

6,768 SF FOR SALE OFFICE CONDO

11644 W 75TH STREET, UNIT #1
SHAWNEE, KANSAS

LANE4

PRICE REDUCTION: \$539,000



HIGHLIGHTS:

- **Sale Price: \$539,000**
- 6,768 SF Office Condo For Sale
- Available for occupancy 9/1/22
- Building and monument signage available
- Located 3 minutes to I-35



4705 Central Street | Kansas City, MO 64112
816.960.1444 | lane4group.com



For more information, contact:

MIKE LEVITAN / 816.268.9109
mlevitan@lane4group.com

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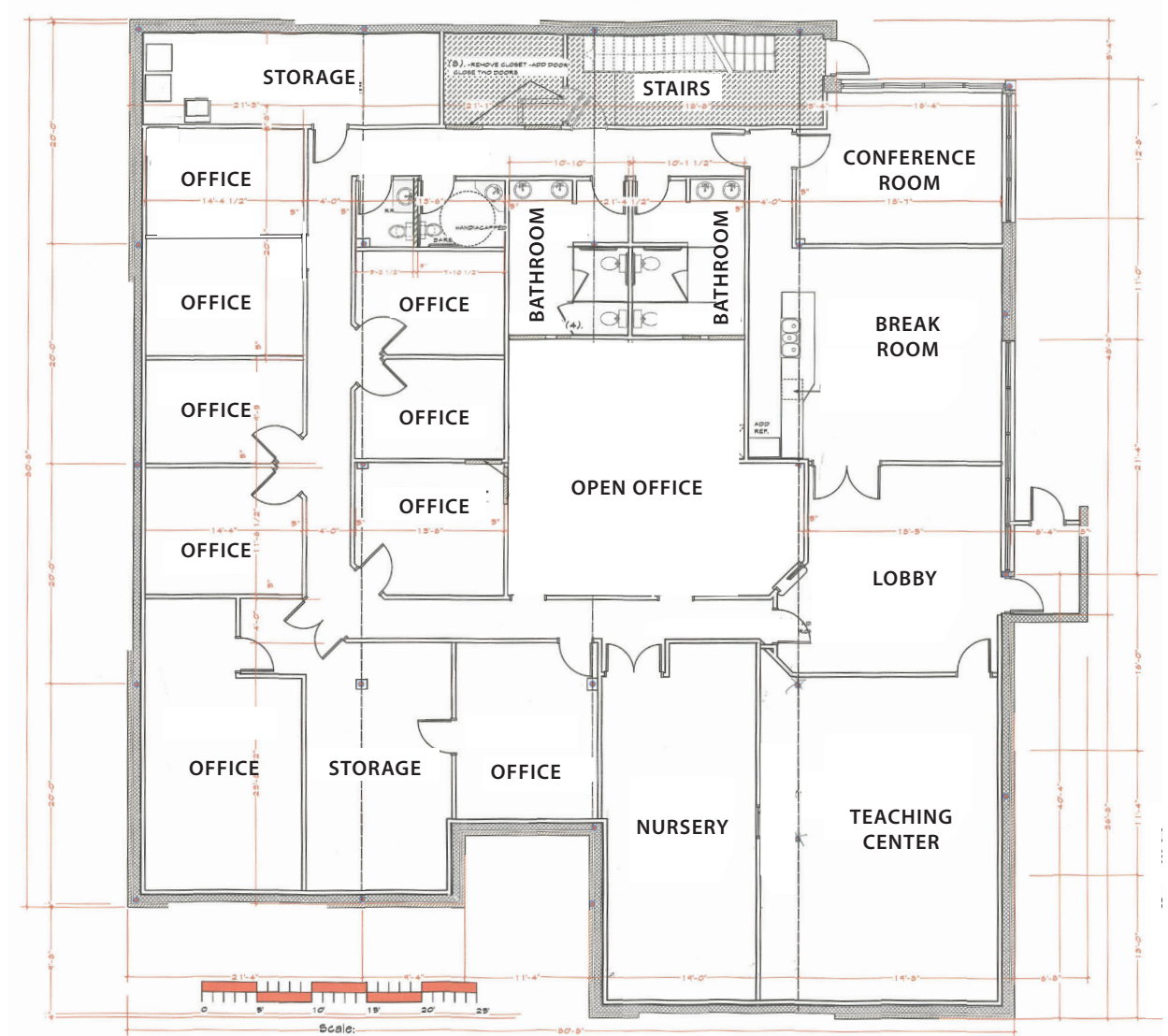
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FACT SHEET

ADDRESS:	11644 W 75th Street (Unit 1) Shawnee, Kansas 66214
BUILT:	1991
TOTAL SF:	6,768 SF
ROOF:	2020 install with a 20 year warranty
BUILDING SIGNAGE:	Building signage above space
MONUMENT SIGNAGE:	Available on 75th Street
PARKING:	Open parking
ASSOCIATION DUES:	Approx. \$1,280/mo for CAM (Includes water)



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INTERIOR PHOTOS

