



Space For Lease - Flex Warehouse Space with Offices

- Excellent freeway access and visibility
- High parking ratios
- Attractively landscaped business park setting
- Uses for office-warehouse/flex/showroom
- Interchange improvements at I-35 and 119th Street will be made to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements.

For more information:

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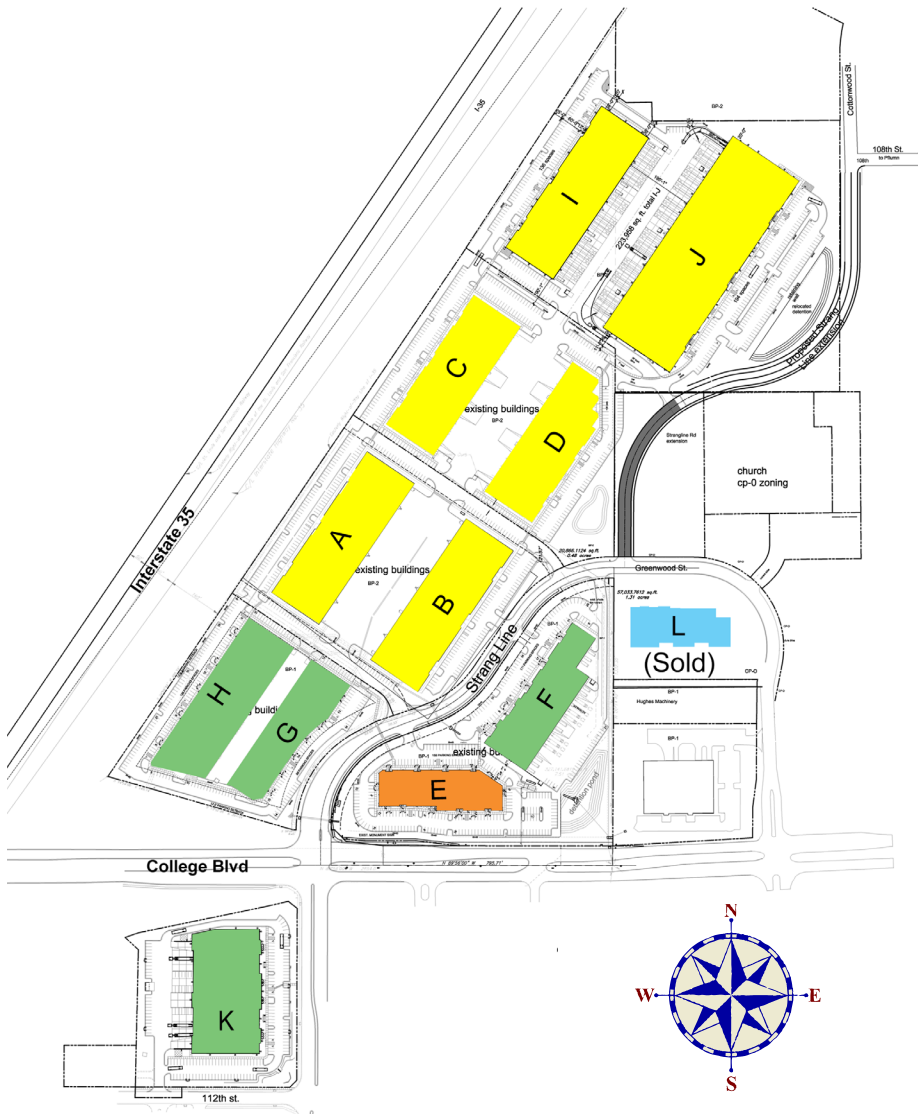
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Park Site Plan

- Large bay light industrial and office/warehouse/flex
- Smaller bay light industrial and office/warehouse/flex
- One story office with direct entry to each suite
- New construction planned self-storage space

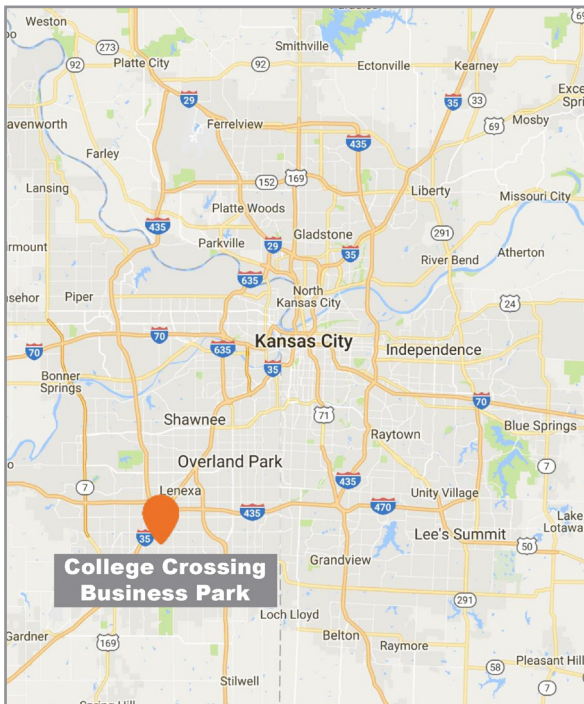
| | | | |
|---------|---|---------|----|
| Bldg. A | - | 77,035 | SF |
| Bldg. B | - | 77,035 | SF |
| Bldg. C | - | 70,589 | SF |
| Bldg. D | - | 65,900 | SF |
| Bldg. E | - | 35,454 | SF |
| Bldg. F | - | 49,662 | SF |
| Bldg. G | - | 33,218 | SF |
| Bldg. H | - | 45,047 | SF |
| Bldg. I | - | 77,038 | SF |
| Bldg. J | - | 147,246 | SF |
| Bldg. K | - | 66,916 | SF |
| Bldg. L | - | SOLD | SF |

