

11510 West 80th Street

Lenexa, Kansas 66214

For Sale

61,745 SF - Lenexa Laboratory Campus



Excellent Location

- 2 Building Office/Lab Campus
- Food Grade Laboratory Space
- Located in Pine Ridge Business Park
- Great Access to Quivira Road and I-35
- Renovated in 2016
- Fully Air Conditioned Space
- Water Supply & Drains Throughout Building
- Excellent Parking

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

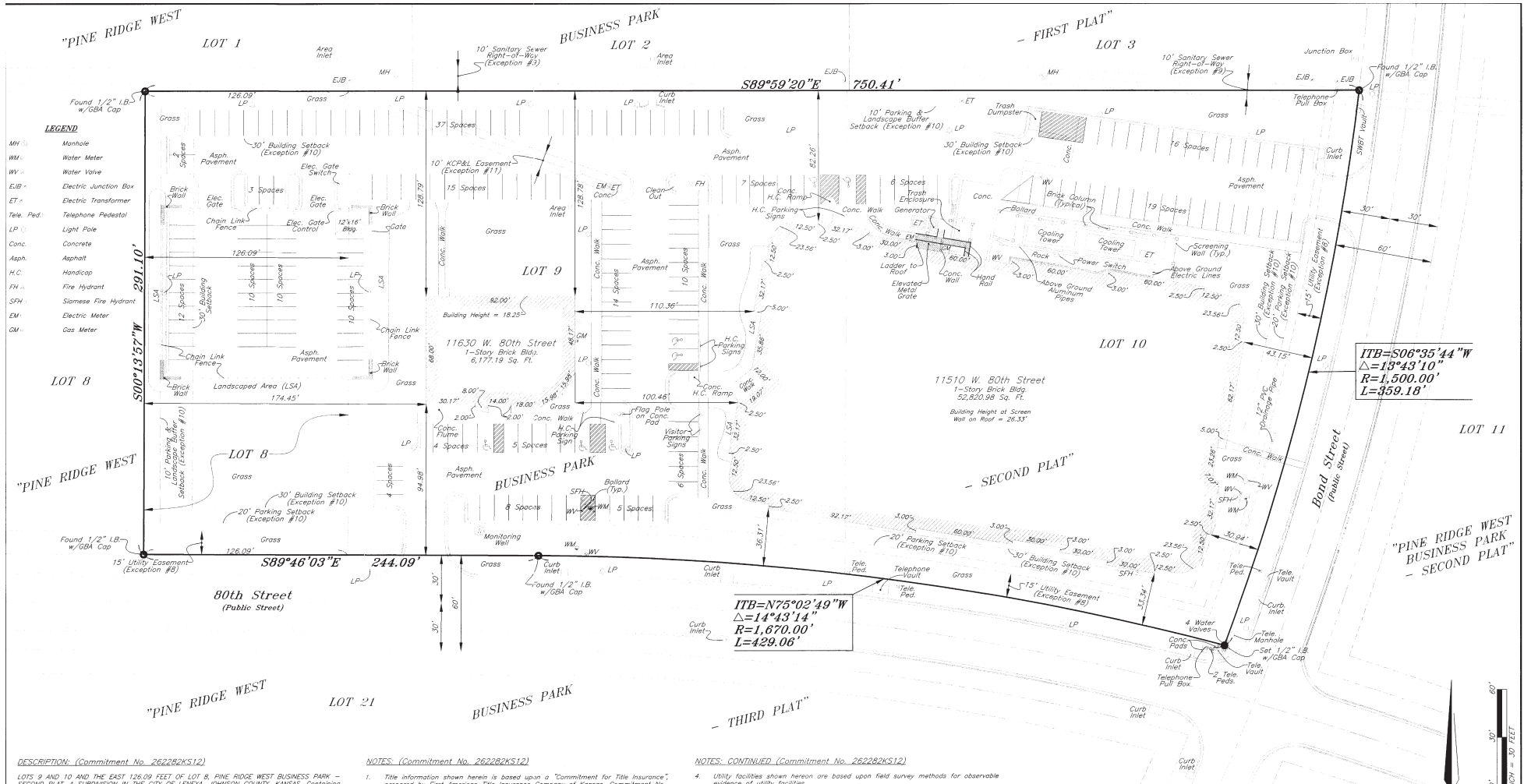
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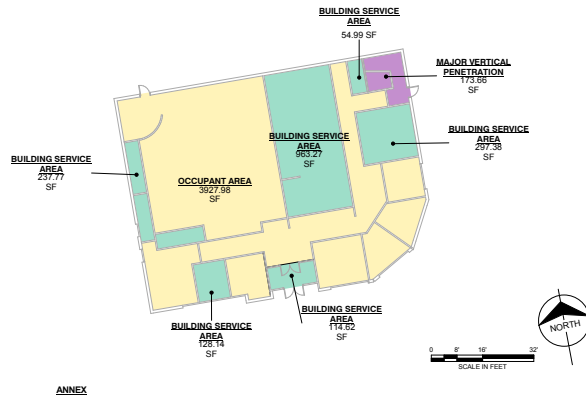
Building Specifications

