

FOR SALE OR LEASE > OFFICE FLEX BUILDING

# 12635-12651 HEMLOCK STREET

OVERLAND PARK, KS



## PROPERTY HIGHLIGHTS

- > Total building area: 17,750 SF
- > Available space: Up to 12,190 SF
- > Available units:
  - > 12643: 2,650 RSF
  - > 12647 & 12649: 5,650 RSF
  - > 12651: 3,645 RSF
- > Parking ratio: 4.05 / 1,000 or 72 spaces
- > Drive-in door access to units
- > Building designed to accommodate additional storage/warehouse within units
- > Flexible lease terms available
- > Located east of 127th Street and Antioch Road
- > Lease rate: \$13.50 modified gross (insurance, taxes, and CAM included)
- > Sale price: \$1,950,000

MATT STOVER  
+1 816 556 1116  
KANSAS CITY, MO  
matt.stover@colliers.com

JOHN STAFFORD  
+1 816 556 1184  
KANSAS CITY, MO  
john.stafford@colliers.com

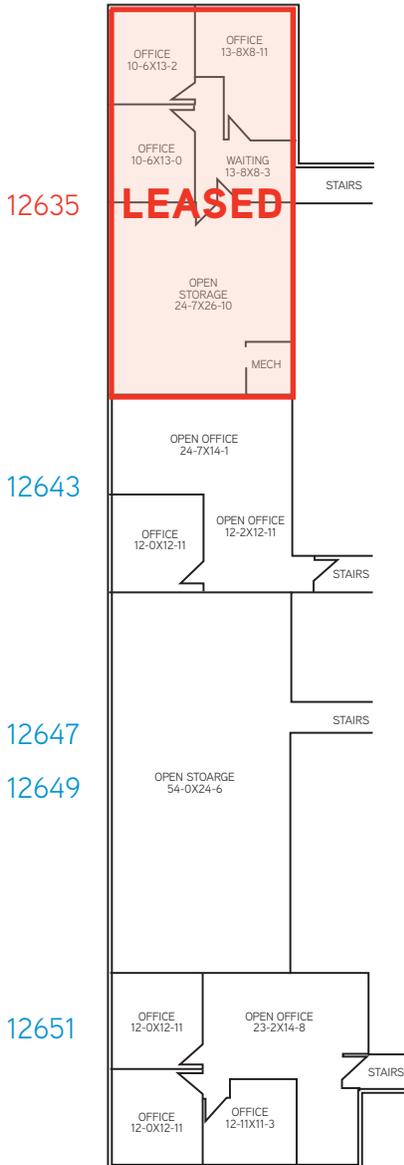


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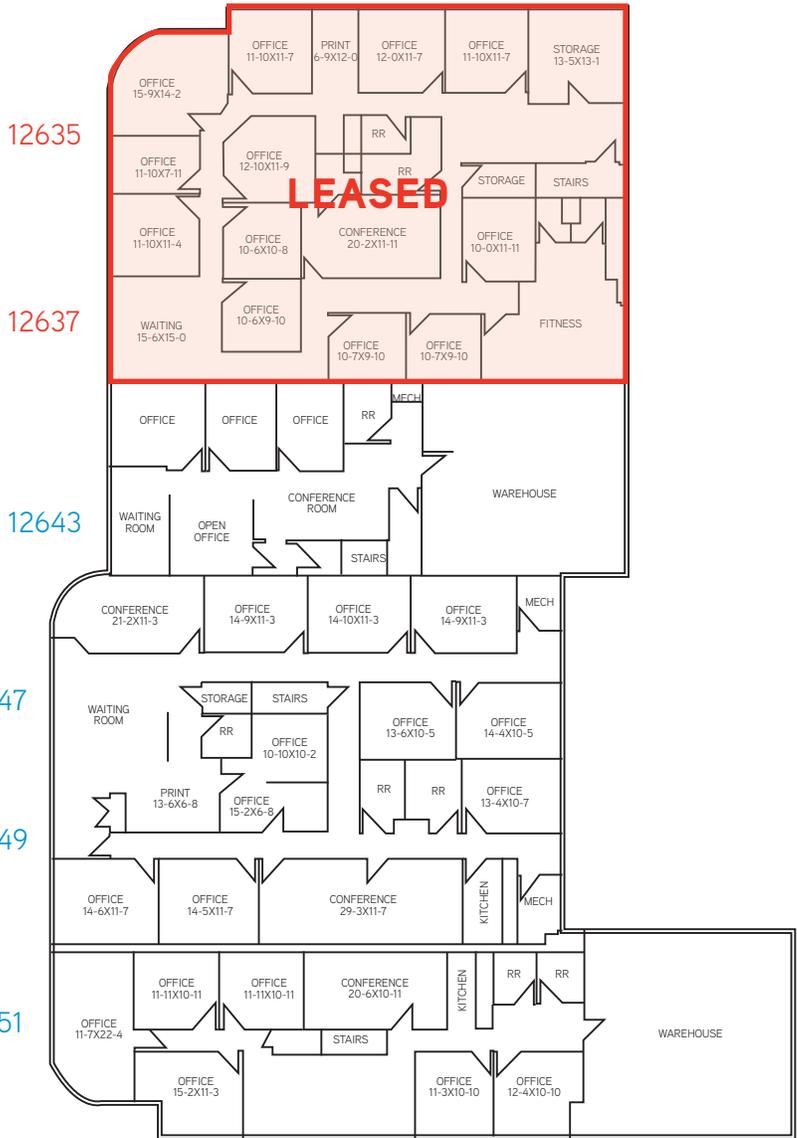
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## MEZZANINE