Total - 745,140 SF



Business Park Features

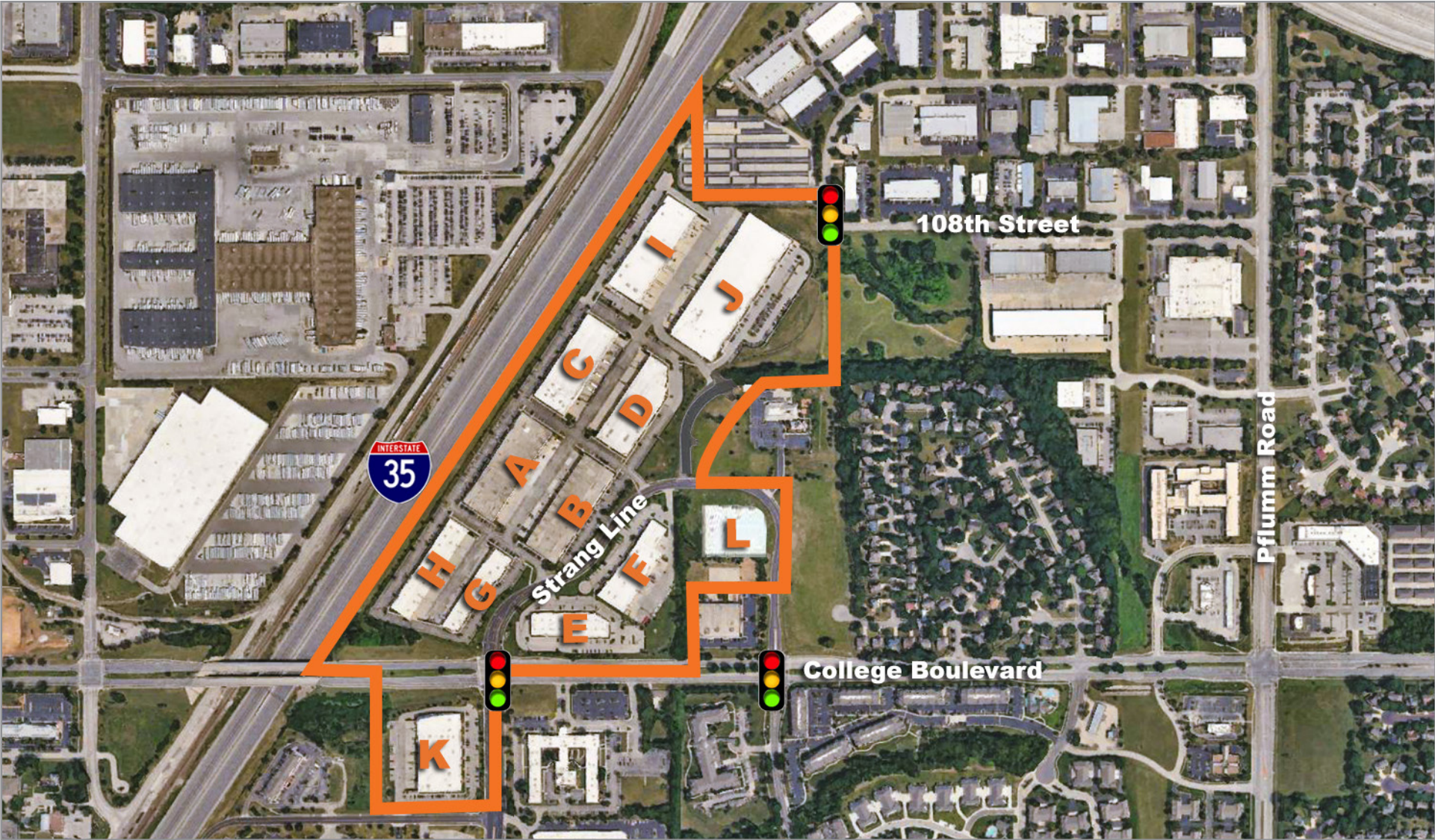
- Consolidated Communications, Spectrum Cable (Road Runner), Comcast Cable & AT&T offer every voice, internet, data service possible including T1, T3, DSL and equivalent services. American Fiber Systems (AFS) also have supplied fiber cables to 1&1 Internet for their large computer data center.
- Buildings A/B/C/D/I/J/L are BP-2 zoning, Planned Manufacturing. Permits predominately light industrial uses include wholesaling, manufacturing and warehouse operations in addition to research and office uses.
- Buildings E/F/G/H/K are BP-1 zoning, Planned Business Park. Permits predominately office or research type facilities with lower intensity or smaller scale manufacturing, warehousing and wholesaling.
- Landscaped grounds with underground lawn irrigation system
- Excellent freeway access to I-35, I-435 and Highway K-10
- Close proximity to major services and retail amenities at 119th Street and I-35 Retail Corridor
- Security Patrol



College Crossing Business Park

College Blvd. & Interstate 35, Lenexa, Kansas

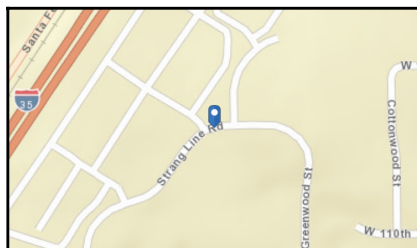
For Lease



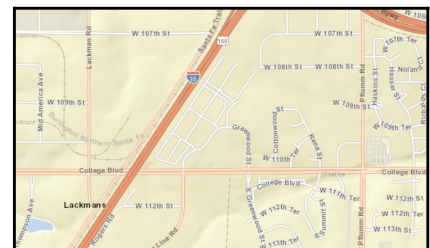
4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

