

# 8035 Quivira Road

8035 Quivira Road, Lenexa, Kansas 66214

# For Sale



## Contact Center Office Available 900+ seats!

- 96,467 SF Single-Story Building - Divisible
- 10+ Training/Conference Rooms
- The Property is Excellent/Move-In Ready Condition
- Easy access to I-35 via 75<sup>th</sup>, 87<sup>th</sup>, and 95th Streets/Quivira, US-169 and I-435
- [View Video Tour](#)

## For more information:

Michael R. Block, CPM  
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Andrew Block  
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**BLOCK**  
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Location:	8035 Quivira Road, Lenexa, Kansas 66214
Square Feet:	96,467 SF
Land Area:	10.18 Acres or 443,545 SF
Year Built:	1997; Expansion 2014
Roof:	Original roof over the original building of approximately 65,000 SF was replaced with a white TPO membrane, on March 30, 2012, and carries a 15-year warranty. With the building expansion of approximately 31,000 SF in 2014, that section also received a brand new white TPO Membrane with an install date of June 24, 2014, and it also carries a 15-year warranty.
Exterior Walls/ Windows:	Brick; (Bronze Anodized Glass Window System)
Foundation:	Poured; reinforced concrete footings, slab on grade
Structural Frame:	Steel and Masonry
Floor Coverings:	Low-pile, commercial grade carpet in the call center area, offices, entryway, hallways, dining area, and conference rooms; ceramic tile in the restrooms, kitchen, janitorial room, and serving area of the cafeteria; and limited areas of vinyl tile or sealed concrete.
Parking Spaces:	575; 5.9/1,000
Truck Dock:	Includes one (1) dock-high loading dock with seal and leveler.
Fire Safety:	Fire safety equipment includes a full coverage wet sprinkler system, dry chemical fire extinguishers, emergency lighting, illuminated emergency exit signage, pull stations, and visual/audio fire alarms. On-site fire hydrants noted as well.
Electric Service:	1600 amp service, 60 wet cell battery back-up.

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Special Features: 17-24 foot ceiling height, computer rooms and cafeteria.

Zoning: BP-1, Planned Business Park

Utility Providers:	Electric	Kansas City Power & Light
	Natural Gas	Kansas Gas Service
	Water	WaterOne
	Sanitary/Storm Water	Johnson County Wastewater/City of Lenexa

### Estimated 2023 Operating Expenses

Expenses	PSF
Gas	\$0.22
Electricity	\$2.40
Water	\$0.15
Wastewater	\$0.14
Janitorial and Interior cleaning - UBM	\$2.82
Trash Removal – Republic Waste	\$0.21
Repairs and Maintenance: HVAC, interior and exterior lighting, plumbing, etc.	\$1.25
Snow Removal – Signature Landscape	\$0.76
Grass Cutting – Signature Landscape	\$0.26
Fire Sprinkler System - monitoring and maintenance	\$0.01
Landscape - Trees, shrubs, flowers, etc. – Signature Landscape	\$0.18
Other occupancy/Building/property costs	\$0.88
Insurance - Landlord’s Liability Insurance	\$0.02
Fire & Extended Coverage and Loss of Rents - by Tenant	-
Real Estate Taxes	\$3.03
Pine Ridge Business Park-Park CAM	\$0.10
<b>Total Occupancy</b>	<b>\$9.30</b>



## Amenities

When you select Pine Ridge Business Park for your new business home, you also have access to a host of amenities designed to make your life more productive and enjoyable. These amenities including multiple ponds with water features, walking and running trails, and a nature reserve. Pine Ridge has something for everyone including immediate access to over 1,000 hotel and motel rooms, numerous restaurants, office supplies, dry cleaners, as well as a regional shopping mall.

