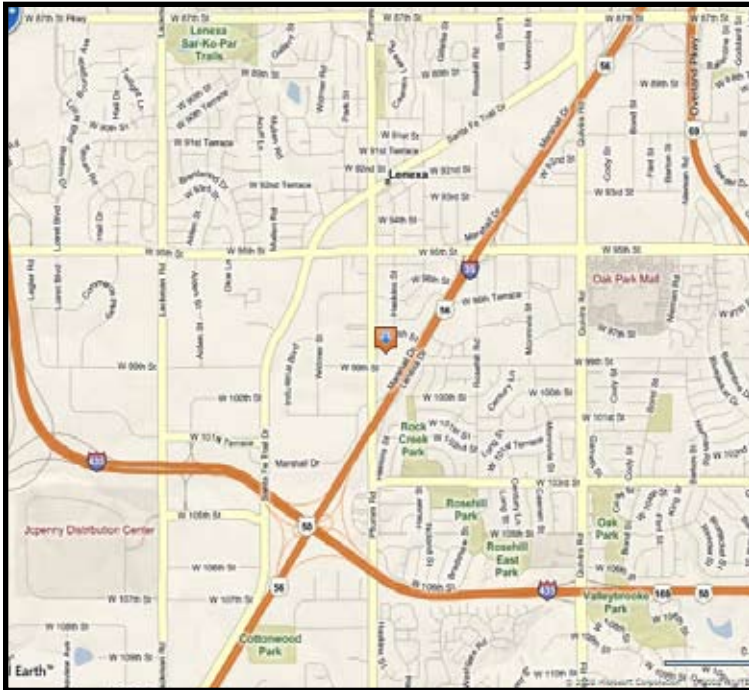




INDUSTRIAL PROPERTY FOR LEASE
EXCHANGE PLACE 12
 13261 W. 98th Street
 Lenexa, Kansas



2,380 SF Available

Property Highlights

- 1,740 SF Office
- 640 SF Warehouse
- Excellent Office/Showroom Opportunity
- 16' Clear Height
- 1 Drive-in Door
- Conveniently located at 98th St. and Pflumm Road
- Interstate Access at 95th St. and I-35
- Immediate access to I-35 and I-435
- 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 Algrim
 913.469.4605 Direct
algrim@capital-kc.com

Erik Lund
 913.469.4609 Direct
lund@capital-kc.com

NAI Capital Realty

Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

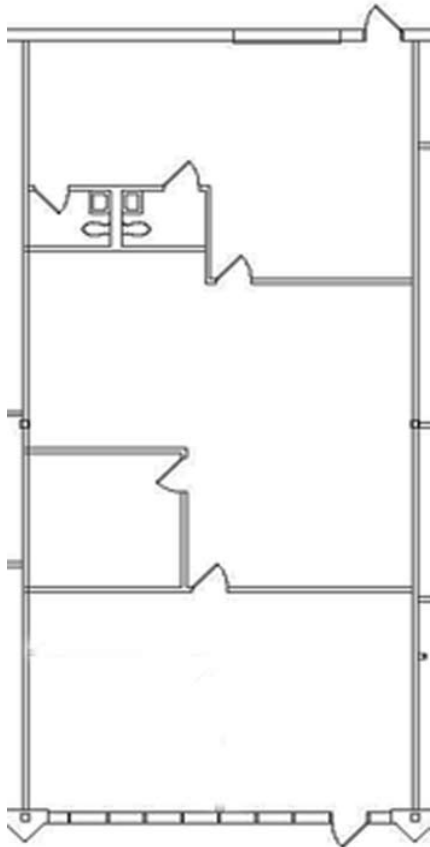
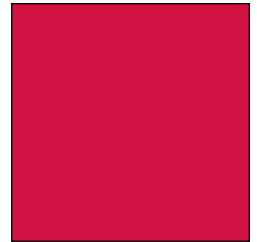
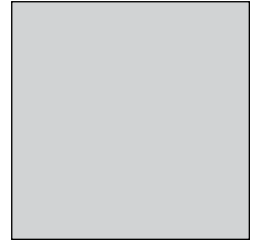
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

www.capital-kc.com

EXCHANGE PLACE 12

13261 W. 98th Street

Lenexa, Kansas



2,380 Square Feet

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EXCHANGE PLACE 12
13261 W. 98th Street
Lenexa, KS

Leasing Information:

| | | | |
|--------------------------------|-------|-----------------------------|------------------|
| Square Feet: | 2,380 | Lease Rate Per Month: | \$1,785.00 |
| Office/Production Square Feet: | 1,740 | Lease Rate Per Square Foot: | \$9.00 PSF |
| Warehouse Square Feet: | 640 | Lease Type: | Gross Industrial |

Building Data:

| | | | |
|----------------------------|-------------------|--------------------------|-------|
| Private Offices: | 1 | Clear Height: | 16' |
| Restrooms: | 2 | Column Spacing: | |
| Electrical Service: | | Dock-High Doors: | N/A |
| Warehouse Lighting System: | Fluorescent Strip | Size of Dock-High Doors: | N/A |
| Warehouse Heating System: | FAG | Drive-In Doors: | 1 |
| Sprinkler System: | Wet | Size of Drive-In Doors: | 9 x 9 |
| | | Double Doors: | N/A |

Site Data:

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

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.