

11510 West 80th Street

Lenexa, Kansas 66214

For Sale



Excellent Location

- 2 Building Office/Flex/Lab Campus totaling 61,745 SF
- Food Grade, Fully Air Conditioned Laboratory with Water Supply and Drains Throughout
- Located in Pine Ridge West Business Park with Great Access to Quivira Road and I-35
- Renovated in 2016
- Excellent Owner/User Opportunity

For more information:

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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
Total: 61,745 SF

Land Size: 5.05 Acres

Year Built: 1991, 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

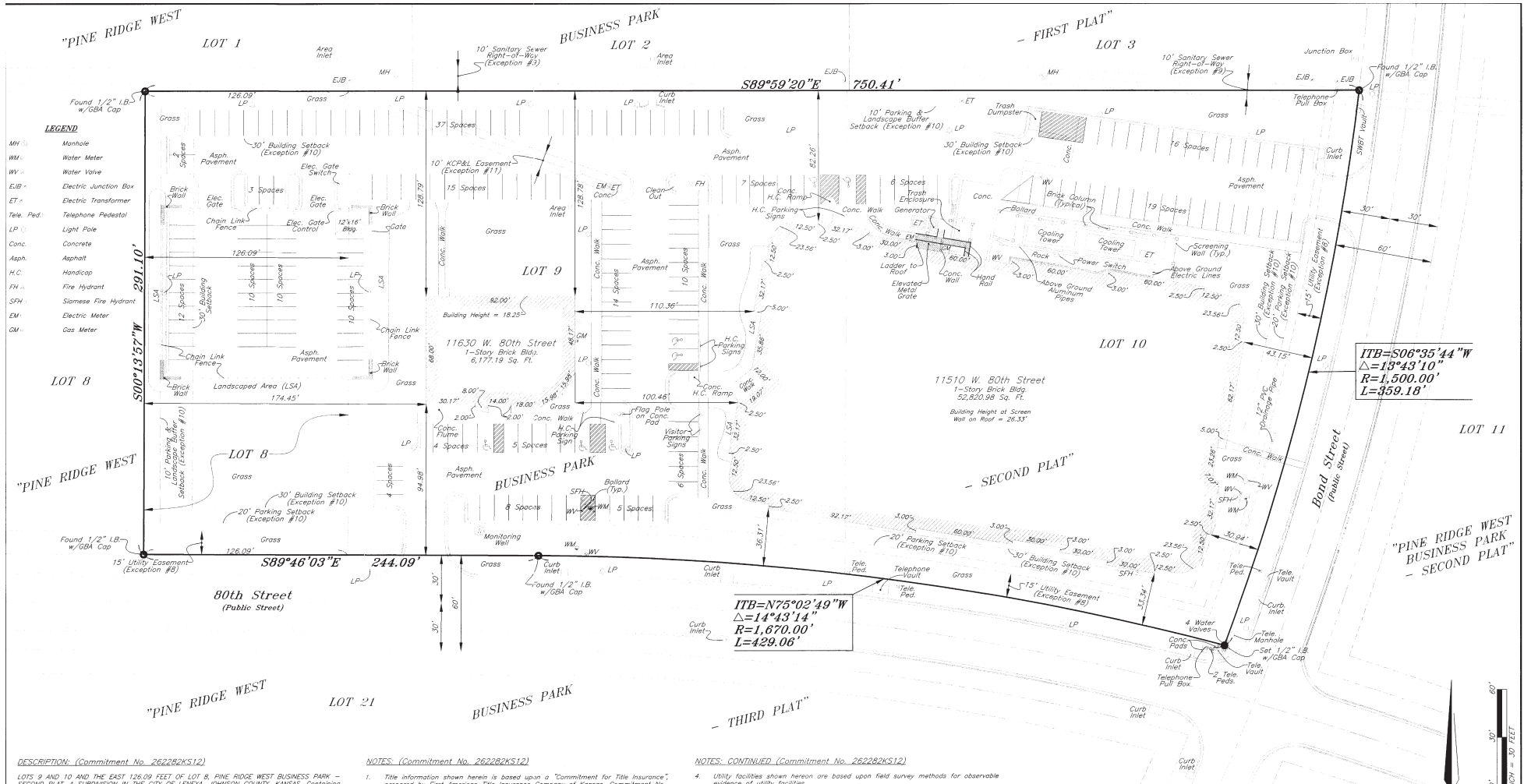
Real Estate Taxes(2023): \$229,261.37 (\$3.71/ SF)

