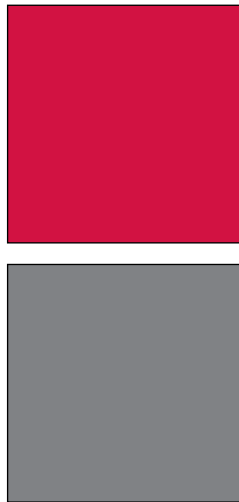
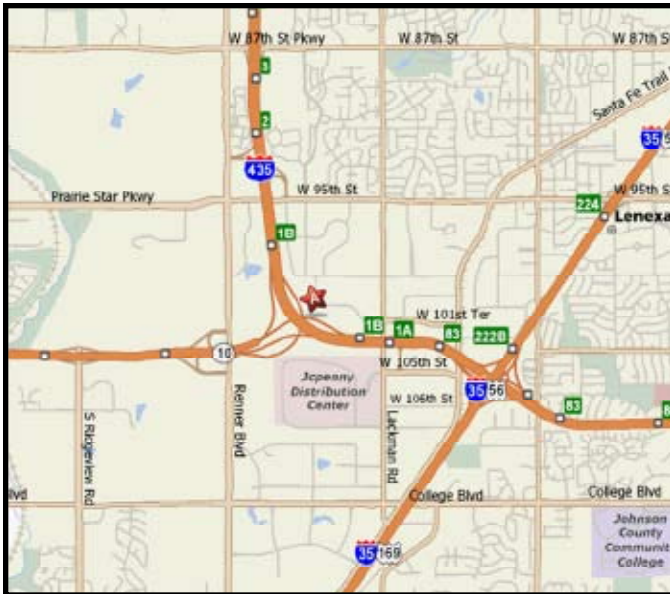


PROPERTY FOR LEASE
99th STREET BUSINESS PARK 2
 9724 Legler
 Lenexa, Kansas



Property Highlights

- 12,974 SF Available
- 11,674 SF Office/Exam/Therapy
- 1,300 SF Storage
- \$10.75 PSF Gross Industrial
- Excellent Clinic Location
- 1 Dock-High Doors
- 1 Drive-In Door
- 41 Parking Spaces
- Excellent I-435 Highway Access at Lackman Road
- Convenient Access to I-35
- 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
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 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

99th STREET BUSINESS PARK 2

9724 Legler

Lenexa, Kansas



Building 2
12,974 SF

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**99th Street Business Park
9724 Legler**

Leasing Information:

Square Feet:	± 12,974	Lease Rate Per Month:	\$11,622.54
Office Square Feet:	± 11,674	Lease Rate Per Square Foot:	± \$10.75
Warehouse Square Feet:	± 1,300	Lease Type:	Gross Industrial

Building Data:

Private Offices:	25	Clear Height:	14'
Restrooms:	5	Column Spacing:	23' x 41' on center
Electrical Service:	400 Amp; 255 Volts	Dock-High Doors:	1
Warehouse Lighting System:	Fluorescent	Size of Dock-High Doors:	9' x 9'
Warehouse Heating System:	F.A.G.	Drive-In Doors:	1
Sprinkler System:	N/A	Size of Drive-In Doors:	12' x 12'

Site Data:

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

For Additional Information Contact:

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Overland Park, Kansas 66210

913.469.4600, Fax: 913.469.4650

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.