

INDUSTRIAL PROPERTY FOR LEASE
KANSAS COMMERCE CENTER
 9600 - 9652 Loiret Boulevard
 Lenexa, Kansas

Property Highlights

- Bldg 7A: 35,348 SF on 7.7 acres
- 7,628 SF available
- 5,000 SF office space
- 2,628 SF Warehouse Area
- \$9.50 PSF
- 18' Ceiling Height
- 2 Dock High Doors
- Wet Sprinkler System
- 100% A/C
- Located on Loiret Boulevard, south of 95th Street
- Easy access to I-435, I-35 and K-10

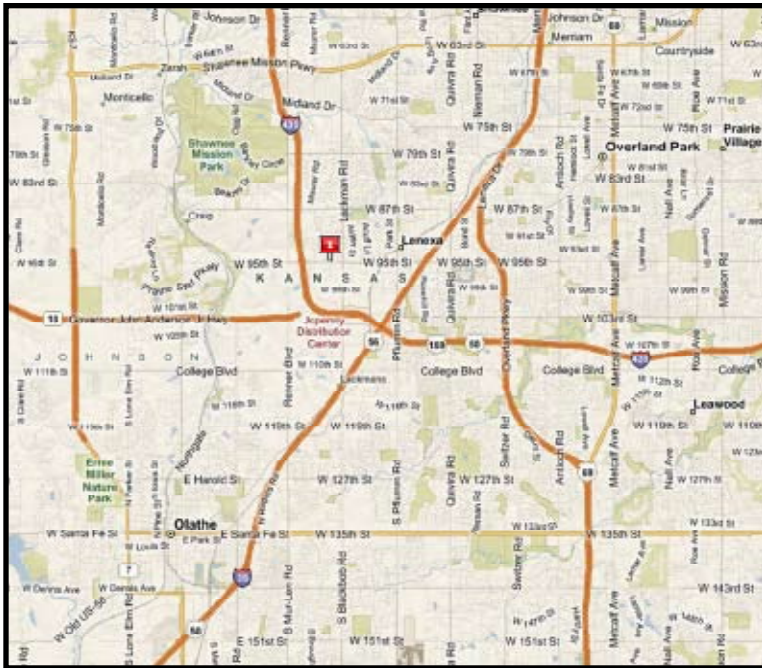
For more information or to schedule a tour, give us a call.

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Commercial Real Estate Services, Worldwide.