Some of the amenities offered within and nearby Pine Ridge include:

**On Site Staff:** Park is staffed with seasoned professionals who manage specific buildings and watch over virtually every aspect of Park life, including:

- Exterior landscaping maintenance
- Heating/air conditioning service
- Snow removal
- Window washing
- Exterior building repairs
- And a host of other functions

**Fiber Optics Telecommunication Systems:** Fiber Optics are installed throughout Pine Ridge Business Park and are available to all park occupants. Pine Ridge Business Park is supplied by: Consolidated Communications, Time Warner, and soon Google Fiber.

**Nature Trails:** A nature reserve section is set right outside your office with rolling berms, walking and running trails, and multiple ponds with water features, is located in the 54 acre expansion, currently under development in Pine Ridge West.

**Landscape Design:** By preserving the natural terrain with prairie grasses, green belts, rolling berms, magnificent pine trees, and numerous landscaped flower beds, Pine Ridge harmoniously blends together office, high-technology, light industrial, distribution, and research-minded companies in a master planned business park with in a close metropolitan location.

- Pine Ridge Business Park has won many local and national landscaping and planting beautification awards.
- Over 6,500 bulbs are planted each fall for spring tulips.
- Semi-annual flower plantings and annual landscaping upgrade program were put in place to insure that the landscaped areas continue to be of the highest quality.
- Park Covenants specifically require landscaping to be in excess of those requirements of the City of Lenexa.
- All green areas have underground sprinkler systems.
- Three ponds, waterfalls, fountains, and flowerbeds enhance the beauty and tranquility of the 54 acre expansion area, currently under development in Pine Ridge West.



## Amenities

**Security:** All Parking lots are lit from dusk until dawn.

**Other Nearby Amenities:** In addition to the many tenant services available in the Park, the abundance of nearby retail, services and recreational options make Pine Ridge the ideal location for your business.

- Over 1,000 hotel and motel rooms nearby.
- A large number of fast-food, casual and fine dining restaurants serve the immediate area.
- Office supplies, quick print facilities, and a variety of business services.
- Multiple child day care centers are located with-in one mile of Pine Ridge.
- Several recreational parks are located within walking distance from Pine Ridge, including Maple Hills Park with its running track, softball fields, benches and large open areas maintained in first class condition.
- Some of the best shopping in the metro, including Oak Park Mall.

