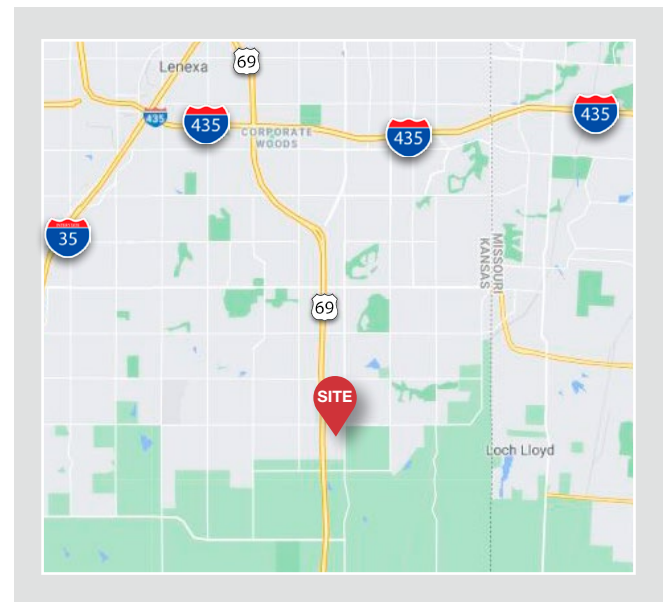




## 7500-7504 W 161st Street Overland Park, Kansas

### Property Features

- 14,500 SF Flex building
- 100% air conditioned, built out for office
- Excellent window line on three sides
- Currently configured as two tenant building:
  - 8,500 SF & 6,000 SF
- High growth area, excellent demographics
- Ample parking and building signage opportunity
- Easy access to 159th St / Hwy 69 interchange
- Lease Rate: Contact Agent
- Sale Price: \$1,650,000



For more information:

**Mike Sonnenberg, CCIM**

+1 913 956 5812 • [mike@nai-heartland.com](mailto:mike@nai-heartland.com)

