



**INDUSTRIAL PROPERTY FOR LEASE**  
**EXCHANGE PLACE 8**  
 13254 W. 98th Street  
 Lenexa, Kansas

**Property Highlights**

- 1,260 SF Available
- 100% office build-out
- Flexible office layout
- Conveniently located at 99th Street & Pflumm Road
- Interstate access at 95th Street and I-35
- Immediate access to I-435 and I-35
- Abundant services nearby

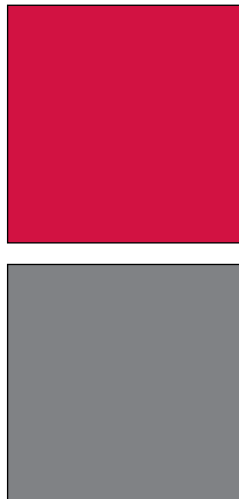
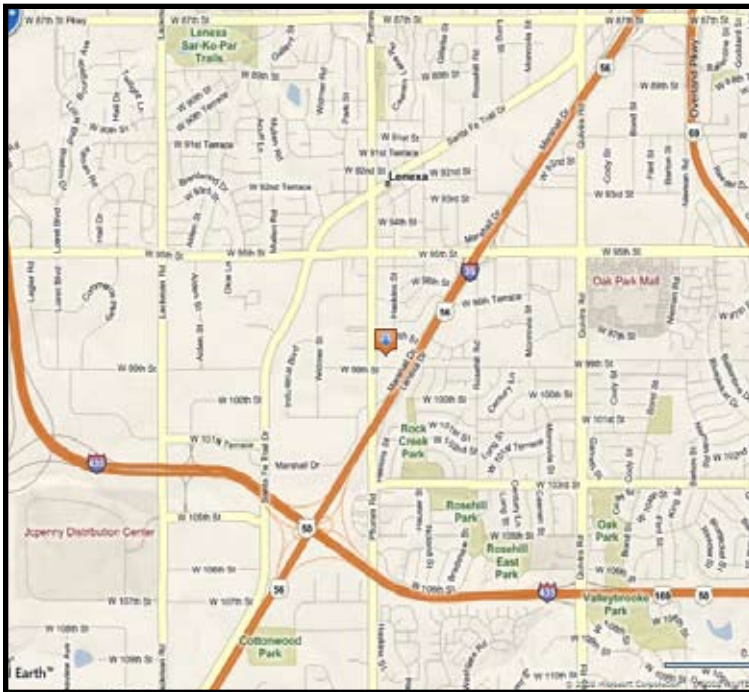
For more information or to schedule a tour, give us a call.