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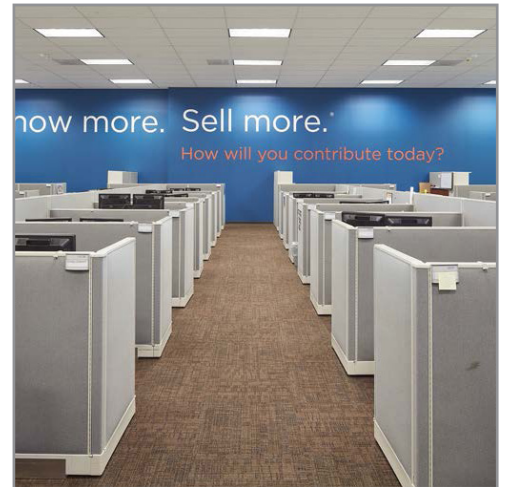
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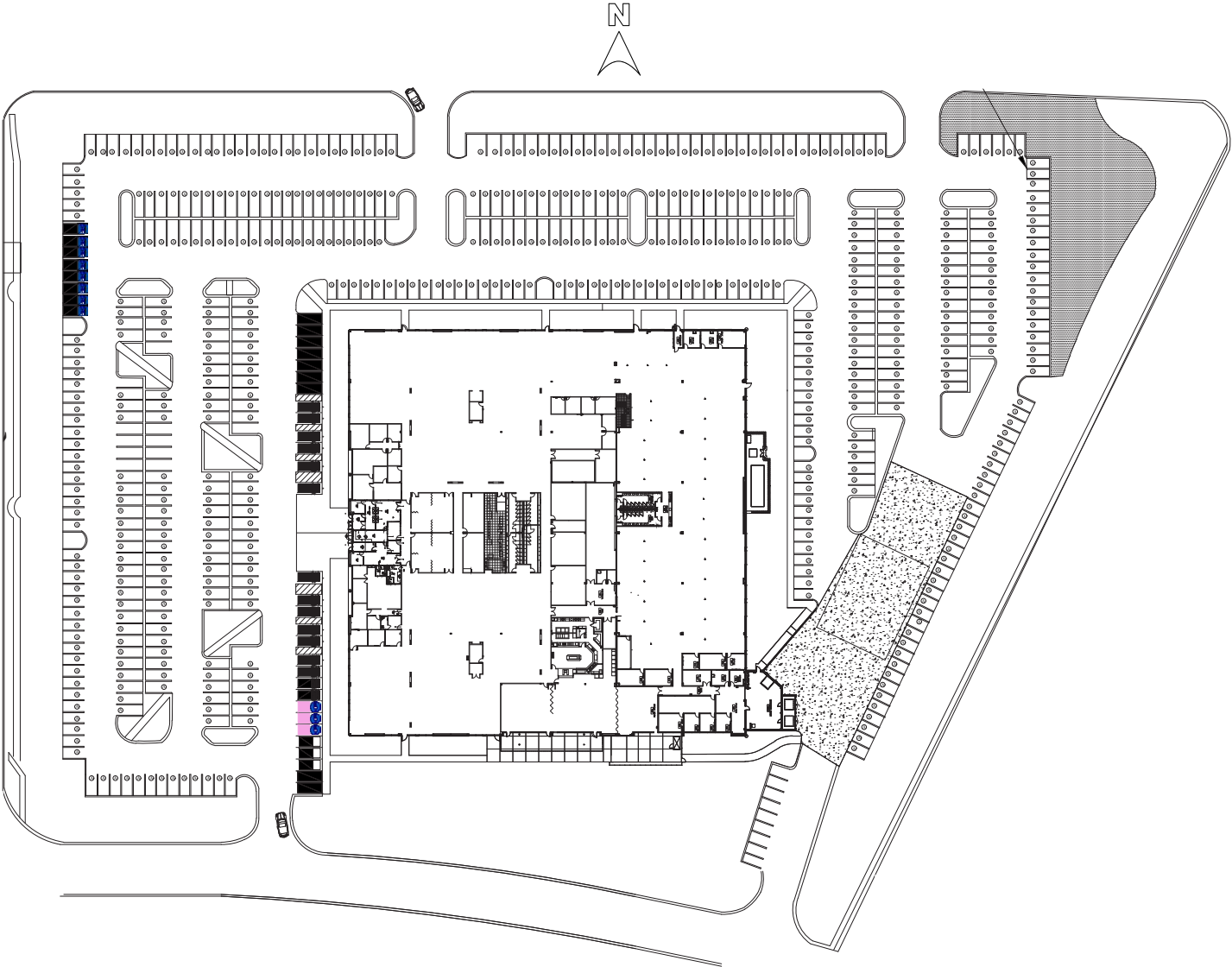
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