

# 3119 MERRIAM LANE BUSINESS CENTER

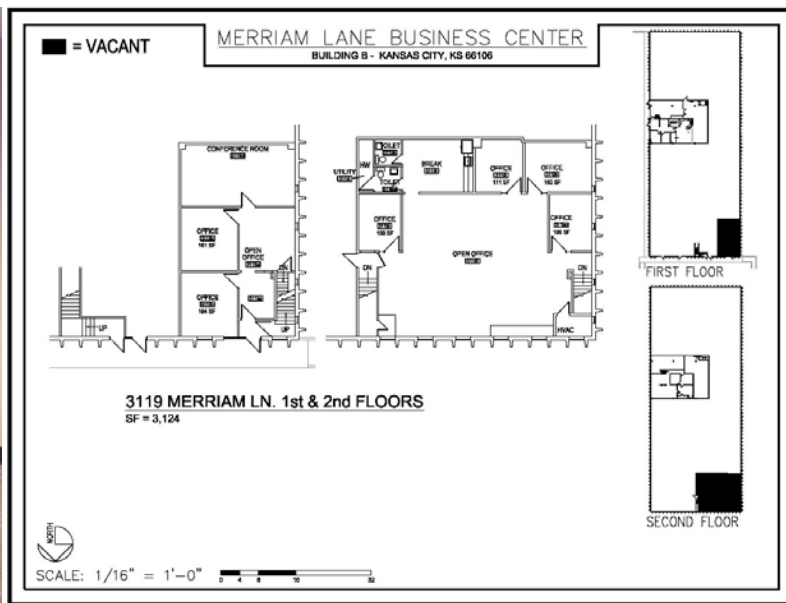
*3051-3121 Merriam Lane  
Kansas City, KS*

**3119 Merriam Lane is a flex-use business center conveniently located with nearby access to I-35 highway, only 10 minutes from downtown Kansas City, and less than 20 minutes from MCI airport. Leases are available now with competitive market rents. Don't miss it. Call us for more information today!**

Contact Zachary: 816-527-9393

[zbassin@prismres.com](mailto:zbassin@prismres.com)





# 3119 MERRIAM LANE KANSAS CITY, KS

[www.prismres.com](http://www.prismres.com)

This multi-tenant facility contains a modern space designed to accommodate those seeking a beautifully designed office layout with a spacious floorplan including a break room, conference room, and 6 private offices.

**Sq. Ft Available:** 3,124 Office  
**Zoning:** M-2

**Base Rent:** \$6.50 PSF Modified Gross  
**CAM:** \$0.55 PSF (est)

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**3119 MERRIAM  
LANE  
GENERAL  
BUILDING INFO**

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**Location:** 3051-3121 Merriam Lane Kansas City, KS 66106

**Building Size:** 109,170 Square Feet

**Parking Ratio:** 1.5 Cars/1,000 Square Feet

**Building Construction:** Concrete

**Utilities (Lessee):** Electricity- Board of Public Utilities  
Gas- Kansas Gas Service

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