

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

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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.) |

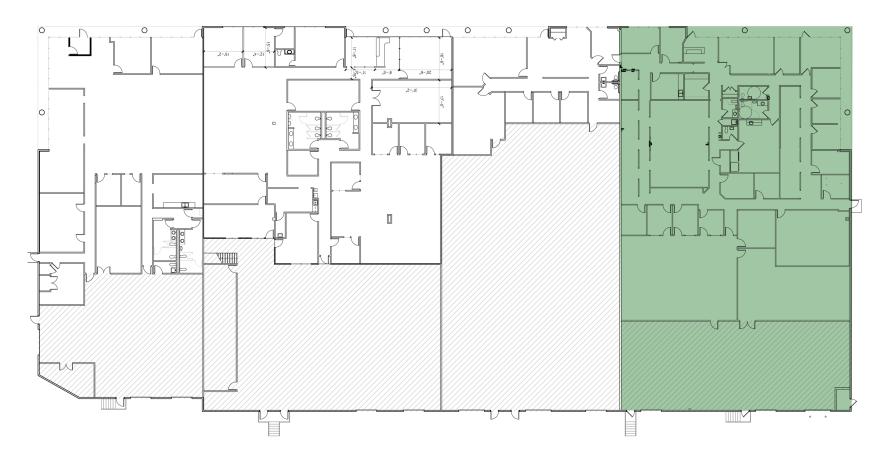
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Floor Plan



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