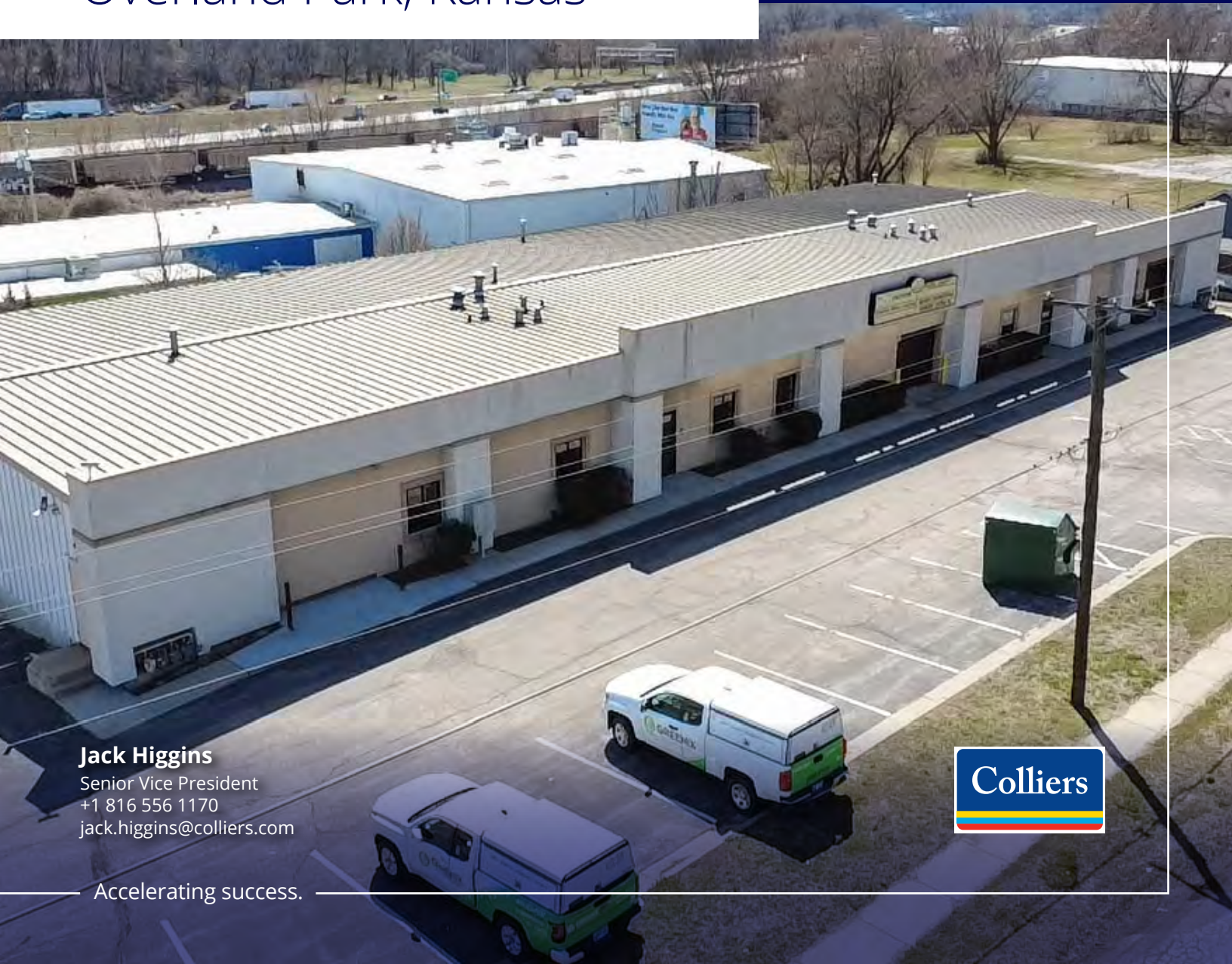


For Lease

4311-4323 Merriam Drive
Overland Park, Kansas



Jack Higgins

Senior Vice President
+1 816 556 1170
jack.higgins@colliers.com

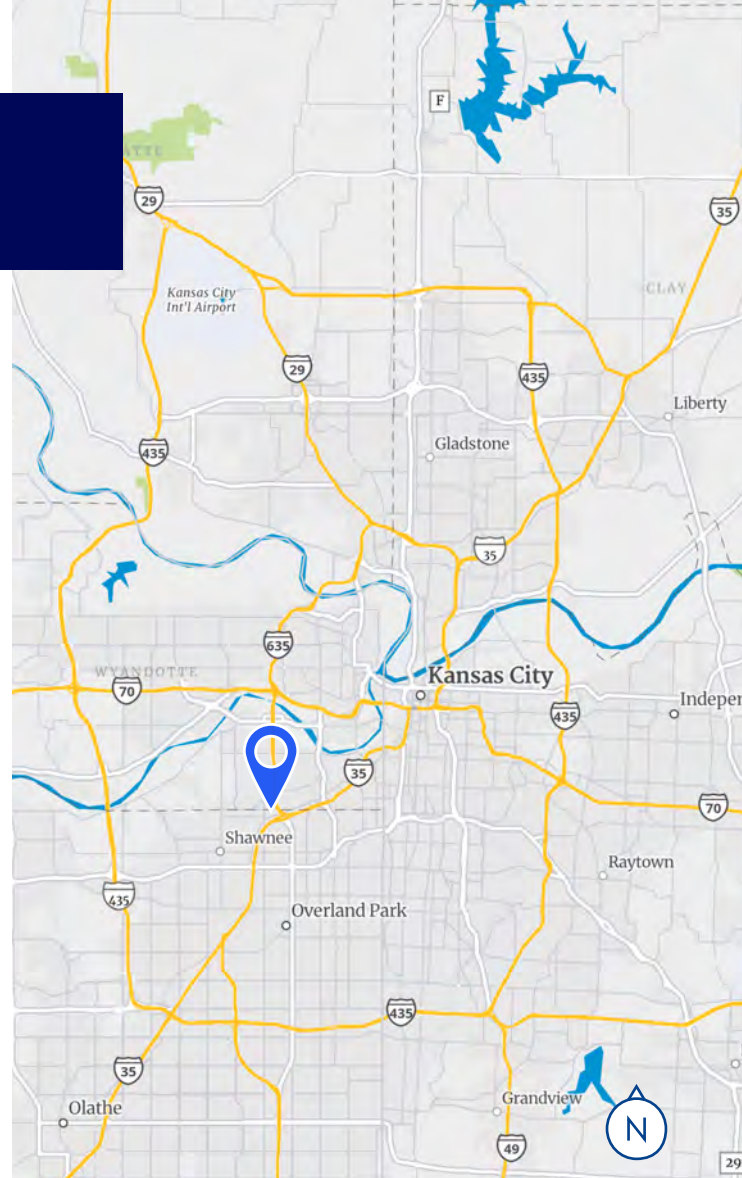


Accelerating success.

For Lease

Property Features

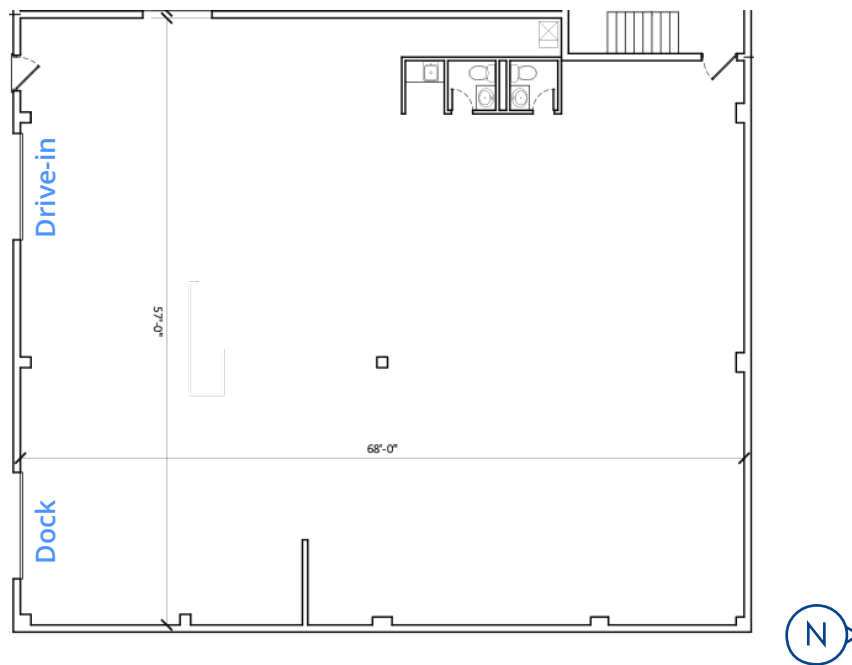
- Total building area: 28,000± SF
- Unit 4311: 3,800 SF (10% office)
 - 1 dock-high door
 - 1 drive-in door
- Unit 4323: 2,800 SF (100% office)
- Fully climate controlled
- Year built: 1973
- Land area: 1.13 acres
- Clear height: 8.5'
- Zoning: M-2
- Lease rate: \$7.50 PSF, NNN
- Operating expenses:
 - Taxes: \$1.40
 - Insurance: \$0.26
 - CAM: \$0.25