Building Size:	Building 1 (Laboratory): 52,611 SF (Approx. 18,600 SF of Office), 1,796 SF Basement Building 2 (Axillary Office):6,176 SF, 612 SF basement. Tunnel: 550 SF tunnel connecting the two buildings underground
Land Size:	5.05 Acres
Year Built:	1991
Renovations:	Partially Renovated in 2016
Construction:	Masonry/concrete slab on grade
Parking:	215 Spaces w/room to expand
Zoning:	BP-1
HVAC:	Replaced in 2015, repair on all leaks and maintenance in 2018
Roof:	Replaced in 2005, Flat roof with TPO Membrane
Building Connection:	Underground tunnel connects the two buildings
Real Estate Taxes(2019):	\$213,907.89 (\$4.02/SF) based on Johnson County appraised Value of \$7,072,000
Parcel ID:	IP60510000 0008A
Legal Description:	LOTS 9 AND 10 AND THE EAST 126.09 FEET OF LOT 8, PINE RIDGE WEST BUSINESS PARK-SECOND PLAT, A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.
KUPN:	046-057-26-0-20-02-007.00-0

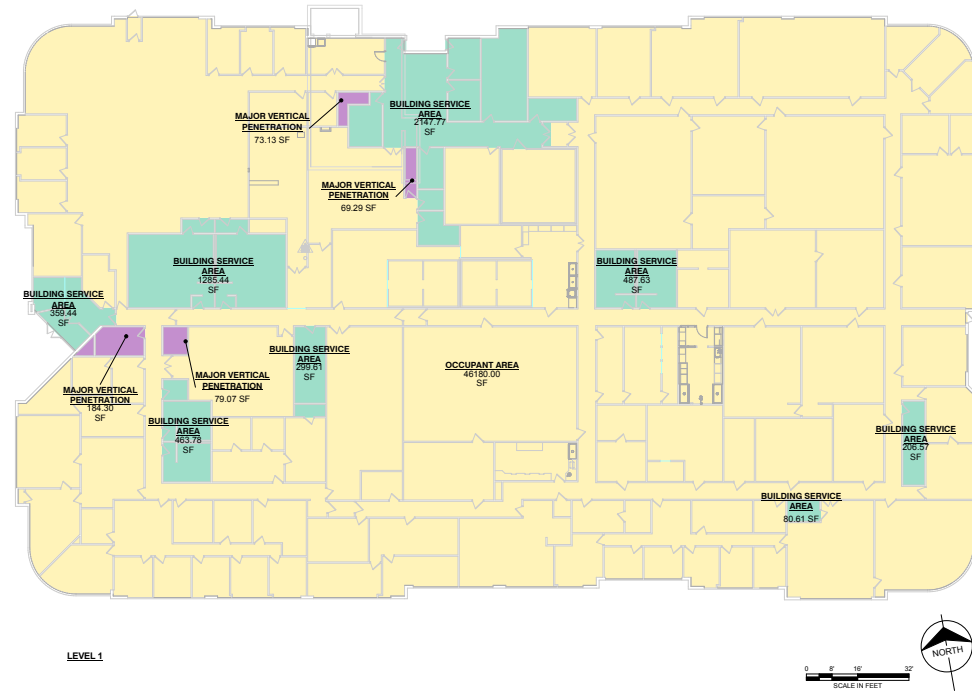
Survey



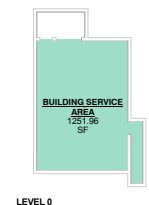
Floor Plans



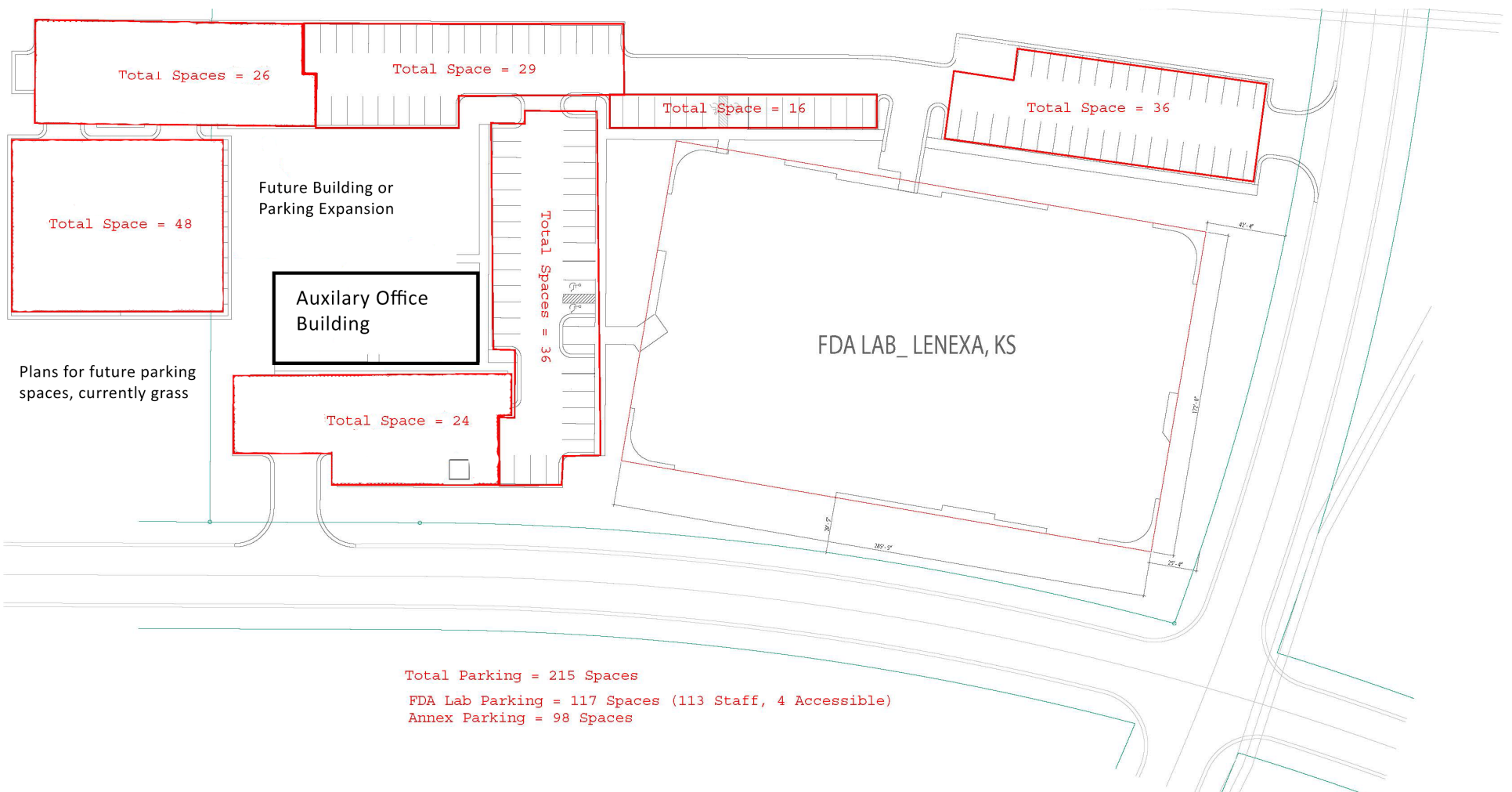
INTERIOR GROSS AREA LEGEND - ANNEX	
BUILDING SERVICE AREA	1726.17 SF
MAJOR VERTICAL PENETRATION	173.66 SF
OCCUPANT AREA	3027.96 SF
INTERIOR GROSS AREA TOTAL:	5897.80 SF



