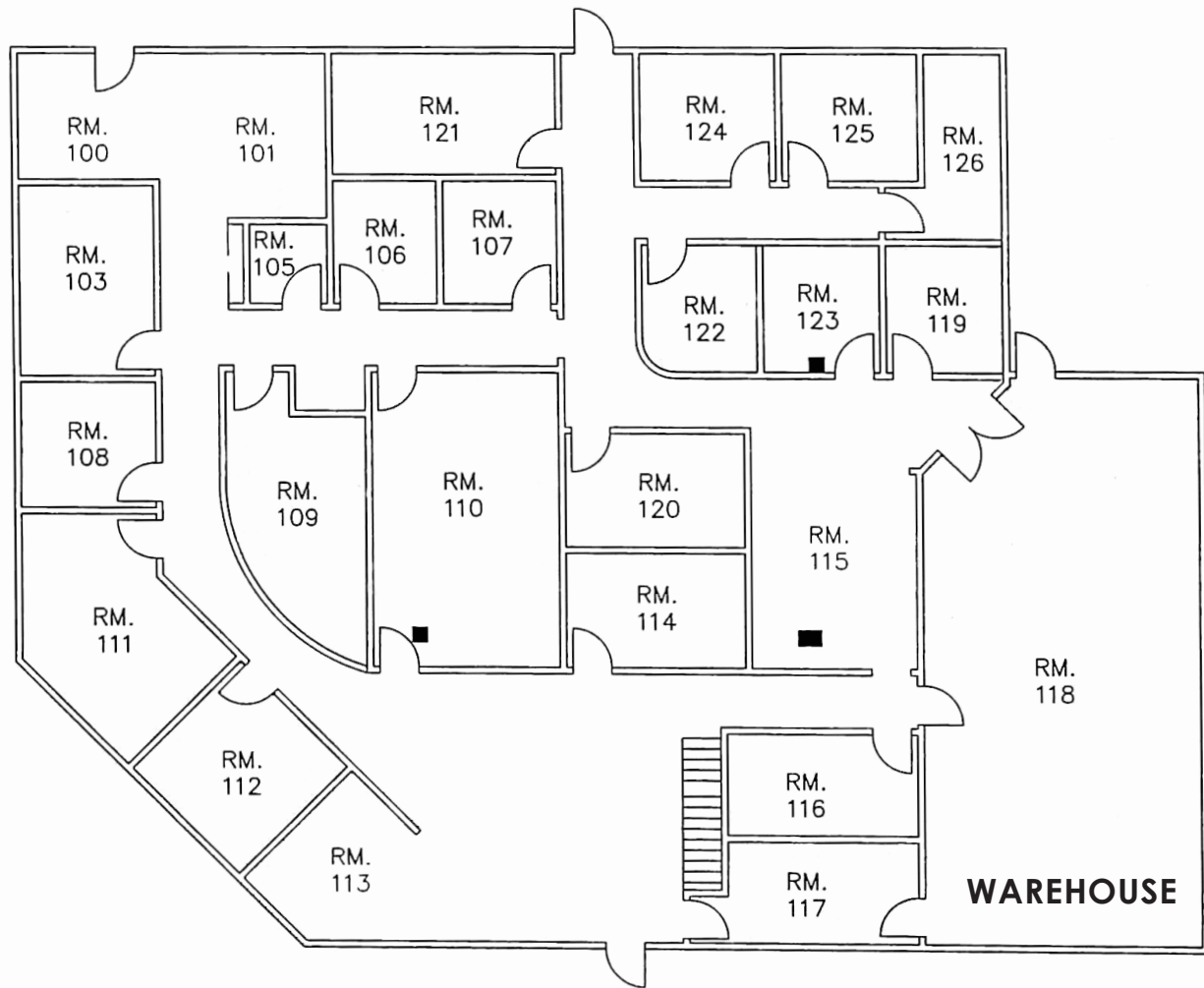
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LISTING INFORMATION

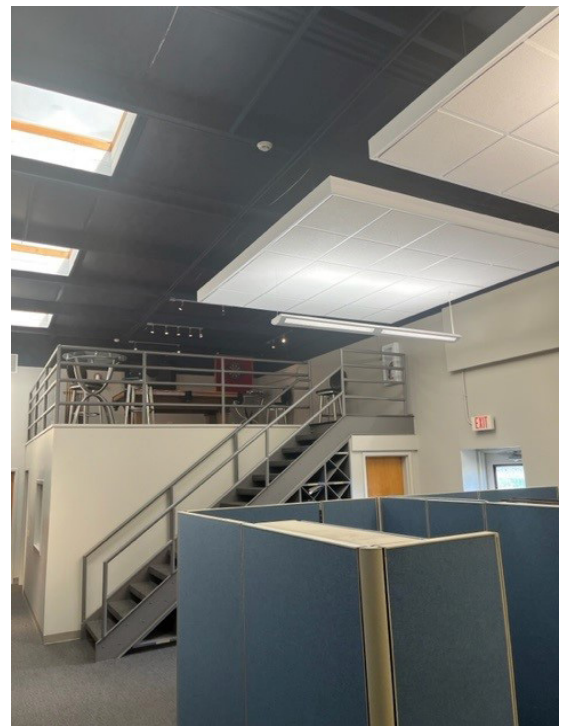
Address	10981 Eicher Dr, Lenexa, KS 66219
Pricing	\$1.05M
Lot Size	0.56 AC
Building SF	6,300 SF (Addition 255 SF of Mezzanine)
Office SF	5,420 SF
Warehouse SF	880 SF
Private Offices	14, 7 include windows
Loading Docks	1
Drive-In Doors	1 (8' x 10')
Clear Height	16'5"
Construction	Reinforced Concrete
Roof	TPO
Power	(2) 200 amp Panels, Subpanel
Gas	Yes
HVAC	4 HVAC Units
Parking	Private Parking Lot with 19 Spaces (3.02/1,000 SF)
Year Built	1989
Zoning	BP2
Highway Access	I-435, I-35, K-10
Taxes	2022 - \$20,206.29

Amenities

Large Conference Room
 Break Room
 Reception Area
 Skylights
 Security System
 Mezzanine
 Corner Lot



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