Traffic Counts



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

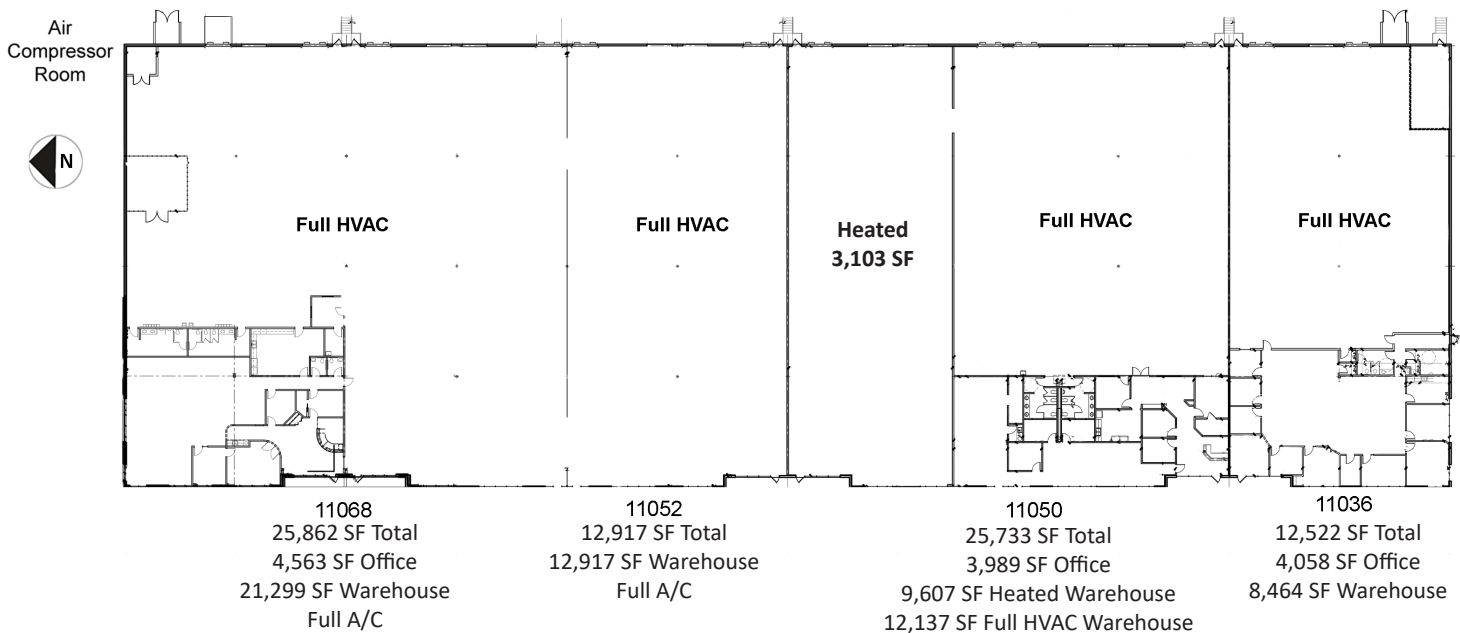


Source: ©2019 Kalibrate Technologies (Q4 2018).

Building A - Office/Flex

| | |
|-------------------|---|
| Address Range: | 11036-11068 Strang Line Road |
| Column Spacing: | 40' x 40' |
| Ceiling Height: | 24' - 27' |
| Floor Thickness: | 6" reinforced of 4,000 psi |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type: | 400 Watt Hi-Bay Metal Halide/LED |
| Electric Service: | 400 amps, 3 Phase, 480 Volt (Typical) |
| Loading: | 9' x 10' Dock Doors - Manually Operated |
| Parking: | 245 cars or 3:1,000. Outside lighting for parking areas |

| | | |
|----------------------------------|--------|------------|
| Net Charges: (2024 Estimates) | CAM: | \$1.54 PSF |
| | INS: | \$0.21 PSF |
| | TAX: | \$3.68 PSF |
| | Total: | \$5.43 PSF |



College Crossing Business Park

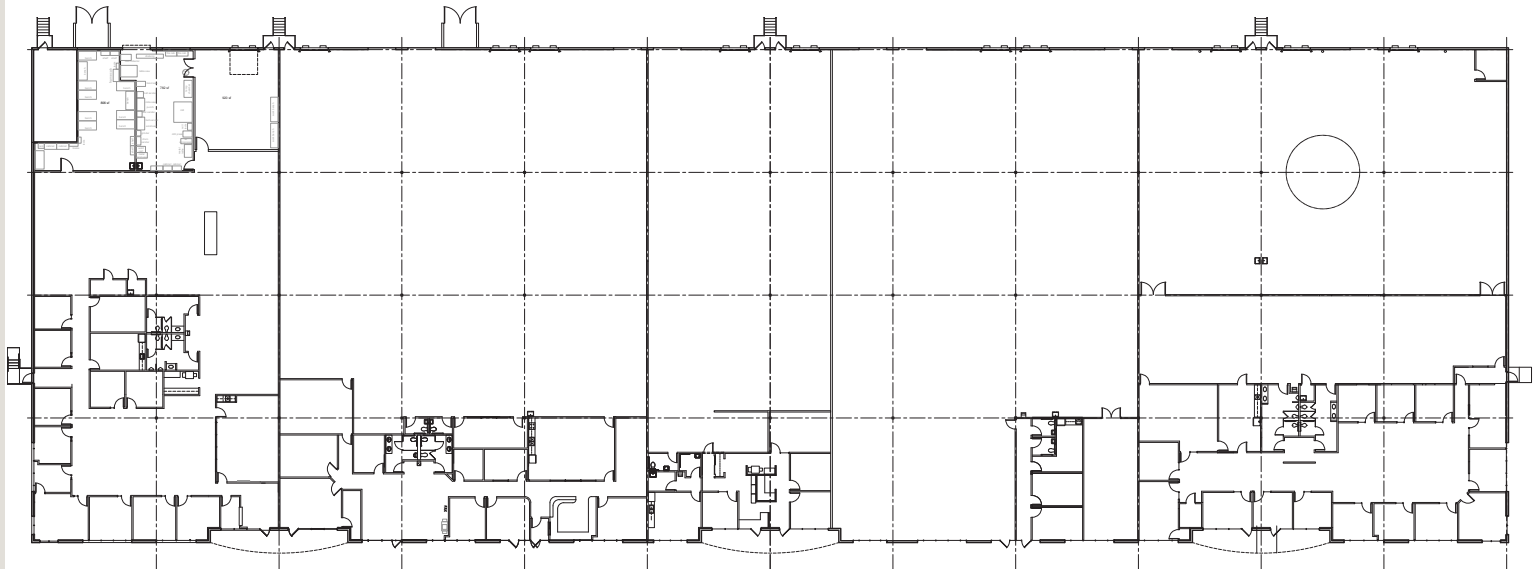
College Blvd. & Interstate 35, Lenexa, Kansas

For Lease

Building B - Office/Flex

| | |
|-------------------|---|
| Address Range: | 11006-11030 Strang Line Road |
| Column Spacing: | 40' x 40' |
| Ceiling Height: | 24' - 27' |
| Floor Thickness: | 6" reinforced of 4,000 psi |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type: | 400 Watt Hi-Bay Metal Halide/LED |
| Electric Service: | 400 amps, 3 Phase, 480 Volt (Typical) |
| Loading: | 9' x 10' Dock Doors - Manually Operated |
| Parking: | 245 cars or 3:1,000. Outside lighting for parking areas |

| | | |
|----------------------------------|--------|------------|
| Net Charges: (2024 Estimates) | CAM: | \$1.54 PSF |
| | INS: | \$0.21 PSF |
| | TAX: | \$3.68 PSF |
| | Total: | \$5.43 PSF |