INTERIOR GROSS AREA LEGEND	
BUILDING SERVICE AREA	6582.82 SF
MAJOR VERTICAL PENETRATION	405.79 SF
OCCUPANT AREA	46180.00 SF
INTERIOR GROSS AREA TOTAL:	53168.61 SF



Site Plans



Property Detail

2019 GENERAL INFORMATION

Property Status	Active
Property Type	Commercial Real Property
Legal Description	PINE RIDGE WEST BUSINESS PARK SECOND PLAT E 126.09' LT 8 & ALL LTS 9 & 10 LEC 771 3 9
Taxing Unit Group	0604UW
Neighborhood	416.N
RE Tax ID	IP60510000 0008A
Map Number	E26

2019 OWNER INFORMATION

Owner Name	LENEXA FDA OC, LLC
Owner ID	O0195023
Exemptions	
Mailing Address	PO BOX 847 CARLSBAD, CA 92018

2019

Payment History

Tax Statement

Details

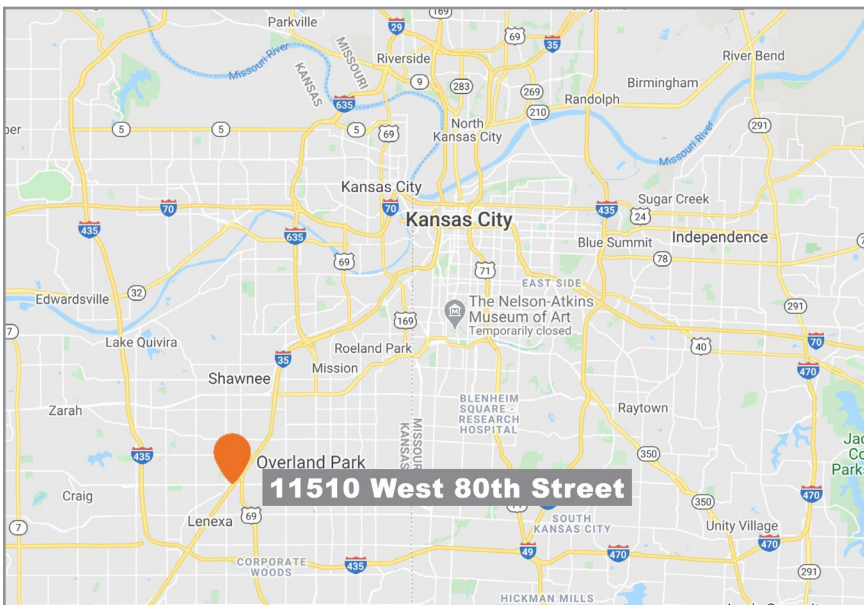
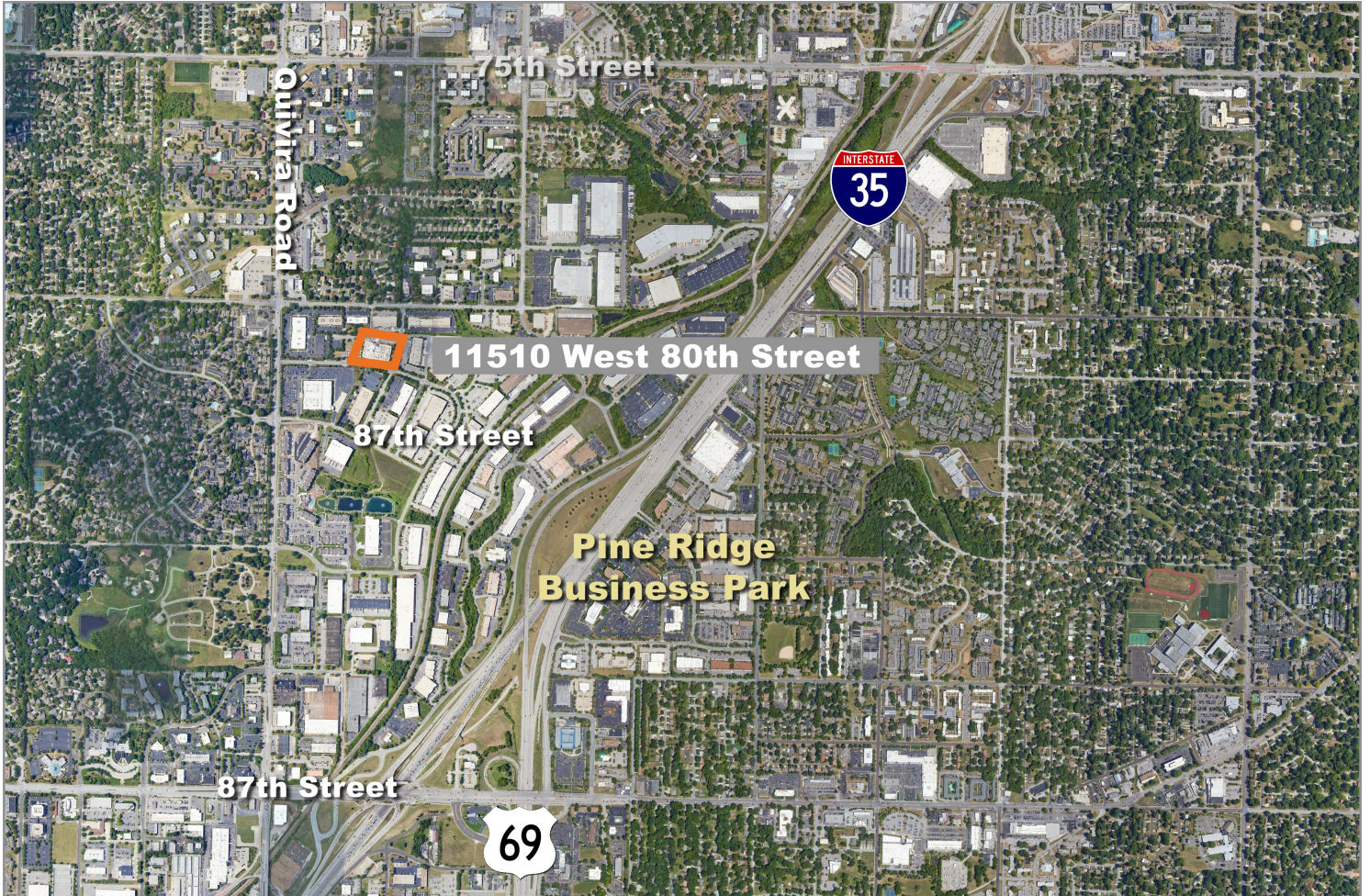
TAXING ENTITY	RATE	TOTAL TAXES DUE	AMOUNT PAID	BALANCE
Installment 1		Last Paid Date: 12-20-2019		
512 BOND	0.007436	\$6,573.43	\$6,573.43	\$0.00
512 SCH GEN	0.020000	\$17,680.00	\$17,680.00	\$0.00
512 UNIFIED	0.024685	\$21,821.54	\$21,821.54	\$0.00
COMM COLLEGE	0.009121	\$8,062.96	\$8,062.96	\$0.00
