

FOR SALE OR LEASE



# 7905 Quivira Road

LENEXA, KANSAS



## Building Information

7905 Quivira Road is a single-story office building, consisting of approximately 50,200 square feet, on approximately 5.75 acres. Located on the southeast corner of 79th Street and Quivira Road in Lenexa, Kansas, the building is accessible from I-35 via the 79th Street exit, providing easy access for employees throughout the metropolitan area. The building is well-suited for an owner-user property, with excellent signage visibility on Quivira Road and ample parking. The building includes a sizable IT room, test kitchen, and a back-up generator. The building also has the ability to be expanded on the adjacent lot.

## Building Amenities

- > 50,200 square feet
- > Potential to demise to 24,489 SF
- > Single-story building
- > 5.75± acres
- > Back-up power capabilities
- > Lease rate: \$13.50 SF NNN
- > 7 roof HVAC units (new 2015)
- > Test kitchen
- > Additional land for expansion
- > Built in 1994
- > 4.32 / 1,000 (217) parking spaces currently available
- > Sale price: \$6,576,200 / \$131 PSF
- > Additional parking up to 6.87/1,000 or building expansion available
- > New roof (2015)

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## 7905 Quivira Road > Photos

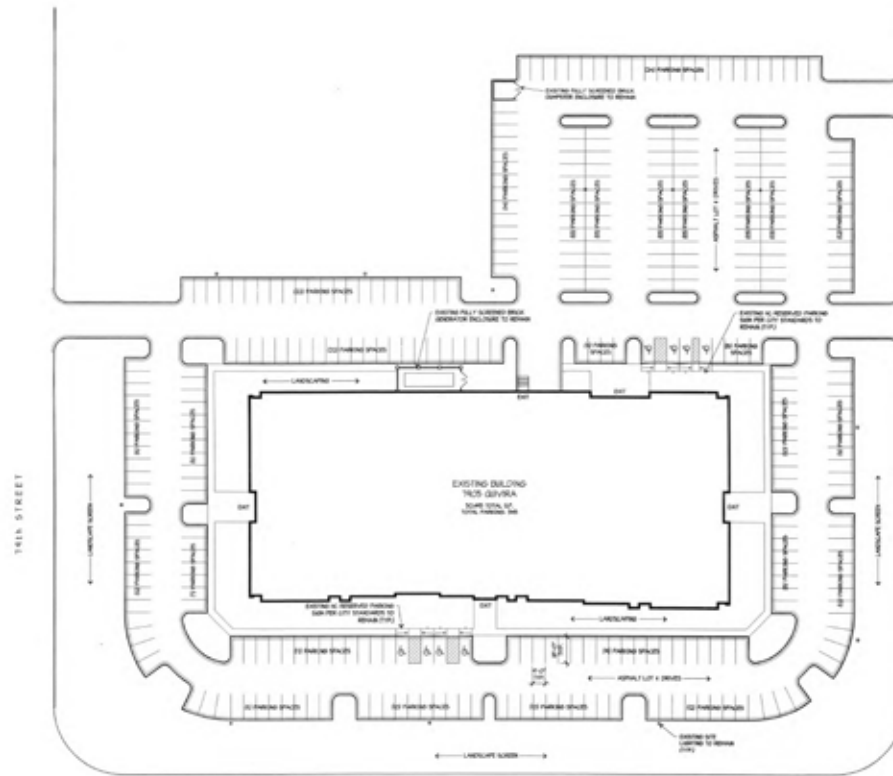
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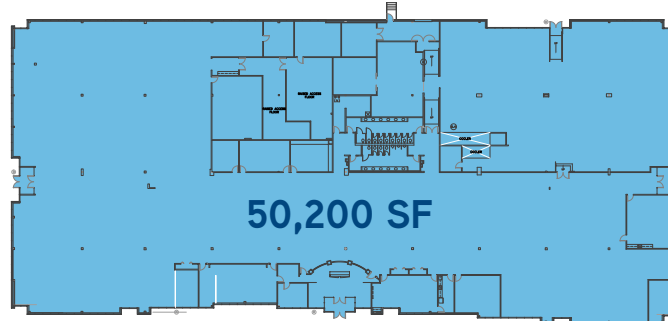
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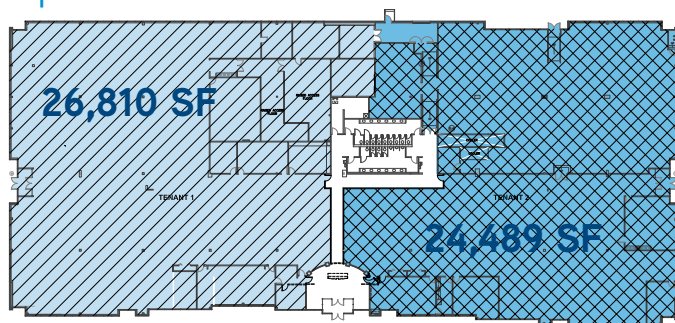
## Site Plans



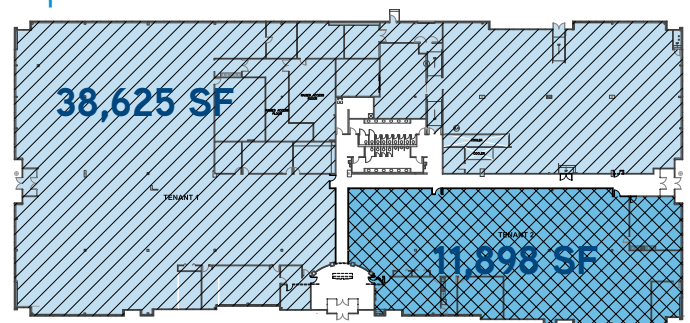
As-Built Plan



Option A



Option B





## 7905 Quivira Road > Aerial



## Contact Us

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