12,522 SF Total
10,143 SF Office
2,379 SF Warehouse
Full A/C

19,368 SF Total
5,036 SF Office
14,332 SF Warehouse

9,562 SF Total
1,606 SF Office
7,956 SF Warehouse

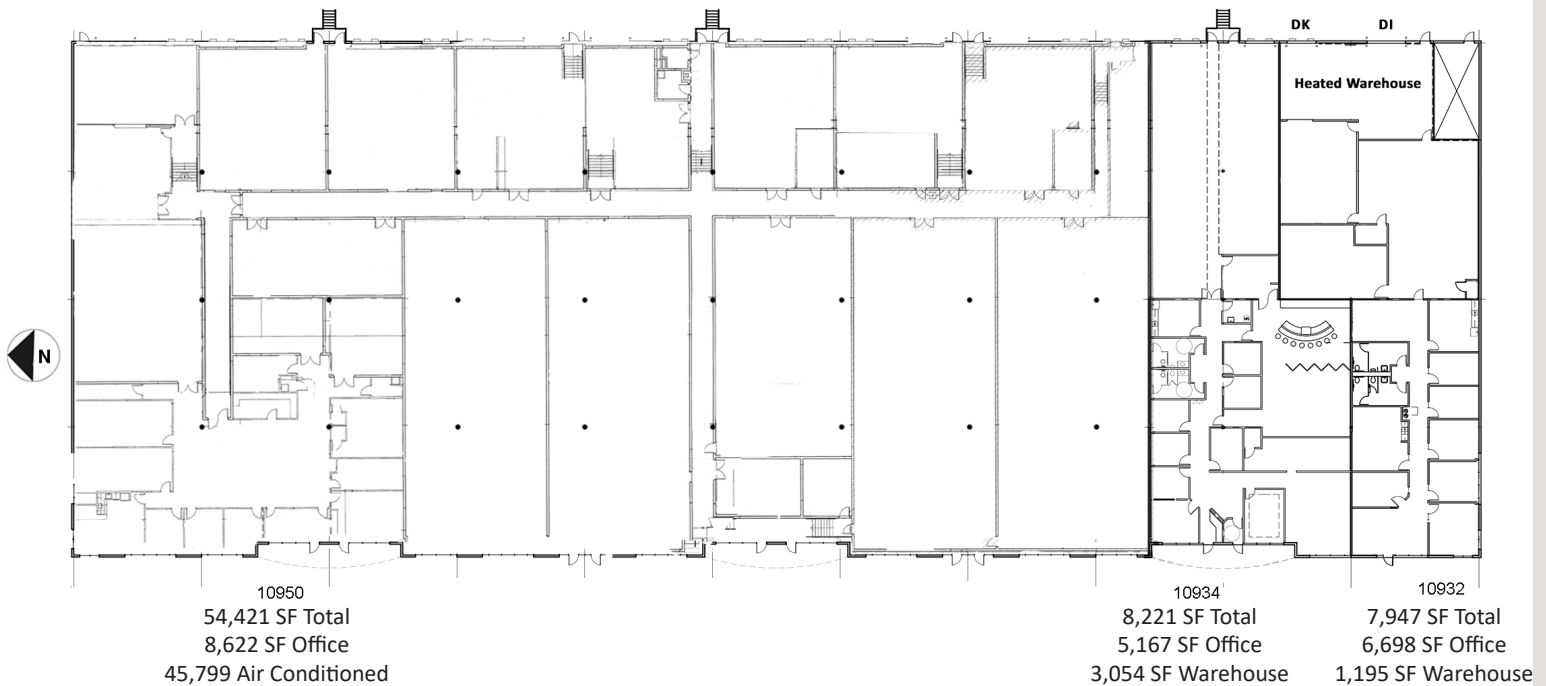
16,205 SF Total
1,624 SF Office
14,581 SF Warehouse

19,378 SF Total
6,044 SF Office
3,498 SF A/C Production
9,836 SF Warehouse

Building C - Office/Flex

| | |
|-------------------|---|
| Address Range: | 10932-10950 Strang Line Road |
| Column Spacing: | 40' x 40' |
| Ceiling Height: | 24' - 27' |
| Floor Thickness: | 6" reinforced of 4,000 psi |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type: | 400 Watt Hi-Bay Metal Halide/LED |
| Electric Service: | 400 amps, 3 Phase, 480 Volt (Typical) |
| Loading: | 9' x 10' Dock Doors - Manually Operated and 1 12' x 14' drive-in door |
| Parking: | 245 cars or 3:1,000. Outside lighting for parking areas |

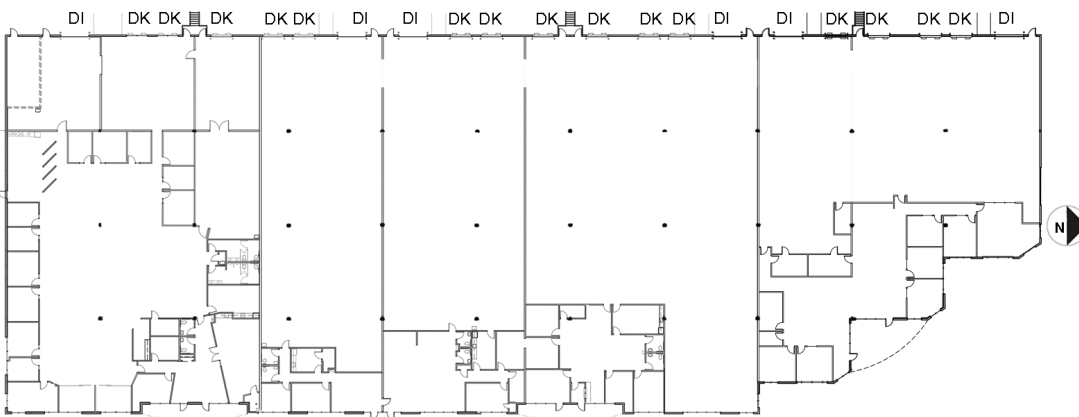
| | | |
|----------------------------------|--------|-------------------|
| Net Charges: (2024 Estimates) | CAM: | \$2.14 PSF |
| | INS: | \$0.21 PSF |
| | TAX: | <u>\$2.70</u> PSF |
| | Total: | \$5.05 PSF |



