

Building 11

7939-7959 Flint Street, Lenexa, Kansas



Pine Ridge
Business Park

Space Available for Lease



Prestigious Mixed-Use Business Park

- Excellent access and location in the highly-desirable Johnson County submarket
- 15 minutes from downtown Kansas City and less than 30 minutes from the Kansas City International Airport
- Ample parking which is designed with spaces close to building entrances

For more information:

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General Building Information

Location:	7939-7959 Flint Street Lenexa, Kansas
Building Size:	One Story Building 45,978 SF
Parking Ratio:	97 surface spaces, 2.1 / 1,000 SF
Year Constructed:	1989
Building Construction:	Precast panels and glass
Sprinkler::	Yes
Utilities:	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County
Available SF:	13,068 (See Attached Plan)
CAM:	\$1.97 PSF (Est.)
Taxes:	\$2.40 PSF (Est.)
Insurance:	\$0.13 PSF (Est.)
Park CAM:	Maximum of \$0.08 PSF

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Space Available:	7939 Flint Street, Lenexa, Kansas
SF Available:	13,068 SF 9,937 SF office; 3,131 SF warehouse
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 8,000 square feet and up which require dock-high and drive-in loading.
Loading:	2 dock high doors, 1 drive in door
Clear Height:	22'
Sprinkler:	Yes
Zoning:	BP-2
Base Rent:	\$7.50 PSF Net
Common Area Maintenance:	\$2.33 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$2.40 PSF (Est.)
Insurance:	\$0.13 PSF (Est.)

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Floor Plan