Parcel ID: IP60510000 0008A

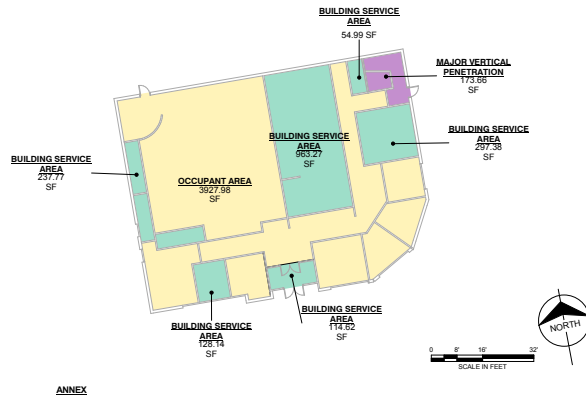
Legal Description: LOTS 9 AND 10 AND THE EAST 126.09 FEET OF LOT 8, PINE RIDGE WEST BUSINESS PARK-SECOND PLAT, A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

KUPN: 046-057-26-0-20-02-007.00-0

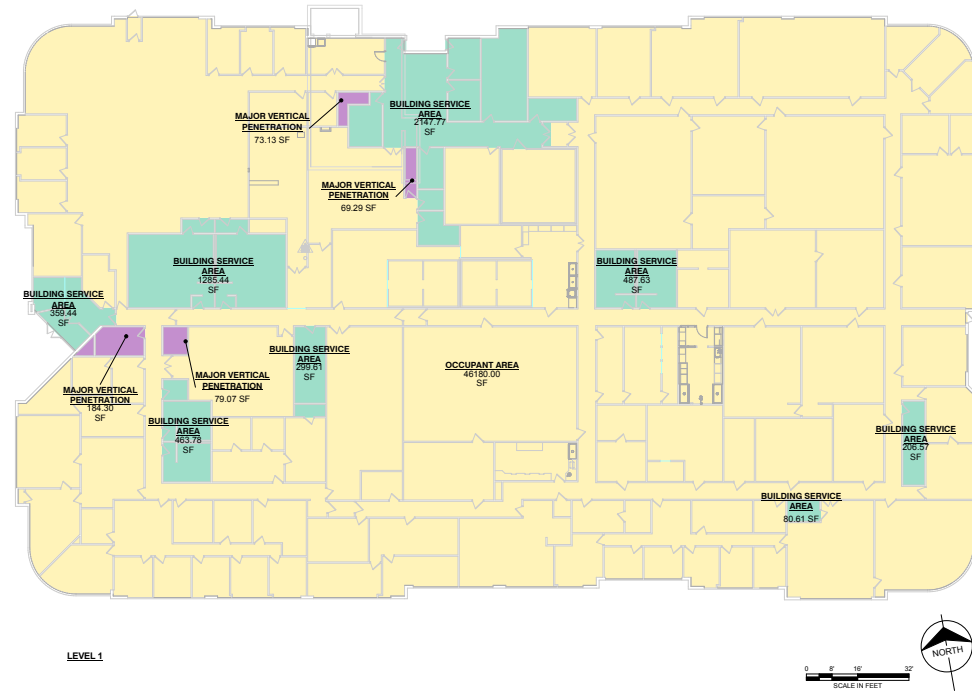
Survey



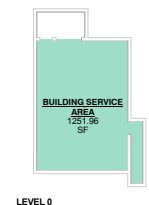
Floor Plans



INTERIOR GROSS AREA LEGEND - ANNEX	
BUILDING SERVICE AREA	1726.17 SF
MAJOR VERTICAL PENETRATION	173.66 SF
OCCUPANT AREA	3927.98 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