Building D - Office/Flex

| | |
|-------------------|--|
| Address Range: | 10902-10918 Strang Line Road |
| Column Spacing: | 40' x 40' |
| Ceiling Height: | 24' - 27' |
| Floor Thickness: | 6" reinforced of 4,000 psi |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. Space 10922 is heated warehouse, the remainder is A/C. |
| Lighting Type: | 400 Watt Hi-Bay Metal Halide/LED |
| Electric Service: | 400 amps of 440/277/3-phase with two step-down transformers |
| Loading: | 9' x 10' Dock Doors - Manually Operated and 1 12' x 14' drive-in door |
| Parking: | 245 cars or 3:1,000. Outside lighting for parking areas |
| Photos Link: | Interior photos of suite #10916: https://photos.app.goo.gl/hCVqF1Lypkv8FV2r6 |
| Utility Costs: | <p>Unit #10916</p> <p>2018 Annual Expense:</p> <p>Gas: \$0.37 PSF</p> <p>Electricity: \$1.95 PSF</p> |

| | | |
|------------------|--------|------------|
| Net Charges: | CAM: | \$2.14 PSF |
| (2024 Estimates) | INS: | \$0.21 PSF |
| | TAX: | \$2.70 PSF |
| | Total: | \$5.05 PSF |



| | | | | |
|---|---|---|---|---|
| <p>10916</p> <p>16,986 SF Total</p> <p>14,637 SF Office</p> <p>1,199 SF A/C Production</p> <p>1,150 SF Whse. - Heated</p> | <p>10914</p> <p>8,444 SF Total</p> <p>1,249 SF Office</p> <p>7,195 SF Whse.</p> | <p>10912</p> <p>9,841 SF Total</p> <p>2,129 SF Office</p> <p>7,643 SF Whse.</p> | <p>10908</p> <p>15,947 SF Total</p> <p>2,569 SF Office</p> <p>13,378 SF Whse.</p> | <p>10902-10906</p> <p>14,683 SF</p> <p>4,495 SF Office</p> <p>10,188 SF Whse.</p> |
|---|---|---|---|---|

Electrical Info

10902 - 277/480v 600amp

| | |
|----------|------------|
| A = 283v | A-B = 490v |
| B = 283v | A-C = 491v |
| C = 283v | B-C = 492v |

10908 - 277/480v 200amp

| | |
|----------|------------|
| A = 282v | A-B = 488v |
| B = 282v | A-C = 488v |
| C = 283v | B-C = 489v |

10912 - 277/480v 200amp

| | |
|----------|------------|
| A = 282v | A-B = 489v |
| B = 283v | A-C = 489v |
| C = 282v | B-C = 489v |

Building E - Office/Showroom

Address Range: 11031-11085 Strang Line Road

Building Size: 35,454 ± SF

Building Description: Single story office/professional/medical/retail showroom building

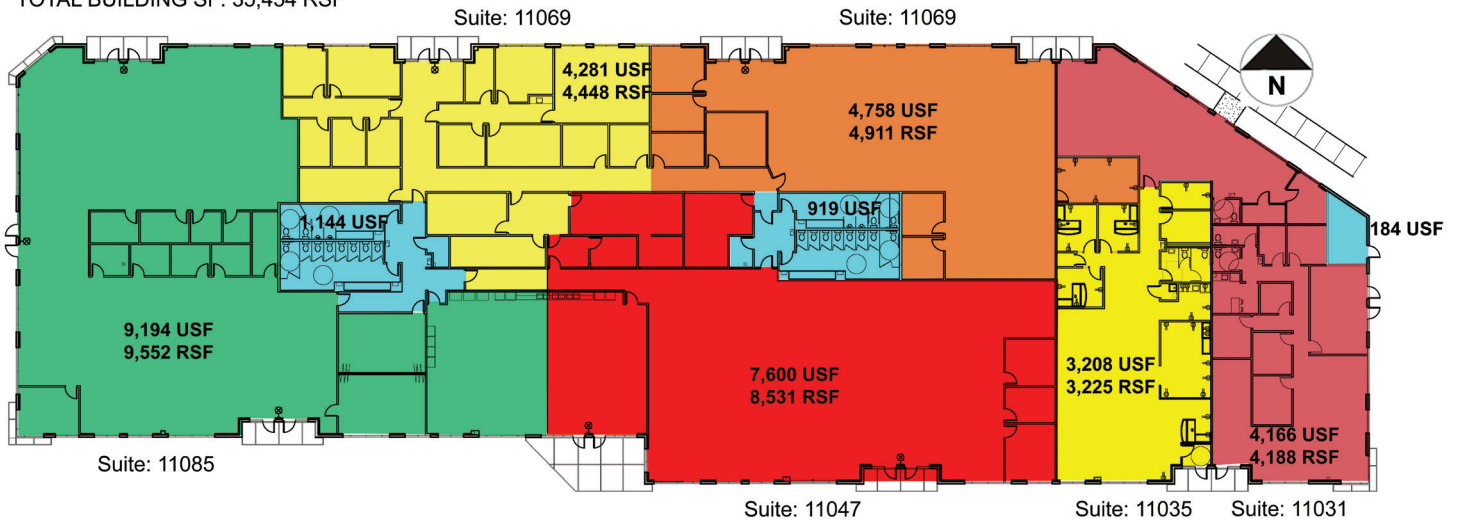
| | | | |
|----------------------------------|--------|------------|---|
| Net Charges: (2024 Estimates) | CAM: | \$4.15 PSF | *Note Operating expenses are included in the full service rental rate with a base year for increase |
| | INS: | \$0.29 PSF | |
| | TAX: | \$4.38 PSF | |
| | Total: | \$8.82 PSF | |

Parking: 6 cars per 1,000

Zoning: BP-1

Usages: Call center, sit down restaurant, fitness, day care, coffee shop, copy and mail center, professional/medical offices, and retail showroom

TOTAL BUILDING SF: 35,454 RSF



Building F - Office/Warehouse/Flex/Showroom

Address Range: 11001-11019 Strang Line Road

Column Spacing: 40' x 40'

Ceiling Height: 22' Clear Height

Floor Thickness: 6" reinforced concrete

Sprinkler Type: Class I

HVAC: Warehouse typically Forced Air Gas overhead heaters designed at 50°F at 0° degrees outside.

