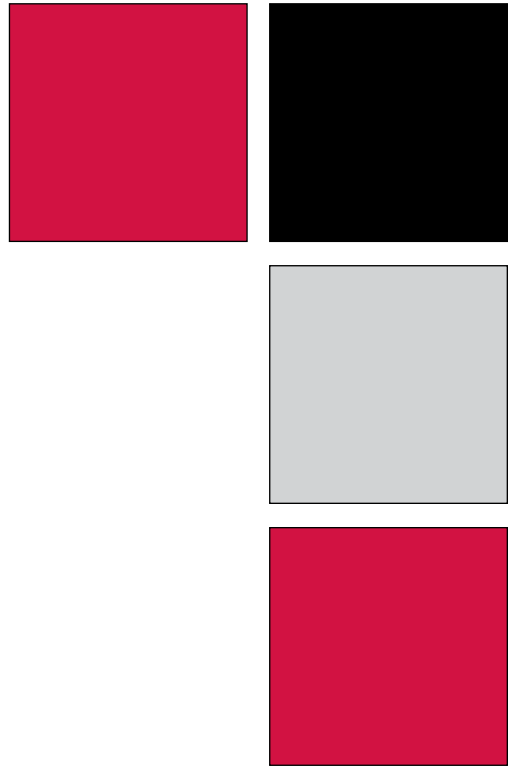
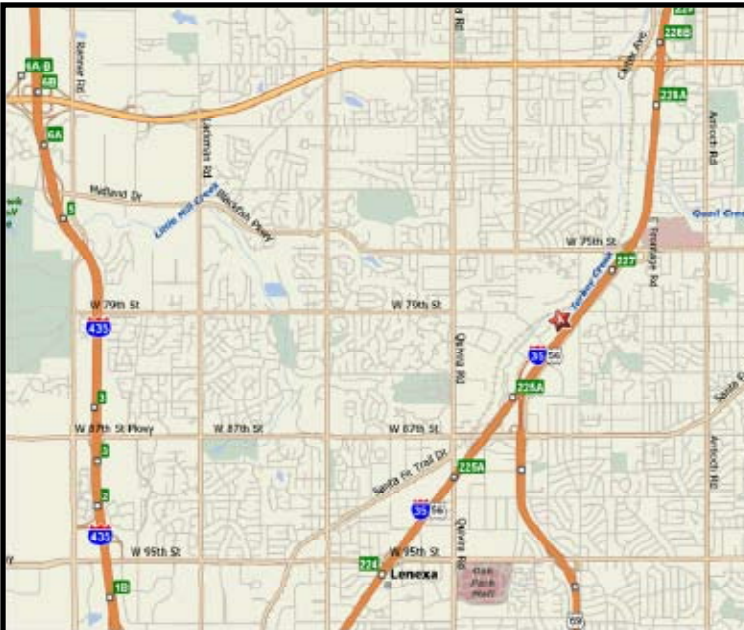




INDUSTRIAL PROPERTY FOR LEASE
WESTBROOK II
8004 Reeder
Lenexa, Kansas



Property Highlights

- 2,935 SF Available
- 2,000 SF Office
- \$10.50 PSF Gross Industrial
- 1 Drive-In Door
- Excellent Office/Flex Opportunity
- Excellent I-35 Highway Access at 75th & 87th Streets
- Convenient Access to I-435 and 69 Highway at 87th Street
- Abundant Services Nearby

For more information or to schedule a tour, give us a call.

Kevin Wilkerson
913.469.4601 Direct
wilkerson@capital-kc.com

Phillip L. Algrim
913.469.4605 Direct
algrim@capital-kc.com

Erik Lund
913.469.4609 Direct
lund@capital-kc.com



Commercial Real Estate Services, Worldwide.

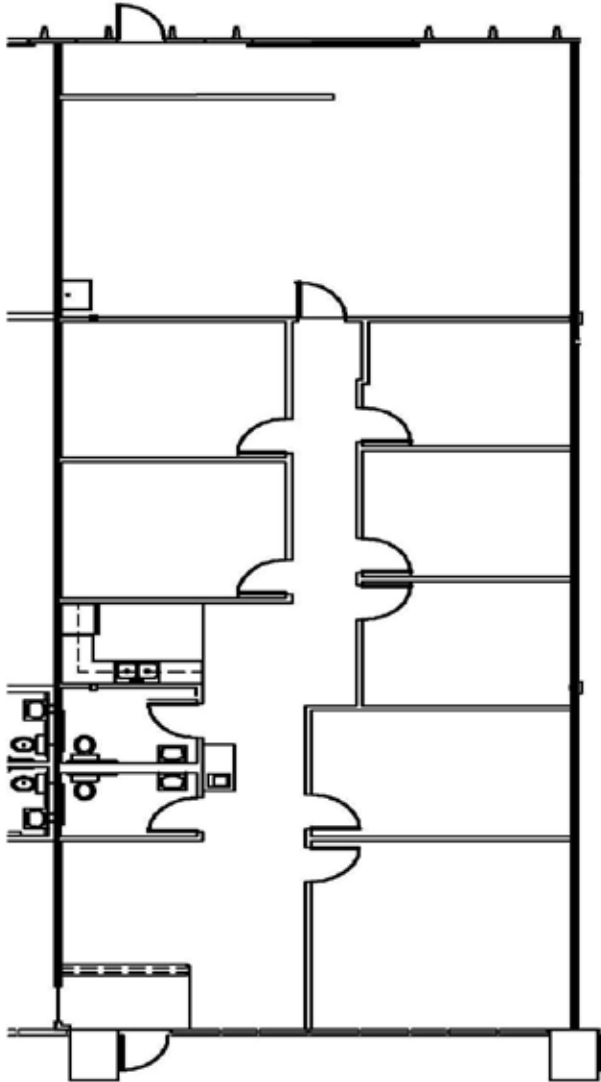
7500 College Boulevard • Suite 920 • Overland Park KS 66210

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

www.capital-kc.com

WESTBROOK II

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2,935 SF

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**Westbrook II
8004 Reeder
Lenexa, Kansas 66214**

Leasing Information:

Square Feet:	± 2,935 sq. ft.	Lease Rate Per Month:	\$2,568.13
Office Square Feet:	± 2,000 sq. ft.	Lease Rate Per Square Foot:	± \$10.50
Warehouse Square Feet:	± 935 sq. ft.	Lease Type:	Gross

Building Data:

Private Offices:	7	Clear Height:	14'
Restrooms:	2	Column Spacing:	Varies
Electrical Service:	Three Phase	Dock High Doors:	N/A
Warehouse Lighting System:	Fluorescent Strip	Size of Dock High Doors:	N/A
Warehouse Heating System:	F.A.G.	Drive In Doors:	1
Sprinkler System:	Wet	Size of Drive In Doors:	10' x 12'

Site Data:

Zoning:	BP-2	Gas:	KPL
Electricity:	KCPL	Sanitary Sewer:	Johnson County
Water:	Johnson County		

For Additional Information Contact:

NAI Capital Realty
7500 College Blvd., Suite 920
Overland Park, Kansas 66210
913.469.4600, Fax: 913.469.4650