



### **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:

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### General Building Information

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

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12,884 SF SF

<b>Location:</b>	7921 Nieman Road Lenexa, Kansas
<b>SF Available:</b>	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
<b>Loading:</b>	2 Dock-high Doors, and 1 Drive-in Door
<b>Electrical:</b>	400-amps, 120/208 volt, 3 phase, 4-wire
<b>Clear Height:</b>	24' Warehouse, 9' Office
<b>Sprinkler:</b>	Yes
<b>Base Rent:</b>	8.75 PSF Net (Est.)
<b>Common Area Maintenance:</b>	\$1.98 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$2.90 PSF (Est.)
<b>Insurance:</b>	\$0.26 PSF (Est.)

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# Pine Ridge Business Park - Bldg 5

7915-7935 Nieman Road, Lenexa, Kansas 66214



## Building Floor Plan