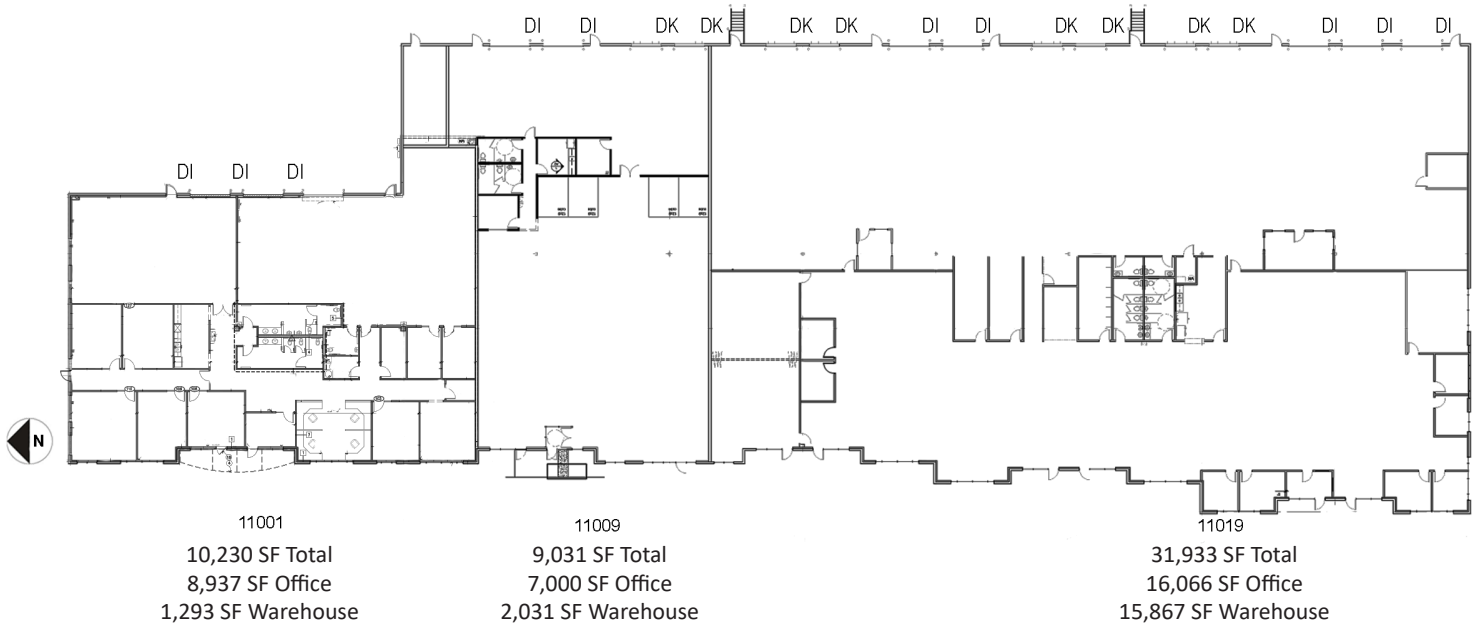
Lighting Type: 400 Watt Hi-Bay Metal Halide

Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

Loading: 2 - 9' x 10' Dock Doors; 2 - 12' x 14' Drive-In doors

Parking: 111 parking spaces

| | | |
|----------------------------------|--------|-------------------|
| Net Charges: (2024 Estimates) | CAM: | \$1.88 PSF |
| | INS: | \$0.13 PSF |
| | TAX: | <u>\$3.11 PSF</u> |
| | Total: | \$5.12 PSF |



Building G - Office/Warehouse/Flex/Showroom

Address Range: 11066-11084 Strang Line Road

Building Size: 33,218 SF

Column Spacing: Varies

Ceiling Height: 18' Clear Height

Floor Thickness: 6" Reinforced concrete

Sprinkler Type: Class I

HVAC: Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside.

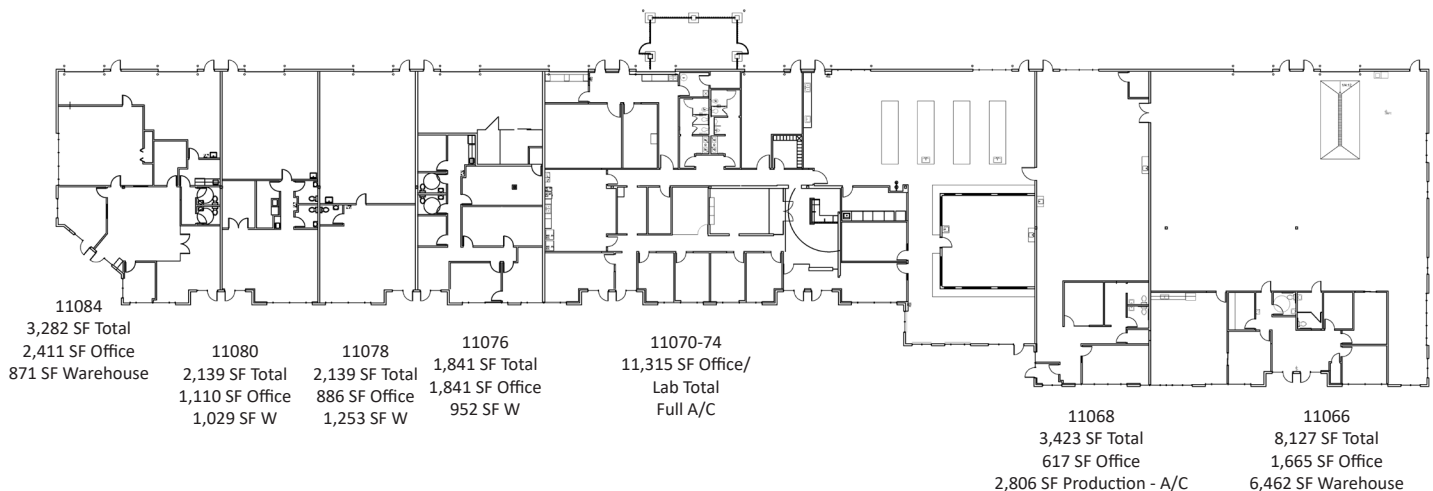
Lighting Type: 400 Watt metal halide high bay fixtures

Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

Loading: 12' x 14' Drive-In doors/dock-high loading available via hydraulic lifts

