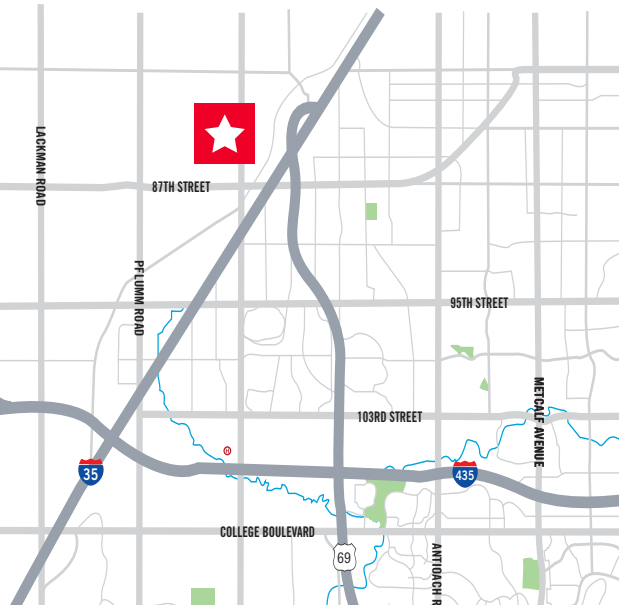




FOR LEASE

# Brookhollow Building 1

8244 Nieman Road, Lenexa, KS



## Affordable Office/Warehouse/Flex Space in Lenexa

- 10,470 SF Available Warehouse Space
- Suite 8244 for Lease | \$7.50 Gross

### Property Highlights

- Available December 1, 2024
- 16' Clear height
- 2 Dock-high doors and 1 ramped drive-in door
- Manufacturing/warehouse space, common area restrooms in atrium area
- 800 SF office space
- Located between 75th Street and 87th Street at I-35
- Monument signage available for term tenants
- Heavy Power
- 100% air-conditioned space

### Alec Blackwell, SIOR

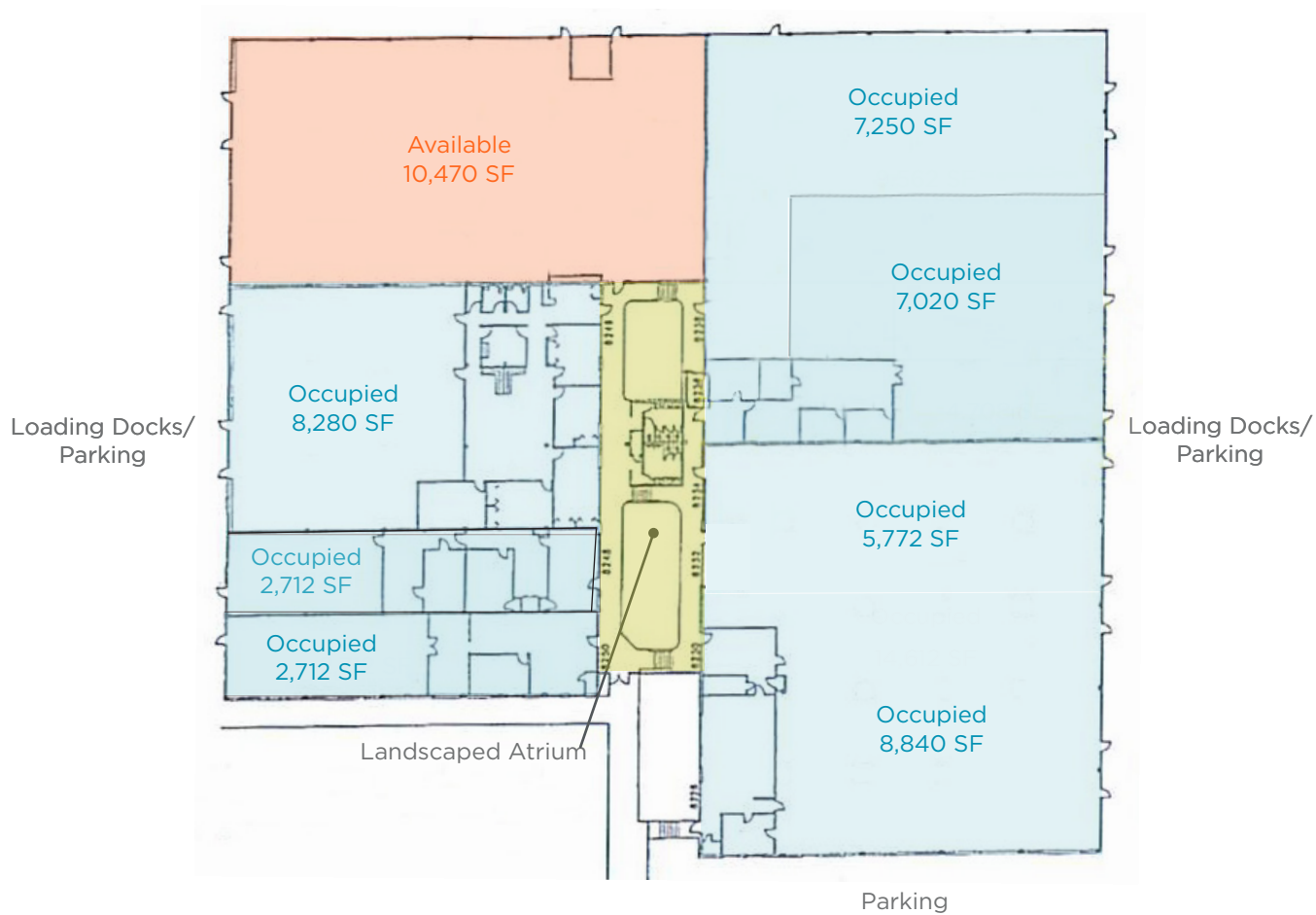
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## Floor Plan



Floor plans represent an approximate size and layout, need to be field verified.





FOR LEASE

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8244 Nieman Road, Lenexa, KS

Aerial