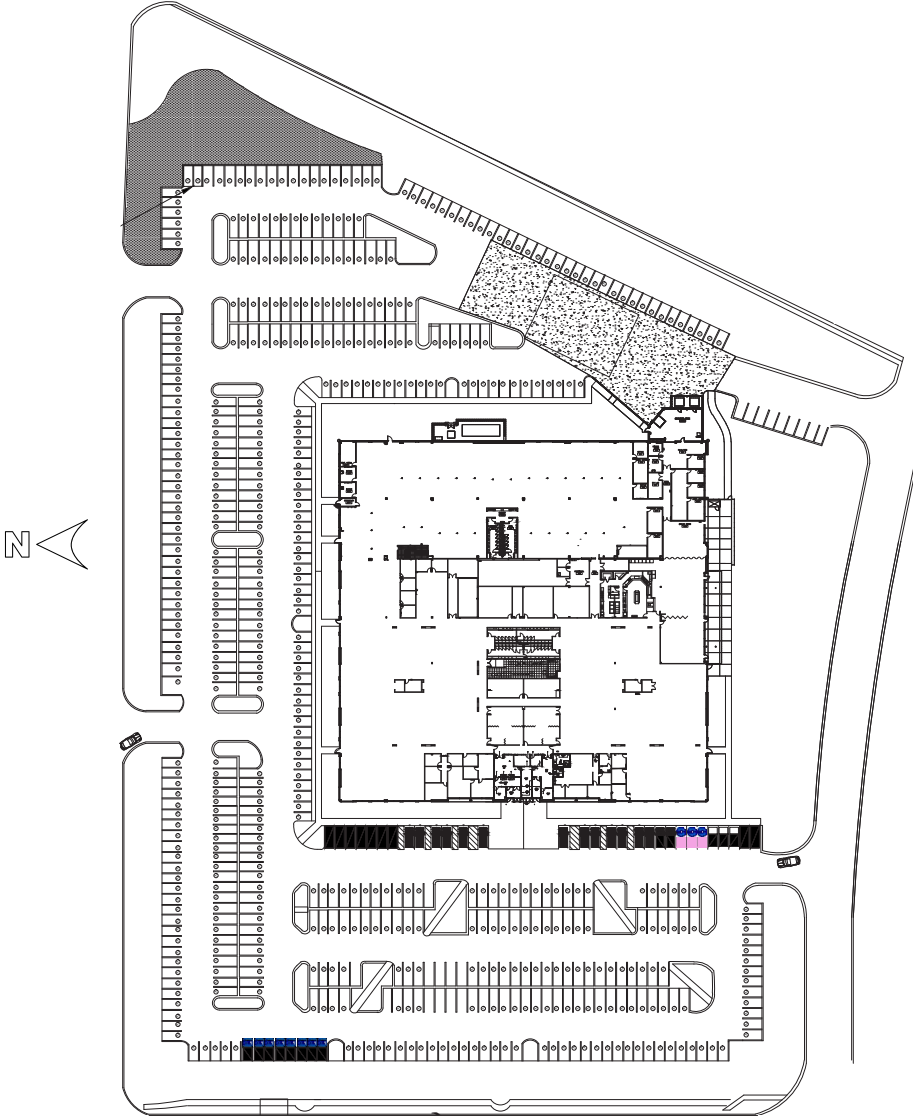
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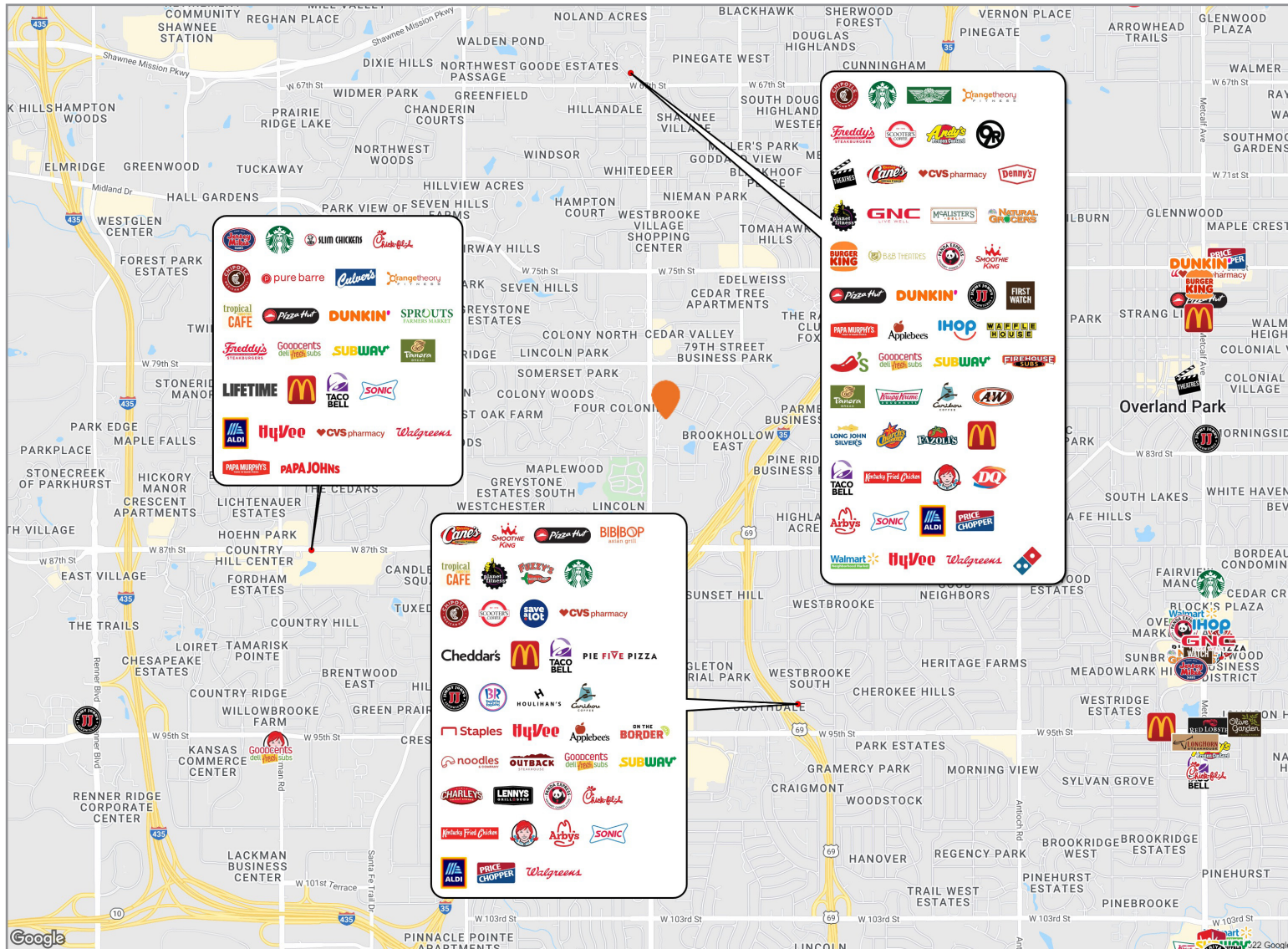