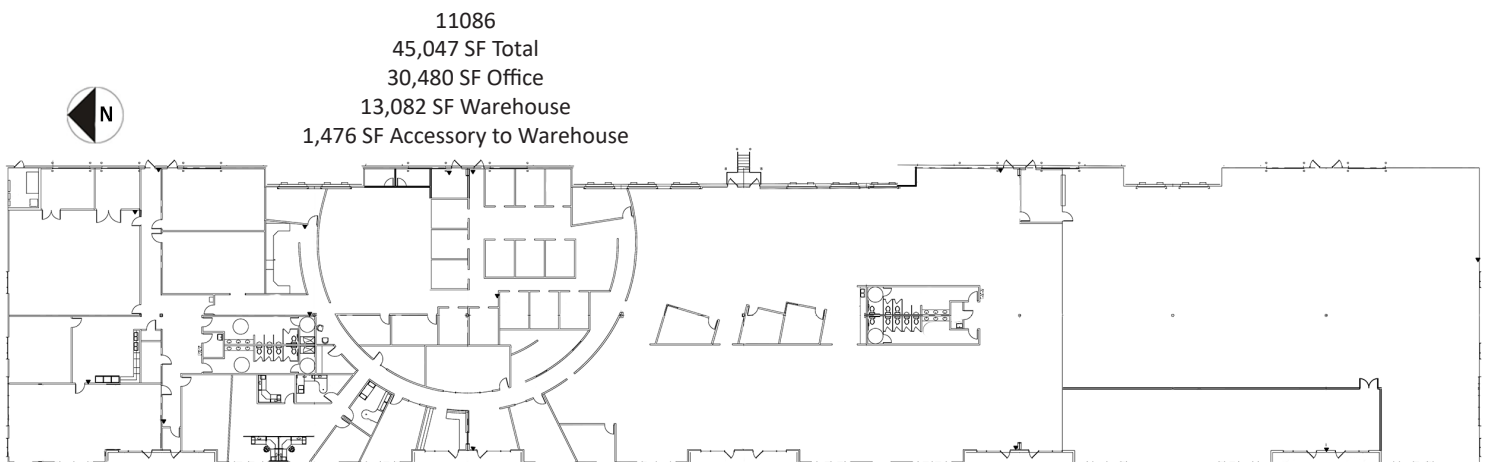
Parking: 98 parking spaces

| | | |
|----------------------------------|--------|------------|
| Net Charges: (2024 Estimates) | CAM: | \$2.11 PSF |
| | INS: | \$0.20 PSF |
| | TAX: | \$3.44 PSF |
| | Total: | \$5.75 PSF |



Building H - Office/Warehouse/Flex/Showroom

| | |
|----------------------------------|---|
| Address Range: | 11080-11088 Strang Line Road |
| Building Size: | 45,047 SF |
| Column/Bay Spacing: | 40 or 50' N/S x2) 48' bays deep E/W 4) 50' bays, 2) 40' bays, 4) 50' bays with building dimensions of 480' long by 96' deep |
| Ceiling Height: | 18' Clear Height |
| Floor Thickness: | 6" reinforced concrete |
| Sprinkler Type: | Class I |
| HVAC: | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type: | 400 Watt metal halide high bay fixtures |
| Electric Service: | 2000 Amp main panel with 120/208V, 3-Ph, 4-wire |
| Loading: | 1- 12' x 14' drive-in door; dock-high loading available |
| Parking: | 128 plus 22 future at rear loading areas, for a total of 150. 6 are ADA and perhaps more future parking based on future dock door usage at south end |
| Address Range: | 11080 Ste A, 11080 Ste B, 11082 Ste A, 11082 Ste B, 11084 Ste A, 11084 Ste B, 11086 Ste A, 11086 Ste B, 11088 Ste A, 11088 Ste B, 11090 Mech/Fire room at NEC |
| Net Charges: (2024 Estimates) | CAM: \$2.11 PSF INS: \$0.20 PSF TAX: \$3.44 PSF Total: \$5.75 PSF |



Building H - Continued

The previous Tenant incurred the following during its occupancy. These are averages for their costs on a per square foot basis for the entire Building H that they occupied as a single tenant.

| | | |
|---------------------------|--------------------------|---------------|
| | Custodial/Janitorial: | \$0.41 |
| | HVAC/PM Contract*: | \$0.08 |
| Building Operating Costs: | Electricity – Meter 1**: | \$0.51 |
| | Electricity – Meter 2**: | \$0.71 |
| | Gas: | <u>\$0.38</u> |
| | TOTAL: | \$2.09 |

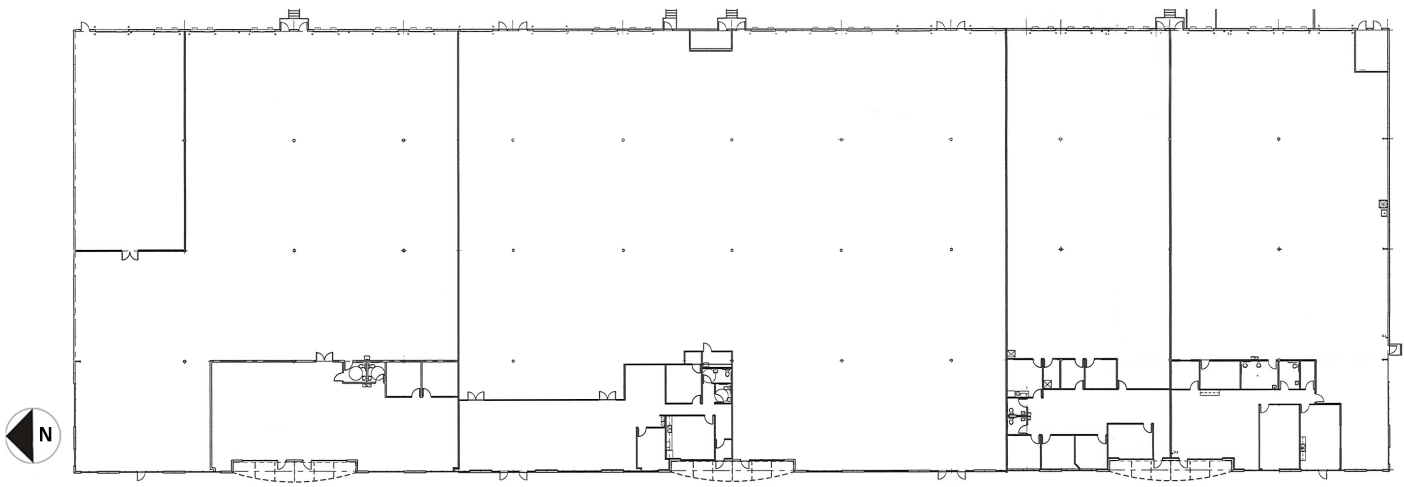
*(11 combination rooftop units serve the building, tonnage/BTU and condition reports available)

