

For Sale or Lease | Office/Flex | 9400 Reeds Road Overland Park, KS
\$20 PSF - 1st Floor Renovated Suite & Warehouse - D.I. Door
\$2,550,000 - 14,070 SF Building - Tenants Will Leaseback 3-5 Years



1st Floor is Partially Leased with Common Area Restrooms, Conference Room & Kitchen
2nd Floor is Fully Leased - Main Tenant Will Sign New 1-3 Year Lease with New Ownership
Near Corner of 95th & Nall | Across from New Meadowbrook Development
22'6" Clear Span Warehouse with D.I. Door Available | 60+ Parking Spots | New Roof 2023



Josh Haith
Josh@Haith.com
O: (913) 888-3456 x 7
www.Haith.com


Haith
& Company, Inc.
Real Estate Services

David Smart
DSmart@Haith.com
O: (913) 888-3456
M: (913) 219-0052

For Sale or Lease | Office/Flex | 9400 Reeds Road Overland Park, KS
\$20 PSF - 1st Floor Renovated Suite & Warehouse - D.I. Door
\$2,550,000 - 14,070 SF Building - Tenants Will Leaseback 3-5 Years

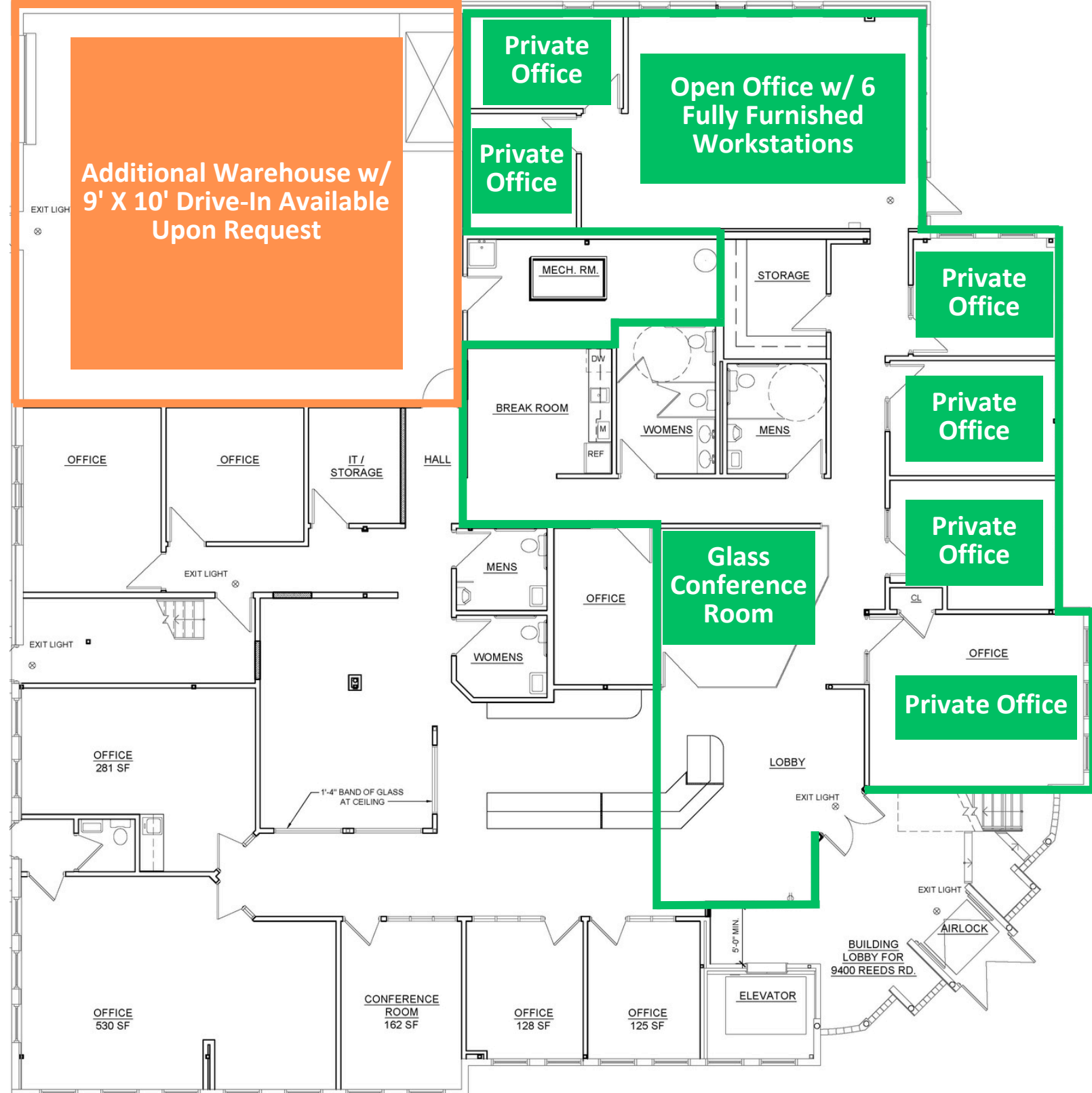


Josh Haith
Josh@Haith.com
O: (913) 888-3456 x 7
www.Haith.com


Haith
& Company, Inc.
Real Estate Services

David Smart
DSmart@Haith.com
O: (913) 888-3456
M: (913) 219-0052

For Sale or Lease | Office/Flex | 9400 Reeds Road Overland Park, KS
\$20 PSF - 1st Floor Renovated Suite & Warehouse - D.I. Door
\$2,550,000 - 14,070 SF Building - Tenants Will Leaseback 3-5 Years