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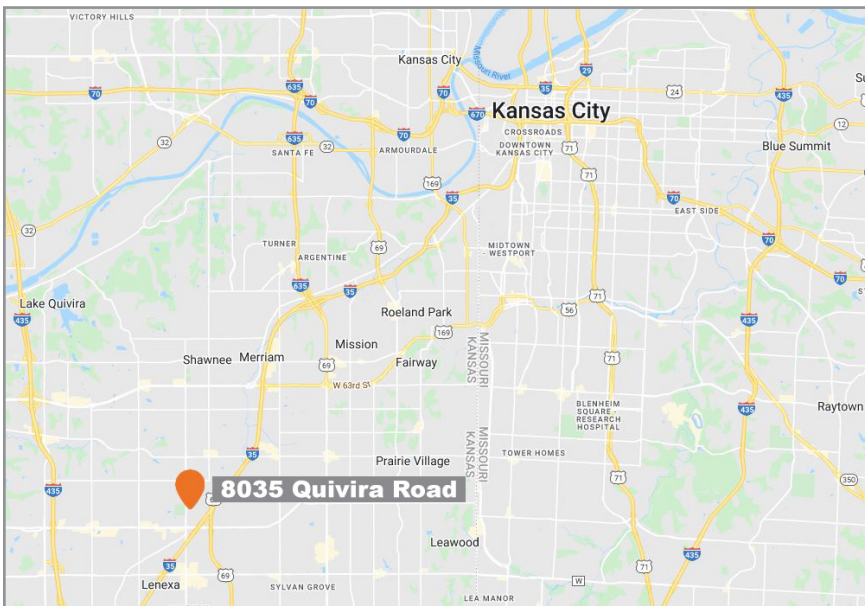
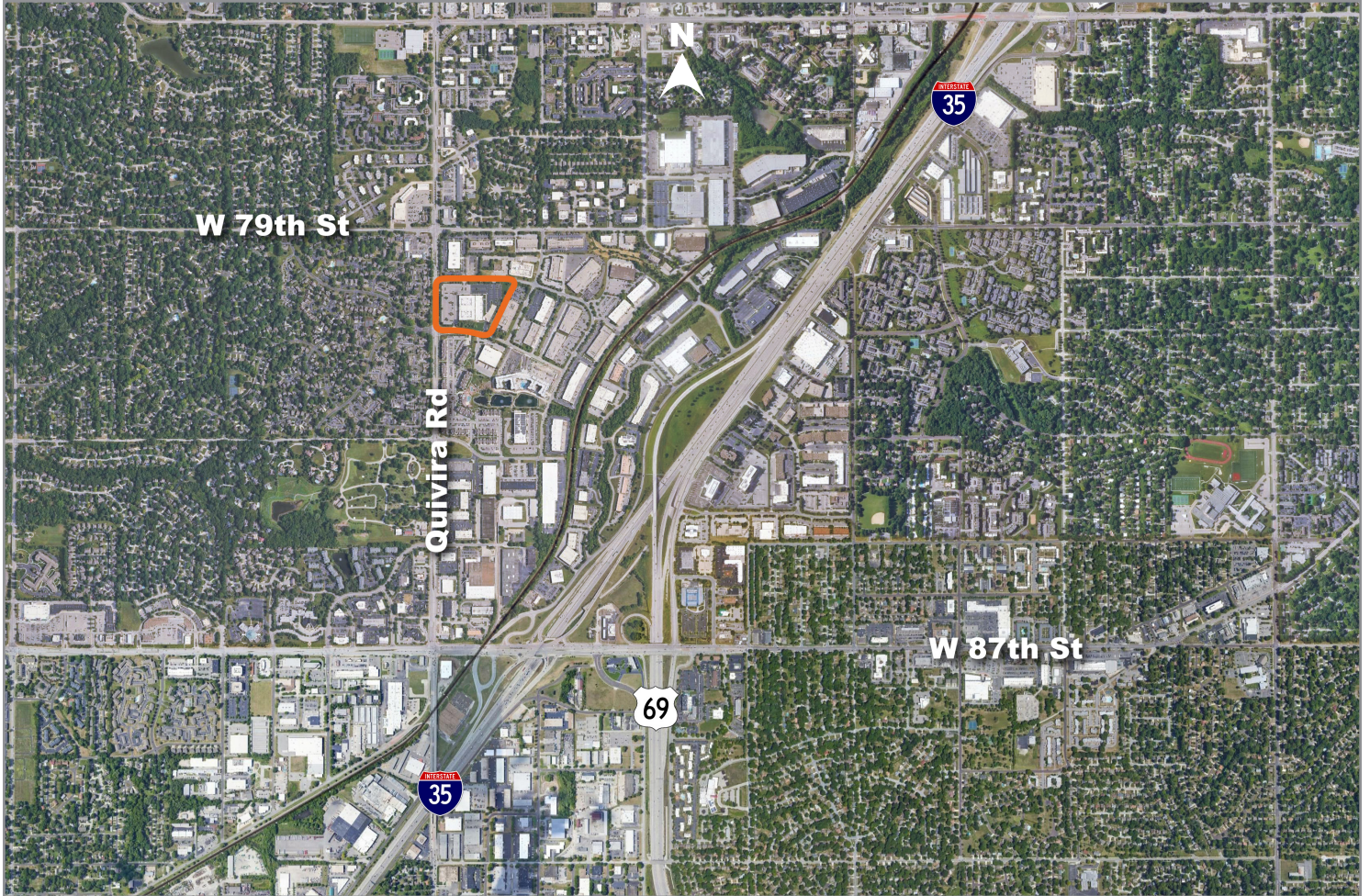
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