## MAIN LEVEL



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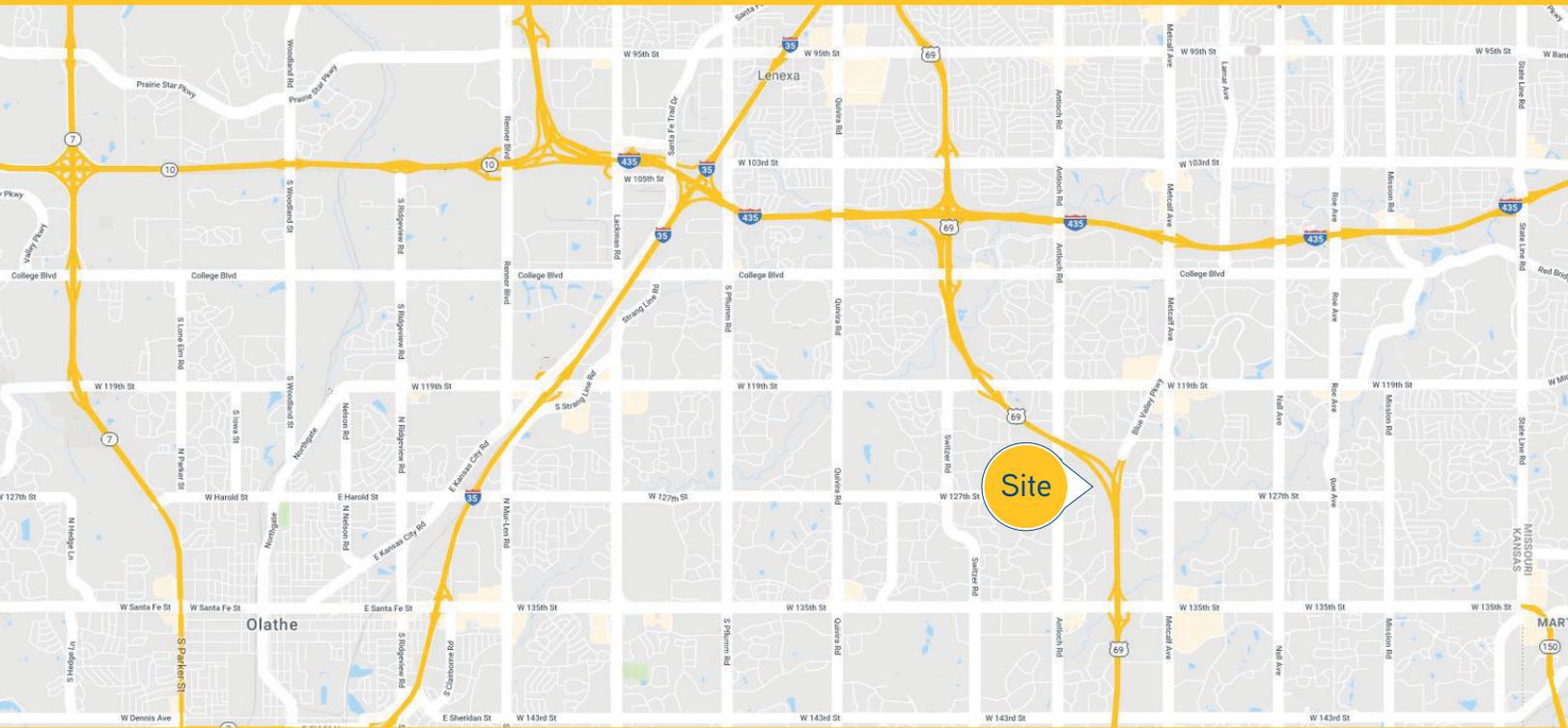
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