

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:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.



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:	\$2.41 PSF (Est.)
Taxes:	\$3.26 PSF (Est.)
Insurance:	\$0.19 PSF (Est.)
Park CAM:	Maximum of \$0.08 PSF

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com



13,068 SF

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:	\$2.41 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$3.26 PSF (Est.)
Insurance:	\$0.19 PSF (Est.)

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building 11

7939-7959 Flint Street, Lenexa, Kansas

Floor Plan