1st Floor Vacant & Available for Lease

Josh Haith
Josh@Haith.com
O: (913) 888-3456 x 7
www.Haith.com



David Smart
DSmart@Haith.com
O: (913) 888-3456
M: (913) 219-0052

For Sale or Lease | Office/Flex | 9400 Reeds Road Overland Park, KS
\$20 PSF - 1st Floor Renovated Suite & Warehouse - D.I. Door
\$2,550,000 - 14,070 SF Building - Tenants Will Leaseback 3-5 Years



2nd Floor Elevator Lobby



2nd Floor Large Suite Reception



2nd Floor Large Suite Executive Office



2nd Floor Large Suite Bullpen

For Sale or Lease | Office/Flex | 9400 Reeds Road Overland Park, KS
\$20 PSF - 1st Floor Renovated Suite & Warehouse - D.I. Door
\$2,550,000 - 14,070 SF Building - Tenants Will Leaseback 3-5 Years



2nd Floor Large Suite Open Area



2nd Floor Large Suite Open Area



2nd Floor Large Suite Private Office



2nd Floor Large Suite Executive Office

For Sale or Lease | Office/Flex | 9400 Reeds Road Overland Park, KS
\$20 PSF - 1st Floor Renovated Suite & Warehouse - D.I. Door
\$2,550,000 - 14,070 SF Building - Tenants Will Leaseback 3-5 Years



**2nd Floor Large Suite Copy Area
Behind Reception**



2nd Floor Large Suite Break Room



2nd Floor Common Area Restroom



**2nd Floor Common
Conference Room**



Main Building Entrance & Lobby



**2nd Floor Hall to Additional
Leased Office & Restrooms**

Josh Haith
Josh@Haith.com
O: (913) 888-3456 x 7
www.Haith.com



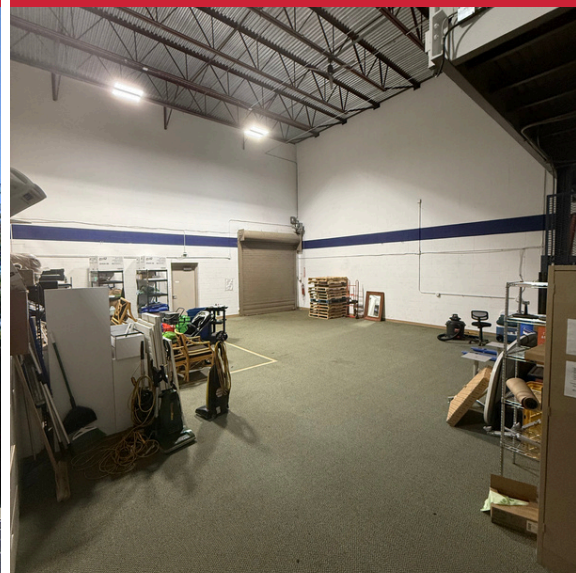
David Smart
DSmart@Haith.com
O: (913) 888-3456
M: (913) 219-0052

For Sale or Lease | Office/Flex | 9400 Reeds Road Overland Park, KS
\$20 PSF - 1st Floor Renovated Suite & Warehouse - D.I. Door
\$2,550,000 - 14,070 SF Building - Tenants Will Leaseback 3-5 Years

