



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



Pine Ridge Business Park West

- 12,884 SF + 1,583 SF mezzanine office available 1/1/2027 or sooner
- 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

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General Building Information

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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12,884 SF SF

Location: 7921 Nieman Road Lenexa, Kansas

SF Available: TOTAL W/ MEZZ = 14,467 SF
TOTAL W/OUT MEZZ = 12,884 SF
OFFICE = 2,118 SF
MEZZANINE = 1,583 SF
WAREHOUSE = 10,766 SF
(Available 2/1/2027) - Or Sooner

Loading: 2 dock-high doors

Clear Height: 24' Warehouse, 9' Office

Sprinkler: Yes

Base Rent: 8.50 PSF Net (Est.)

Common Area Maintenance: \$1.98 PSF (Est.)

Est. Park Maintenance: Maximum \$0.08 PSF

Taxes: \$2.90 PSF (Est.)

Insurance: \$0.26 PSF (Est.)

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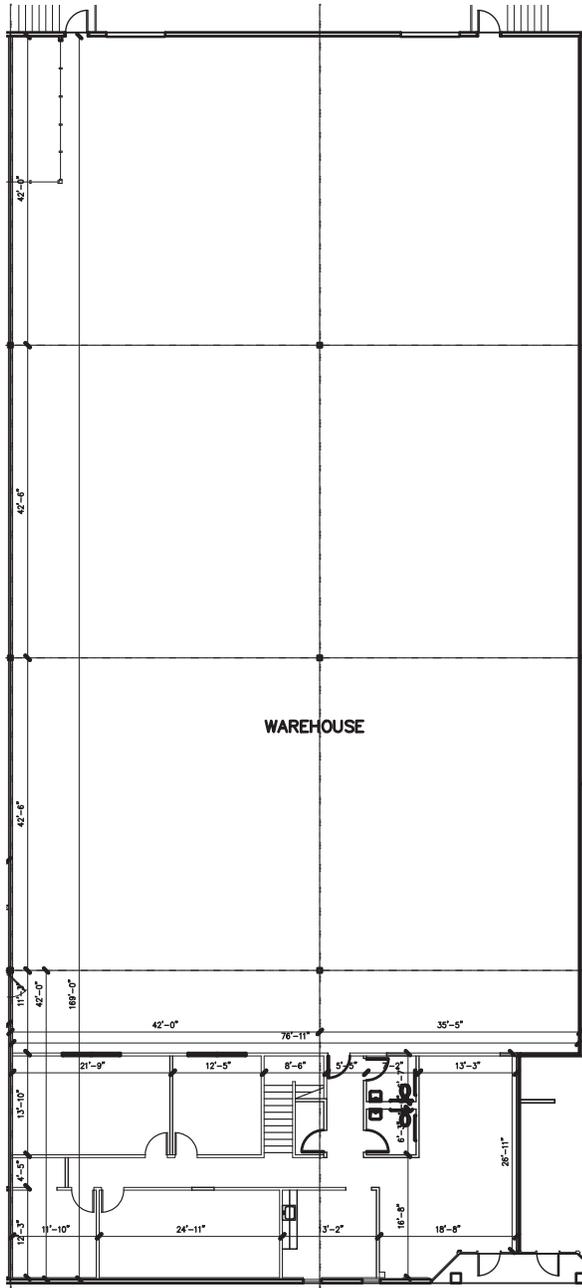
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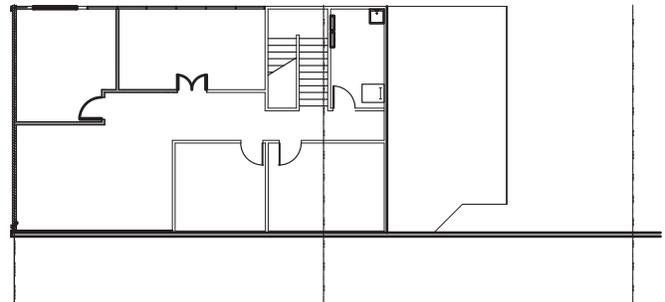


Unit 7921 Floor Plans

1st Floor



2nd Floor



Pine Ridge Business Park - Bldg 5

7915-7935 Nieman Road, Lenexa, Kansas 66214



Building Floor Plan