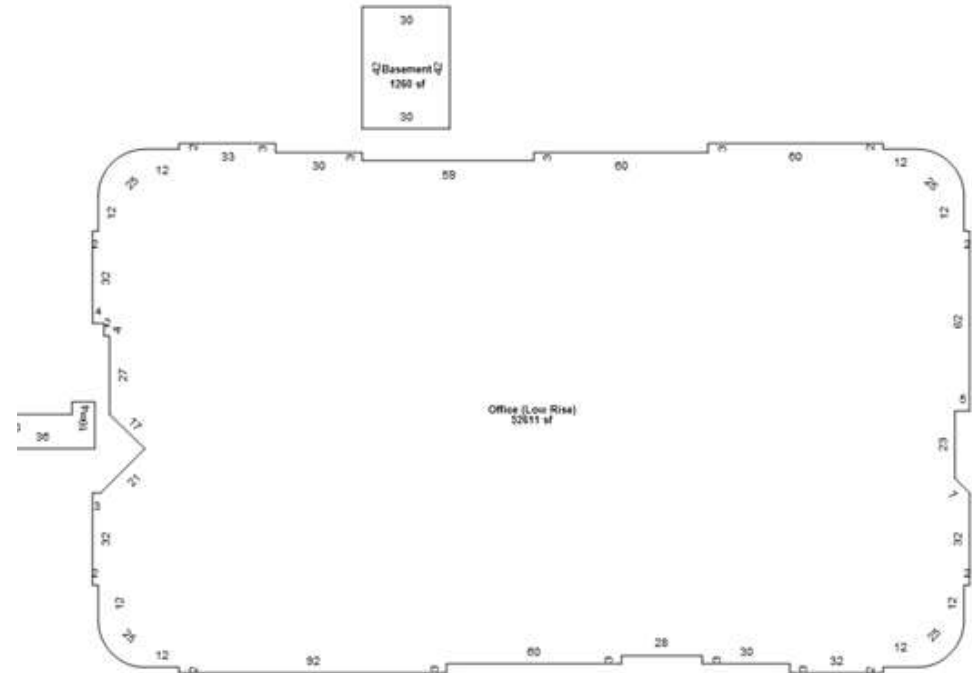
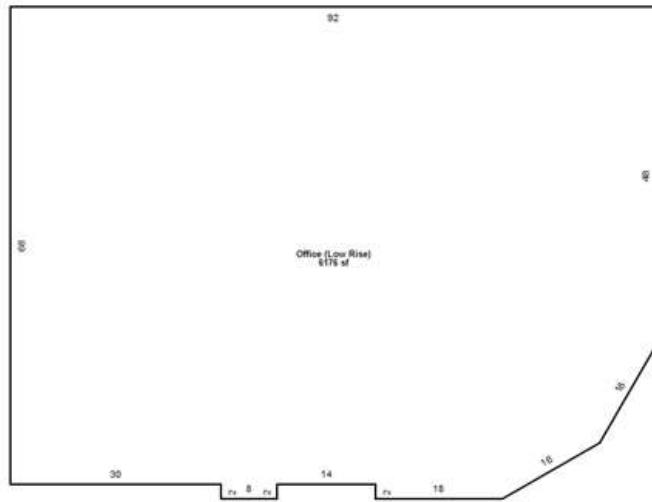


