

Excellent access and location Situated in the highly-desirable Johnson County submarket



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

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|-------------------------------|--|
| Location: | 7915-7935 Nieman Road Lenexa, Kansas |
| Building Size: | One Story Building; 61,756 SF |
| Parking Ratio: | 131 Surface Spaces; 2.2/1,000 SF |
| Year Constructed: | 1988 |
| Building Construction: | Precast concrete panels and glass |
| Zoning: | BP-2 |
| Utilities: | Electricity - Kansas City Power & Light Gas - KPL Gas Services Water - Water District #1 of Johnson County |

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Building 5

7915-7935 Nieman Road, Lenexa, Kansas



Pine Ridge
Business Park

13,112 SF

| | |
|---------------------------------|---|
| Location: | 7915 Nieman Road Lenexa, Kansas |
| SF Available: | 13,112 SF Total (16,042 with Mezzanine) 4,132 Office SF; 8,980 Warehouse SF Mezzanine: 2,930 SF (not included in rentable SF) |
| Electrical Service: | (1) 120/208v, 3-Phase, 200AMP Service (1) 120/203v, 3-Phase, 100AMP Service |
| Loading: | 2 dock-high doors, 1 drive-in |
| Clear Height: | 24' Warehouse, 9' Office |
| Sprinkler: | Yes |
| Base Rent: | \$7.50 PSF Net (Est.) |
| Common Area Maintenance: | \$2.06 PSF (Est.) |
| Est. Park Maintenance: | Maximum \$0.08 PSF |
| Taxes: | \$2.87 PSF (Est.) |
| Insurance: | \$0.17 PSF (Est.) |

For more information:

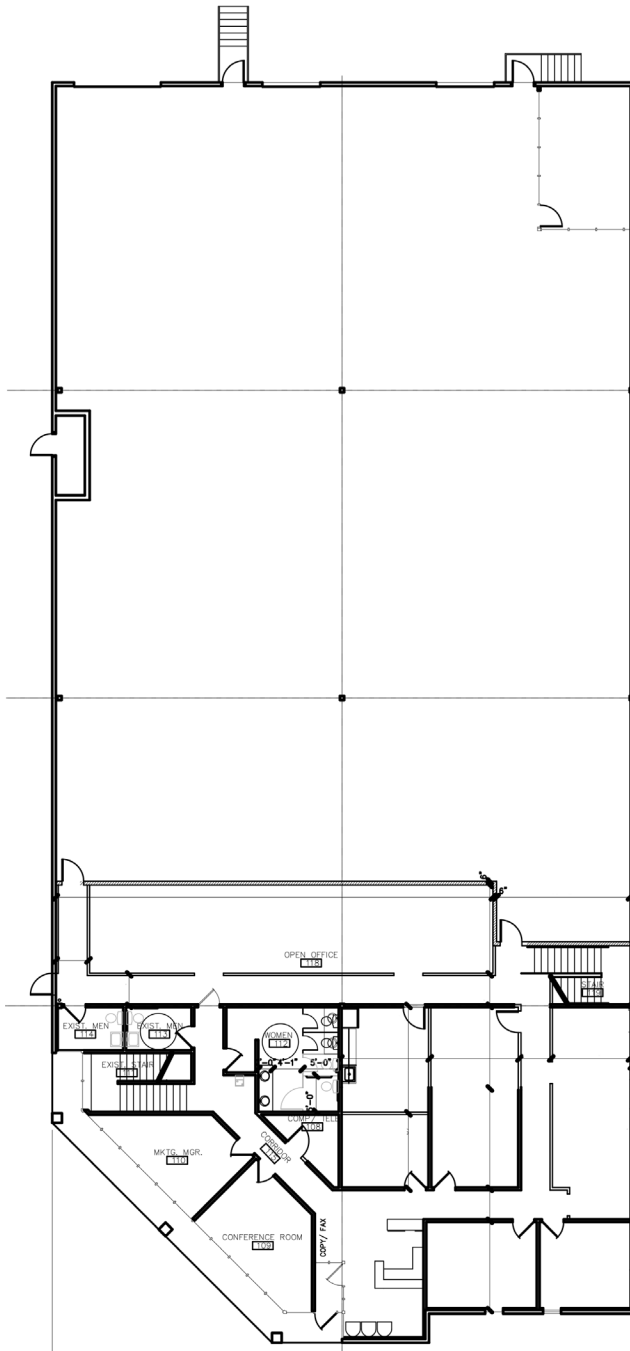
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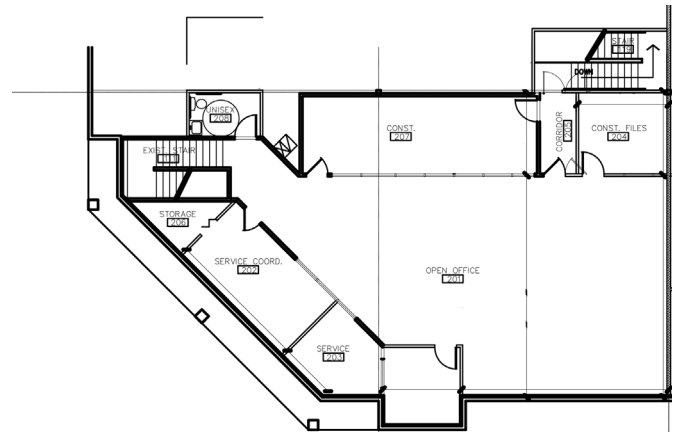
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Unit 7915 First & Second Floor Plan



1st Floor



2nd Floor

Building 5

7915-7935 Nieman Road, Lenexa, Kansas

Building Floor Plan