**Portion of the square footage of the building – Meter #2 is likely the north end and Meter #1 likely the south end

Building I - Office-Warehouse/Flex/Showroom

| | |
|-------------------|--|
| Address Range: | 10850-10886 Strang Line Road |
| Building Size: | 77,038 Square Feet |
| Column Spacing: | 40' x 40' |
| Ceiling Height: | 24' Clear Height |
| Floor Thickness: | 6" Reinforced concrete |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Warehouse typically Forced Air Gas overhead heaters designed at 50°F inside at 0°F outside |
| Lighting Type: | T-5/LED |
| Electric Service: | 1600 AMP, 277/408 service planned to building |
| Loading: | 17 - 9' x 10' Dock Doors 6 - 12' x 14' Drive-In Doors |
| Parking: | 2.5 cars per 1,000 SF |

| | | | |
|----------------------------------|-------------------|-------------------|-----------------------------------|
| Net Charges: (2024 Estimates) | CAM: | \$1.13 PSF | *RE Taxes 55% Abatement thru 2025 |
| | RE Taxes: | \$1.75 PSF* | |
| | <u>Insurance:</u> | <u>\$0.21</u> PSF | |
| | Total: | \$3.09 PSF | |



10886
22,581 SF Total
3,495 SF Office
3,200 SF Production
15,886 SF Warehouse

10870
32,084 SF Total
3,050 SF Office
Fully Air-Conditioned and has 2 Big Ass Fans
29,034 SF Warehouse

10854
9,621 SF Total
1,648 SF Office
6,760 SF Production
1,214 SF Warehouse

10850
12,752 SF Total
2,222 SF Office
7,030 SF Production
3,500 SF Warehouse

Building J - Office-Warehouse/Flex/Showroom

| | |
|------------------|--|
| Address Range: | 10800-10836 Strang Line Road |
| Column Spacing: | 55' x 52' |
| Ceiling Height: | 30' Clear Height |
| Floor Thickness: | 6" Reinforced concrete |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Warehouse Forced Air Gas overhead heaters designed at 50°F inside at 0°F outside |
| Lighting Type: | T-5/LED |

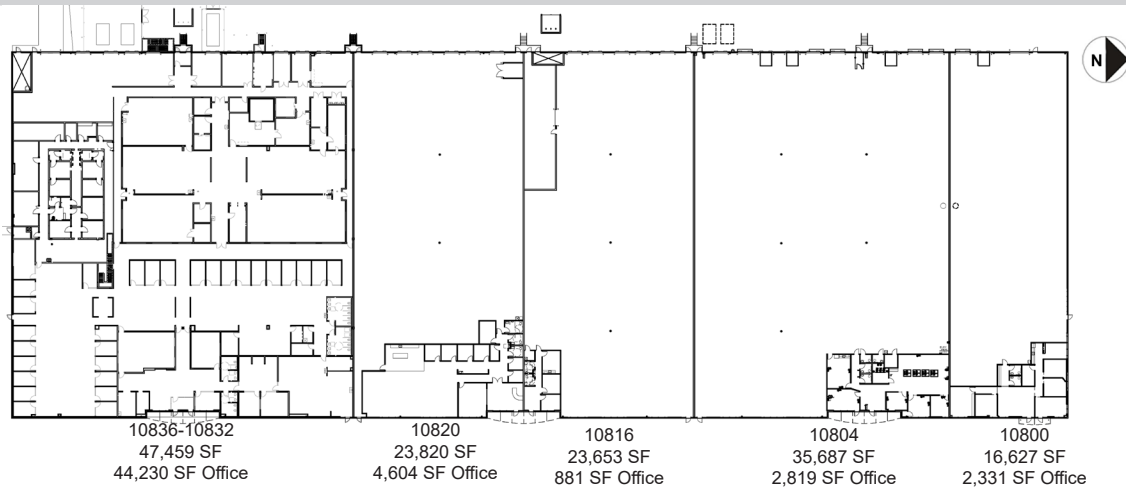
Initial design was with 2,400 amps of 480 volt 3-phase 4 wire service. The house panel is designed for 200 amps of 480 volt power to operate exterior lights, fire pump & house panel, lawn sprinkler, etc.

| | |
|---------------------|--|
| Electrical Service: | Suite 10800 - 200 amps, 480 volt panel |
| | Suite 10804 - 400 amps, 480 volt panel |
| | Suite 10828-36 – complete separate service of 1,000 amps, 480 volt panel |
| | Suite 10816 - 400 amps, 480 volt panel |
| | Available – 1,200 amps, 480 volt panel |
| | 750 Kva Transformer On Site |

| | |
|----------|---|
| Loading: | 32 - 9' x 10' Docks (can add ramps for drive-in access) |
| | 1 - 12' x 14' Drive-In Door |

| | |
|----------|-----------------------|
| Parking: | 2.5 cars per 1,000 SF |
|----------|-----------------------|

| | | | |
|----------------------------------|------------|-------------|-----------------------------------|
| Net Charges: (2024 Estimates) | CAM: | \$1.13 PSF | *RE Taxes 55% Abatement thru 2025 |
| | RE Taxes: | \$1.75 PSF* | |
| | Insurance: | \$0.21 PSF | |
| | Total: | \$3.09 PSF | |



Building K - Office/Warehouse/Flex/Showroom

| | |
|--------------------|--|
| Address Range: | 11102-11130 Strang Line Road |
| Building Size: | 66,916 Square Feet |
| Column Spacing: | 46' x 50' |
| Clear Height: | 22' 6" - 25" |
| Floor Thickness: | 6" Reinforced concrete |
| Sprinkler Type: | E.S.F.R. (Early Suppression Fast Response) |
| HVAC: | Warehouse typically Forced Air Gas overhead heaters designed at 50°F inside at 0°F outside |
| Lighting Type: | T-8/LED |
| Electrical System: | 1600 amps 480v/277a |
| Loading: | 5- 9' x 10' Docks and 4 12' x 14' Drive-In Doors (7 block-outs for dock-doors) |
| Parking: | 2.5 cars per 1,000 SF |

| | | |
|----------------------------------|-------------------|-------------------|
| Net Charges: (2024 Estimates) | CAM: | \$2.02 PSF |
| | Taxes: | \$1.76 PSF |
| | <u>Insurance:</u> | <u>\$0.26 PSF</u> |
| | Total: | \$4.04 PSF |