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**NAI Capital Realty**

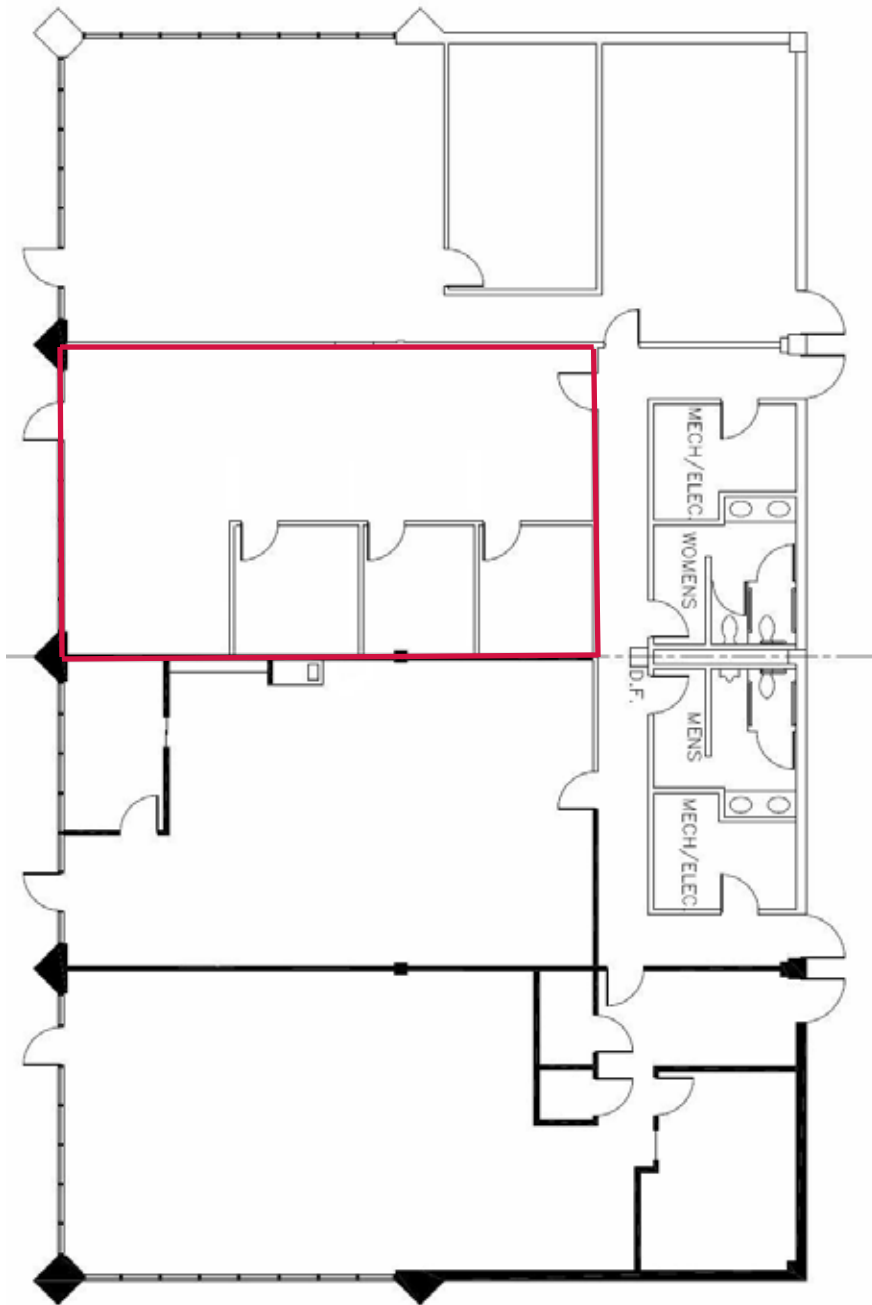
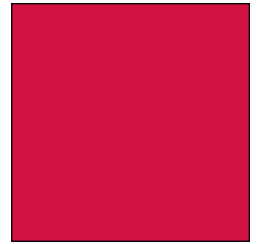
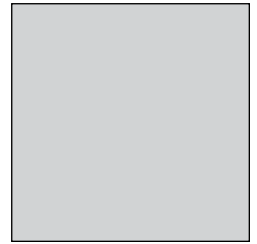
Commercial Real Estate Services, Worldwide.

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.

# EXCHANGE PLACE 8

13254 W. 98th Street  
Lenexa, Kansas



**13254 West 98th Street  
1,260 Square Feet**

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**Leasing Information:**

Square Feet:	1,260	Lease Rate Per Month:	\$1,785.00
Office/Production Square Feet:	100% Office	Lease Rate Per Square Foot:	\$17.00 PSF
Warehouse Square Feet:		Lease Type:	Full Service

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**Building Data:**

Private Offices:	3	Clear Height:	N/A
Restrooms:	2	Column Spacing:	
Electrical Service:		Dock-High Doors:	N/A
Warehouse Lighting System:	N/A	Size of Dock-High Doors:	N/A
Warehouse Heating System:	N/A	Drive-In Doors:	N/A
Sprinkler System:	None	Size of Drive-In Doors:	N/A
		Double Doors:	N/A

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**Site Data:**

Zoning:	BP-1	Gas:	KCPL
Electricity:	KCPL	Sanitary Sewer:	Johnson County
Water:	Johnson County		

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**For Additional Information Contact:**

7500 College Blvd., Suite 920  
Overland Park, Kansas 66210  
913.469.4600, Fax: 913469.4650

All information furnished concerning property for sale or lease is obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale or lease, or withdrawal without notice.