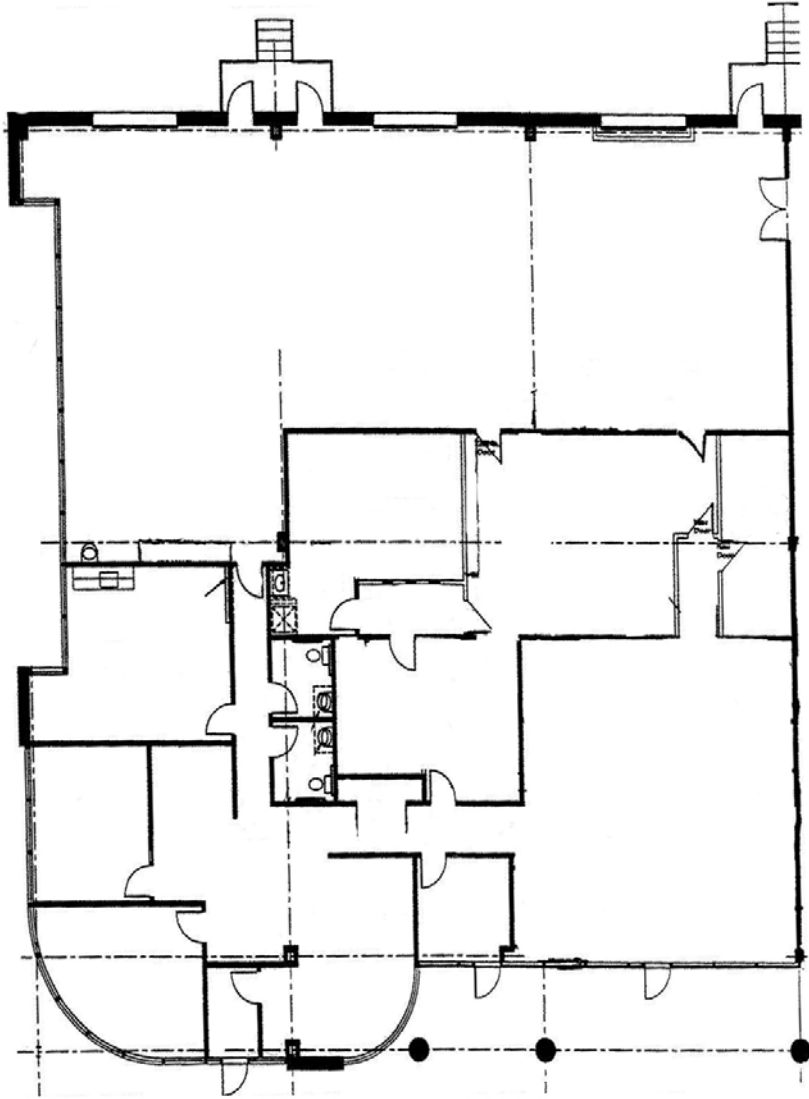
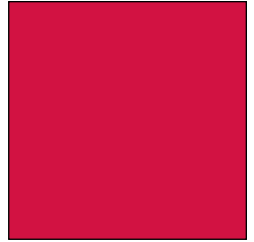
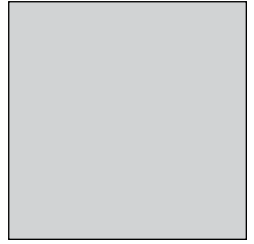
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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.

KANSAS COMMERCE CENTER

9600 - 9652 Loiret Boulevard

Lenexa, Kansas



Building 7A -
9652 Loiret Boulevard
7,628 SF

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NAI Capital Realty

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**Kansas Commerce Center
Building 7A
9600-9652 Loiret Boulevard
Lenexa, Kansas**

Building Overview

Park:	Kansas Commerce Center Lenexa, Kansas, 66215
Building:	7A
Land Area:	Approximately 7.7 acres
Building Type:	Office/warehouse facility
Building Size:	Approximately 35,348 square feet
Space Available:	Approximately ±7,628 SF - 9652 Loiret Blvd.
Building Dimensions:	Approximately 221' wide x 160' deep
Column Spacing:	30' wide x 40' deep (typical)
Clear Height:	Approximately 18' below the bar joists
Loading:	Fifteen (15) overhead dock high doors Two (2) drive-in doors
Truck Court:	Approximately 64' depth, with a 7' concrete truck apron
Roof System:	Metal
Exterior Walls:	Brick/block
Fire Sprinklers:	Wet sprinkler system
Electrical:	KCP&L
Gas:	Kansas Gas Service
Water:	Johnson County Water District No. 1
Sewer:	Johnson County Wastewater

KANSAS COMMERCE CENTER
RENTAL RATE/TENANT IMPROVEMENT ALLOWANCE OVERVIEW

Building 7A:

Space Availability:	9652 Loiret Blvd. - ±7,628 SF
Lease Term:	Five (5) to Ten (10) years
Range in Rental Rates:	\$8.50 to \$9.50 Per Sq. Ft. (Factors impacting the rental rate – level and percentage of tenant finish along with length of lease term.)
Range in Tenant Improvement Allowances:	\$10.00 to \$12.00 Per Sq. Ft.
Lease Type:	Net
Estimated Net Charges:	Estimated Real Estate Taxes: \$2.50 (Factors impacting real estate taxes – level and percentage of tenant finish) Estimated Property Insurance: \$0.09 Estimated CAM: \$1.52