



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 2/1/2026 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

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, and 1 Drive-in Door
HVAC:	Fully Airconditioned and Heated
Electrical:	400-amps, 120/208 volt, 3 phase, 4-wire
Clear Height:	24' Warehouse, 9' Office
Sprinkler:	Yes
Base Rent:	8.75 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.)

For more information:

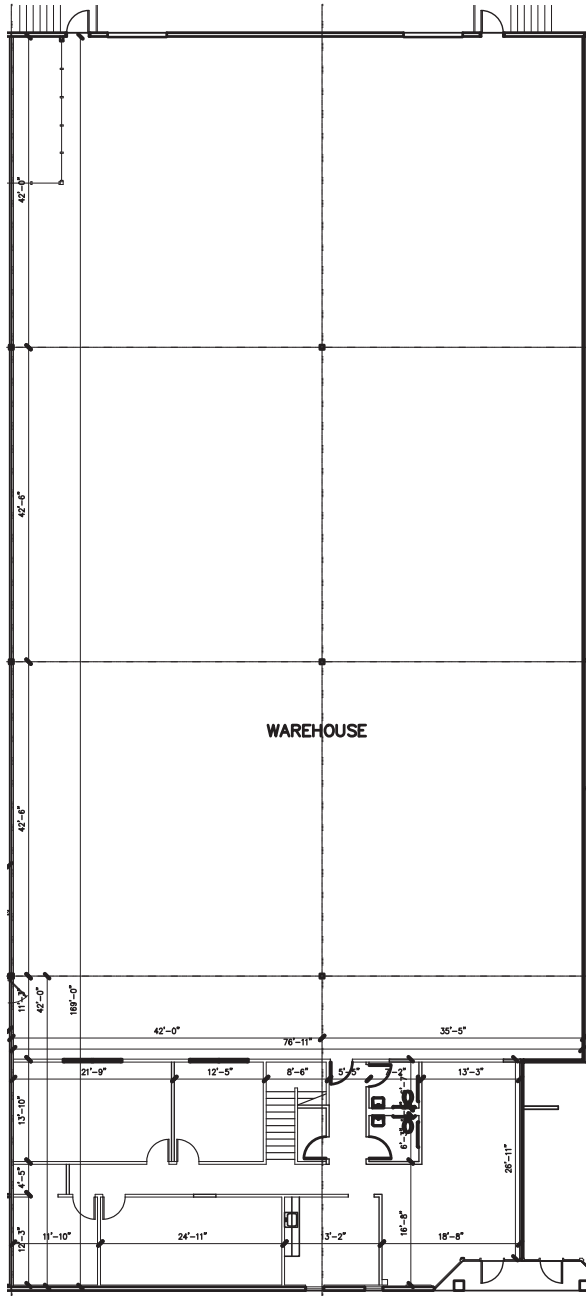
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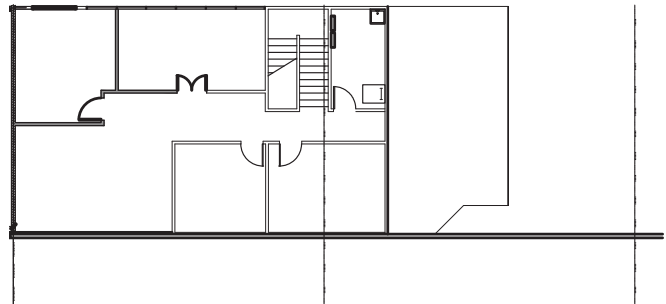


Unit 7921 Floor Plans

1st Floor



2nd Floor



Pine Ridge Business Park - Bldg 5

7915-7935 Nieman Road, Lenexa, Kansas 66214



Building Floor Plan