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Lab Building Footprint

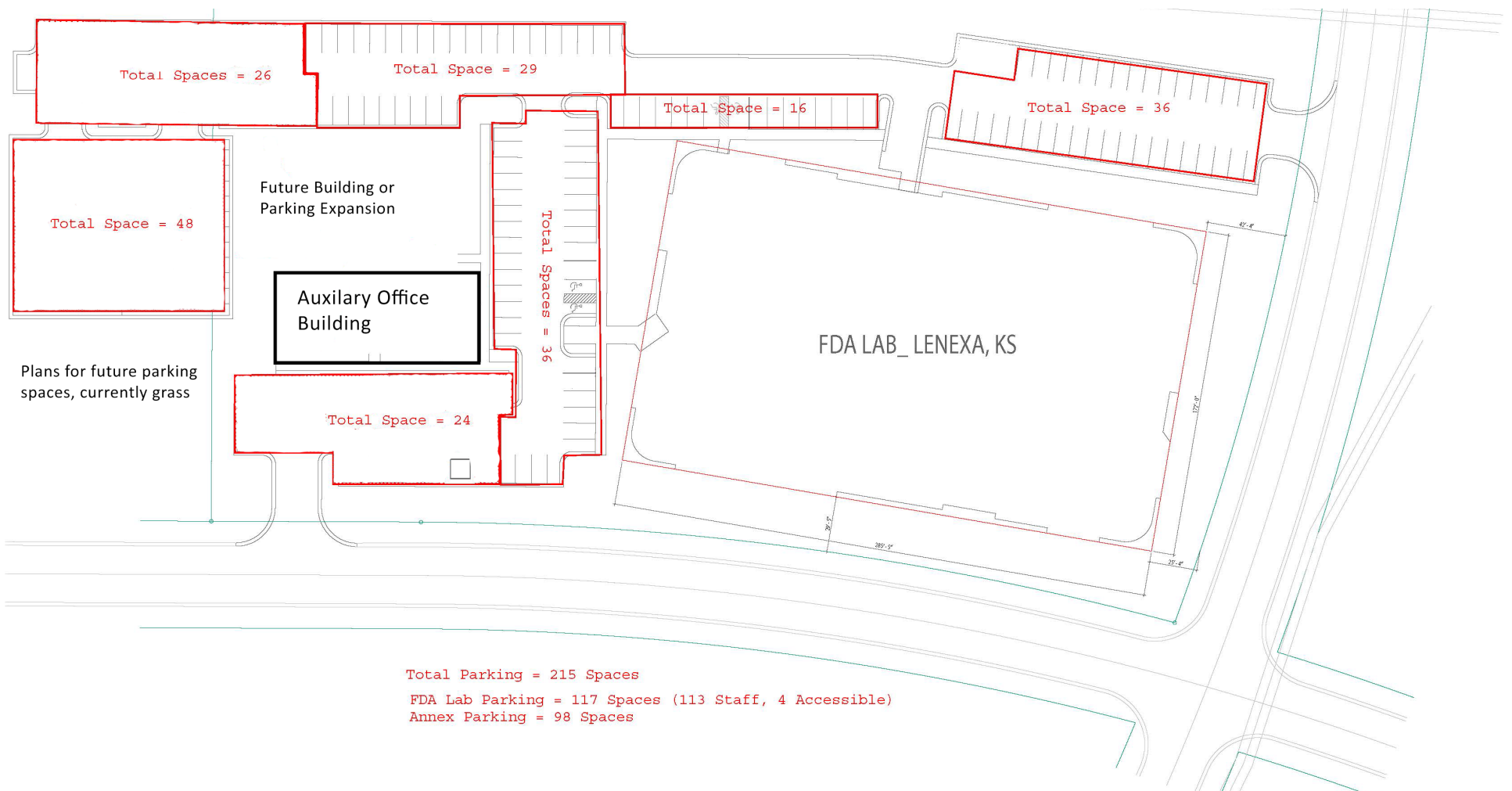


Sketch by Apex Sketch

4622 Pennsylvania Avenue, Suite 700
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BLOCK