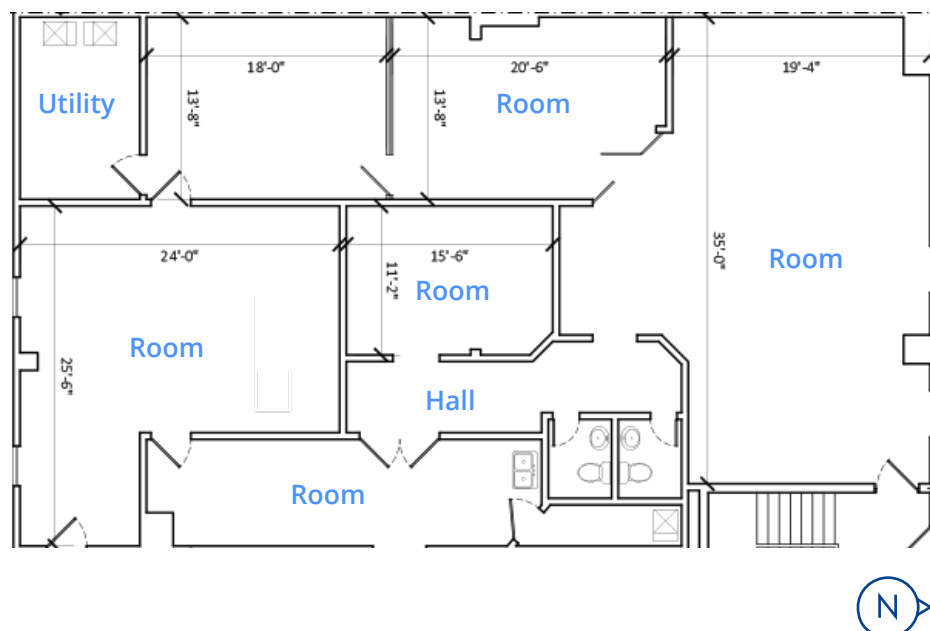
Floor Plans

4311-4323 Merriam Drive

Unit 4311: 3,800 SF



Unit 4323: 2,800 SF

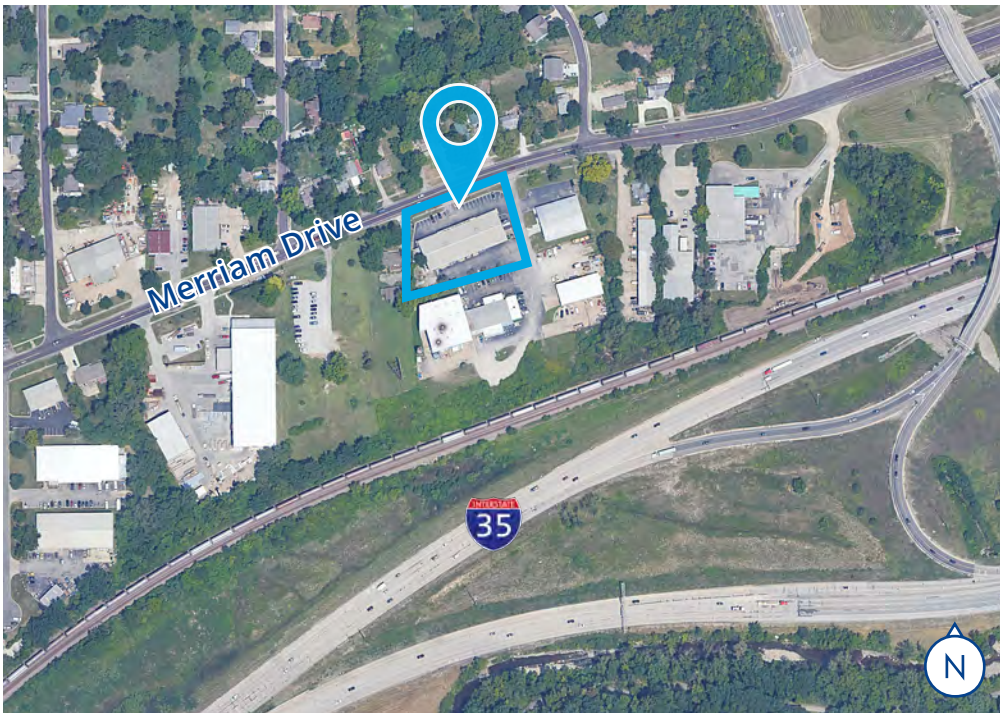


For Lease

4311-4323 Merriam Drive



Site Aerial



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