Building Entrance - Exterior



Warehouse - D.I. Door - Clear Span



Exterior - South Side Parking



D.I. Door - 10' Tall x 9' Wide

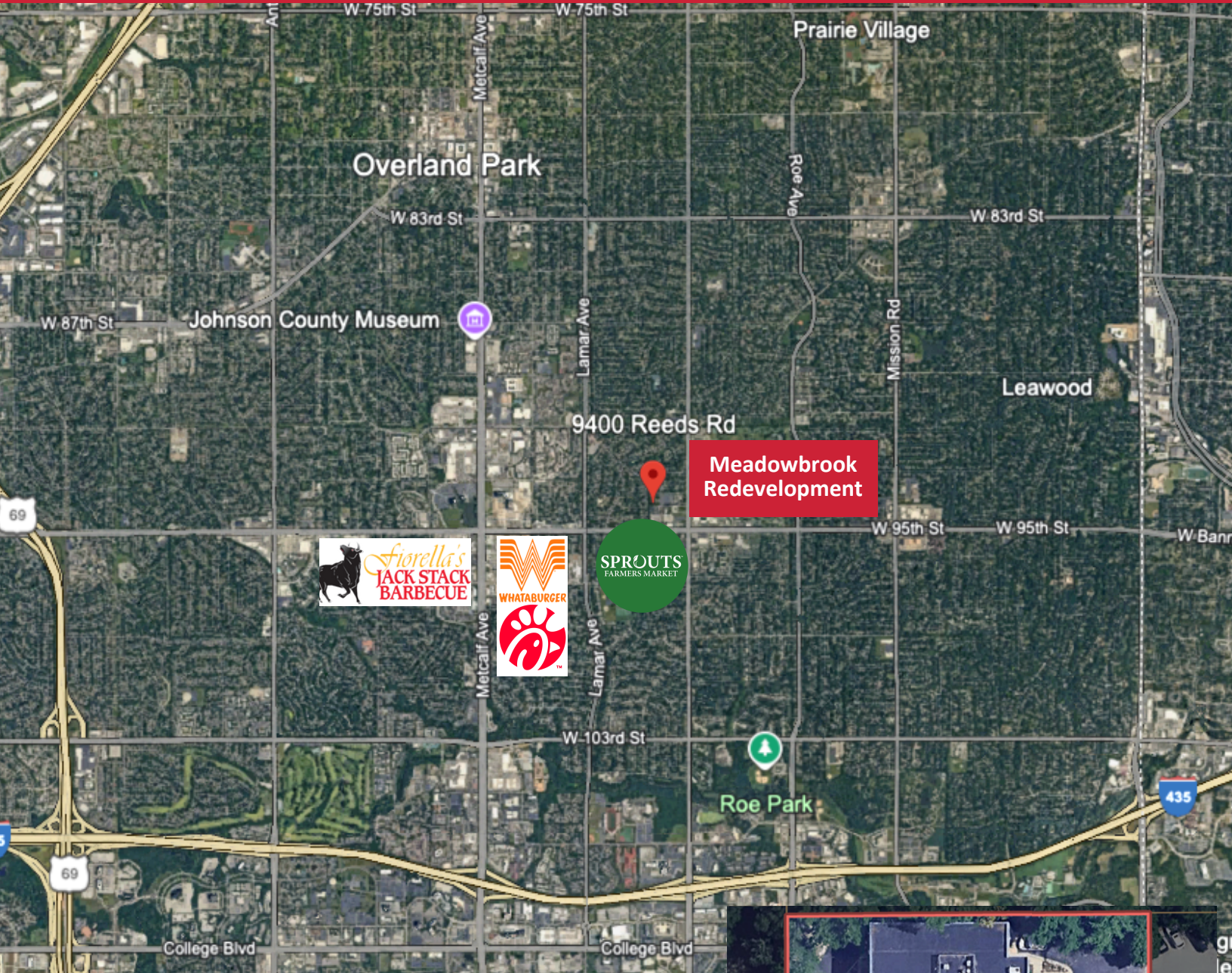


Josh Haith
Josh@Haith.com
O: (913) 888-3456 x 7
www.Haith.com



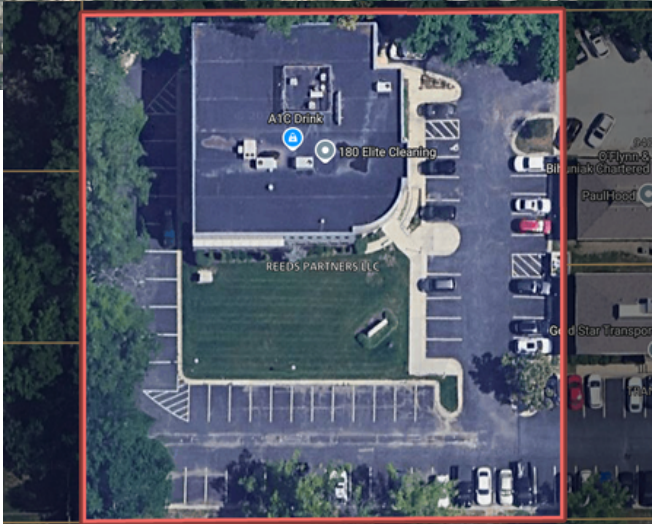
David Smart
DSmart@Haith.com
O: (913) 888-3456
M: (913) 219-0052

For Sale or Lease | Office/Flex | 9400 Reeds Road Overland Park, KS
\$20 PSF - 1st Floor Renovated Suite & Warehouse - D.I. Door
\$2,550,000 - 14,070 SF Building - Tenants Will Leaseback 3-5 Years



Excellent Location Near Hard Corner of 95th
& Nall with Great Access to I-435, 69 Hwy

I-435 & Roe	2 Miles
69 Hwy & 95th	3 Miles



Josh Haith
Josh@Haith.com
O: (913) 888-3456 x 7
www.Haith.com



David Smart
DSmart@Haith.com
O: (913) 888-3456
M: (913) 219-0052