REAL ESTATE SERVICES, LLC

Site Plans



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Property Photos



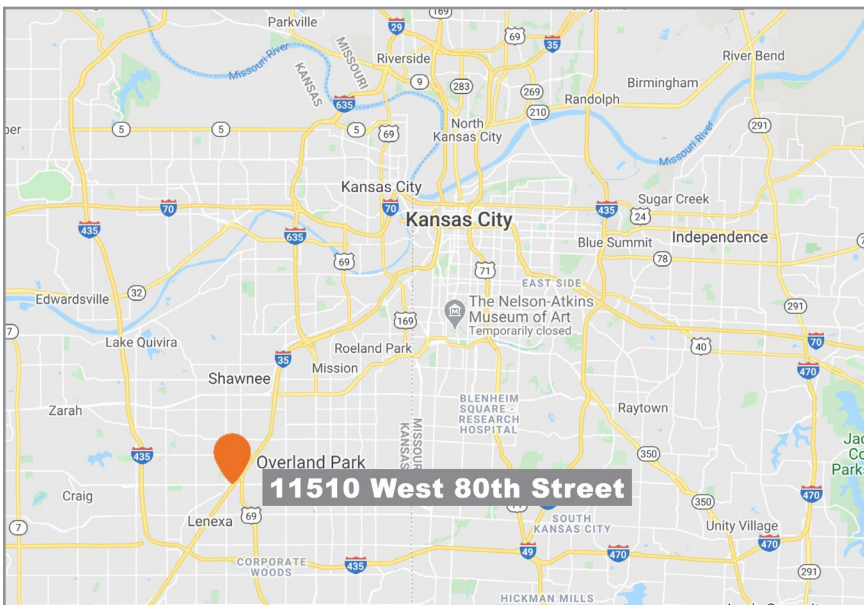
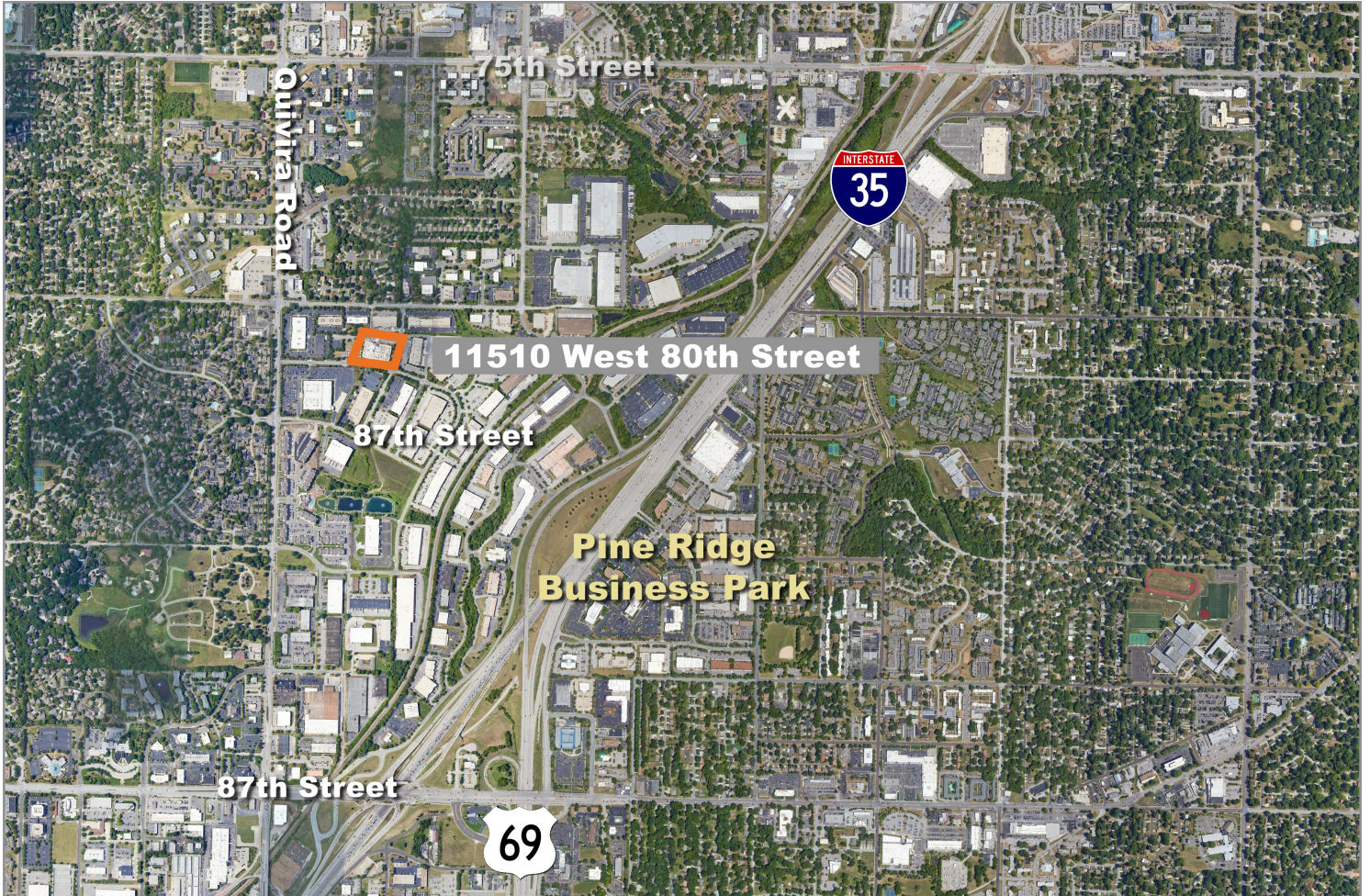
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