JO CO LIBRARY	0.003904	\$3,451.13	\$3,451.13	\$0.00
JO CO PARK	0.003090	\$2,731.56	\$2,731.56	\$0.00
JOHNSON CO	0.019036	\$16,827.83	\$16,827.83	\$0.00
LENEXA CITY	0.029319	\$25,918.00	\$25,918.00	\$0.00
STATE OF KS	0.001500	\$1,326.00	\$1,326.00	\$0.00
LEC STORMDRG	-	\$2,561.50	\$2,561.50	\$0.00
Installment 2		Last Paid Date: 4-30-2020		
512 BOND	0.007436	\$6,573.42	\$6,573.42	\$0.00
512 SCH GEN	0.020000	\$17,680.00	\$17,680.00	\$0.00
512 UNIFIED	0.024685	\$21,821.54	\$21,821.54	\$0.00
COMM COLLEGE	0.009121	\$8,062.97	\$8,062.97	\$0.00
JO CO LIBRARY	0.003904	\$3,451.14	\$3,451.14	\$0.00
JO CO PARK	0.003090	\$2,731.56	\$2,731.56	\$0.00
JOHNSON CO	0.019036	\$16,827.82	\$16,827.82	\$0.00
LENEXA CITY	0.029319	\$25,917.99	\$25,917.99	\$0.00
STATE OF KS	0.001500	\$1,326.00	\$1,326.00	\$0.00
LEC STORMDRG	-	\$2,561.50	\$2,561.50	\$0.00
TOTALS	0.118091	\$213,907.89	\$213,907.89	\$0.00

TOTAL TAXES DUE	Effective Date: 6/3/2020
Current Amount Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

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