

11813 West 77th Street

Lenexa, Kansas 66214

For Sale/Lease



Free-Standing Johnson County Building For Sale/Lease

- Excellent location near the corner of 79th St and Quivira Rd. Minutes from Pine Ridge West Business Park
- 13,895± SF Office/Retail building situated on 2.3± acres
- 4.89/1,000 SF parking ratio with room to expand
- Layout can accommodate single-tenant or multi-tenant uses

For more information:

Christian Wead

816.412.8472

cwead@blockllc.com

Michael R. Block, CPM

816.932.5549

mblock@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Building Size:	11,940± SF	First Floor
	1,955± SF	Second Floor Office
	13,895± SF	Total

Lot Size: 2.3± acres

Year Built: 1986

Zoning: Planned Neighborhood Commercial (CP1)

Flood Zone: Zone X

Net Charges: (2025 Est)	RE Taxes:	\$2.12 PSF
	INS:	\$2.19 PSF
	CAM:	\$0.56 PSF
	Total:	\$4.87 PSF

Utilities: Electric (Evergy), Gas (Kansas Gas), Sewer (Johnson County Waste Water)
Water (WaterOne), Stormwater/Publicworks (City of Lenexa)

Parking Ratio: 4.89/1,000 SF with room to expand

For more information:

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

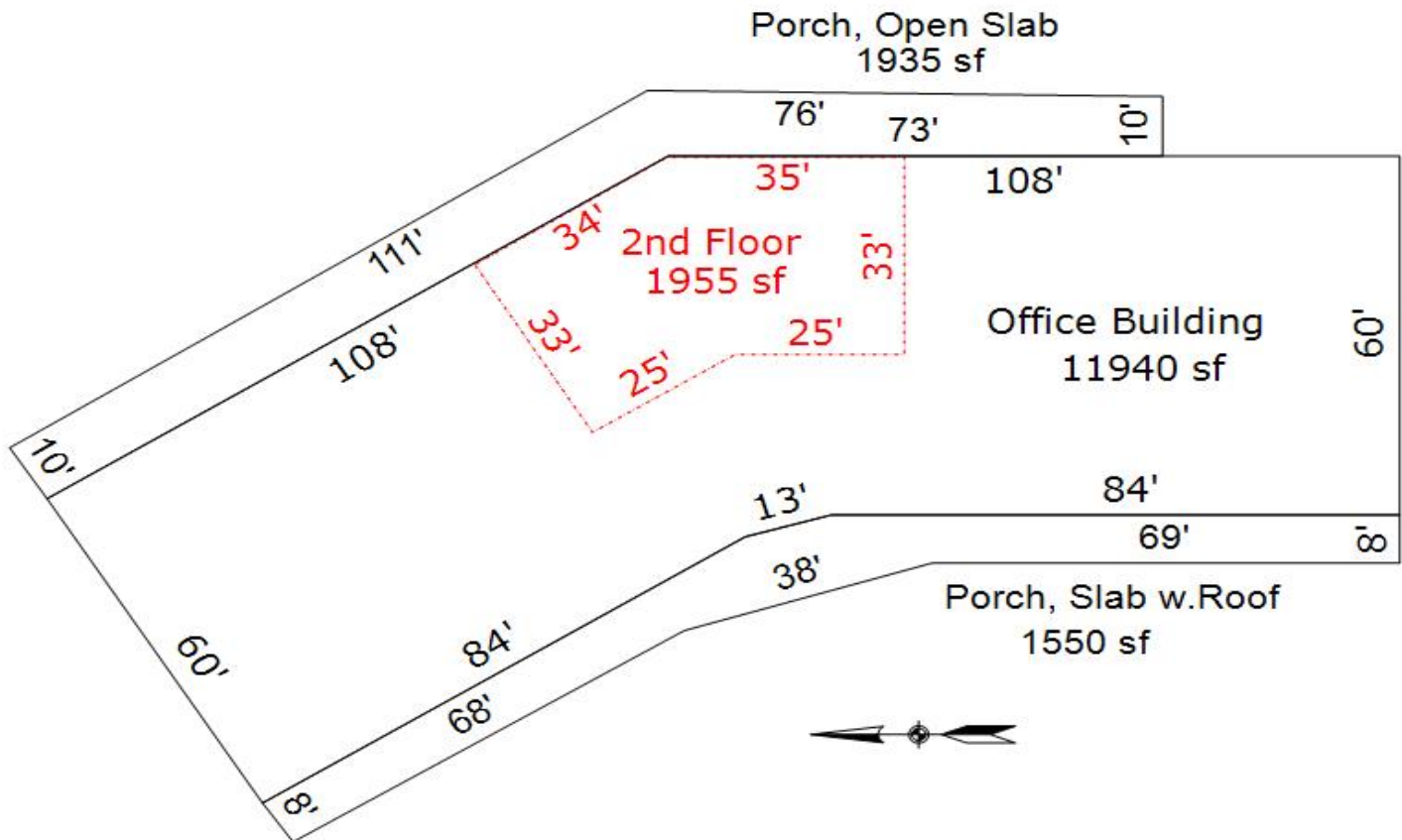
Christian Wead
816.412.8472
cwead@blockllc.com

11813 West 77th Street

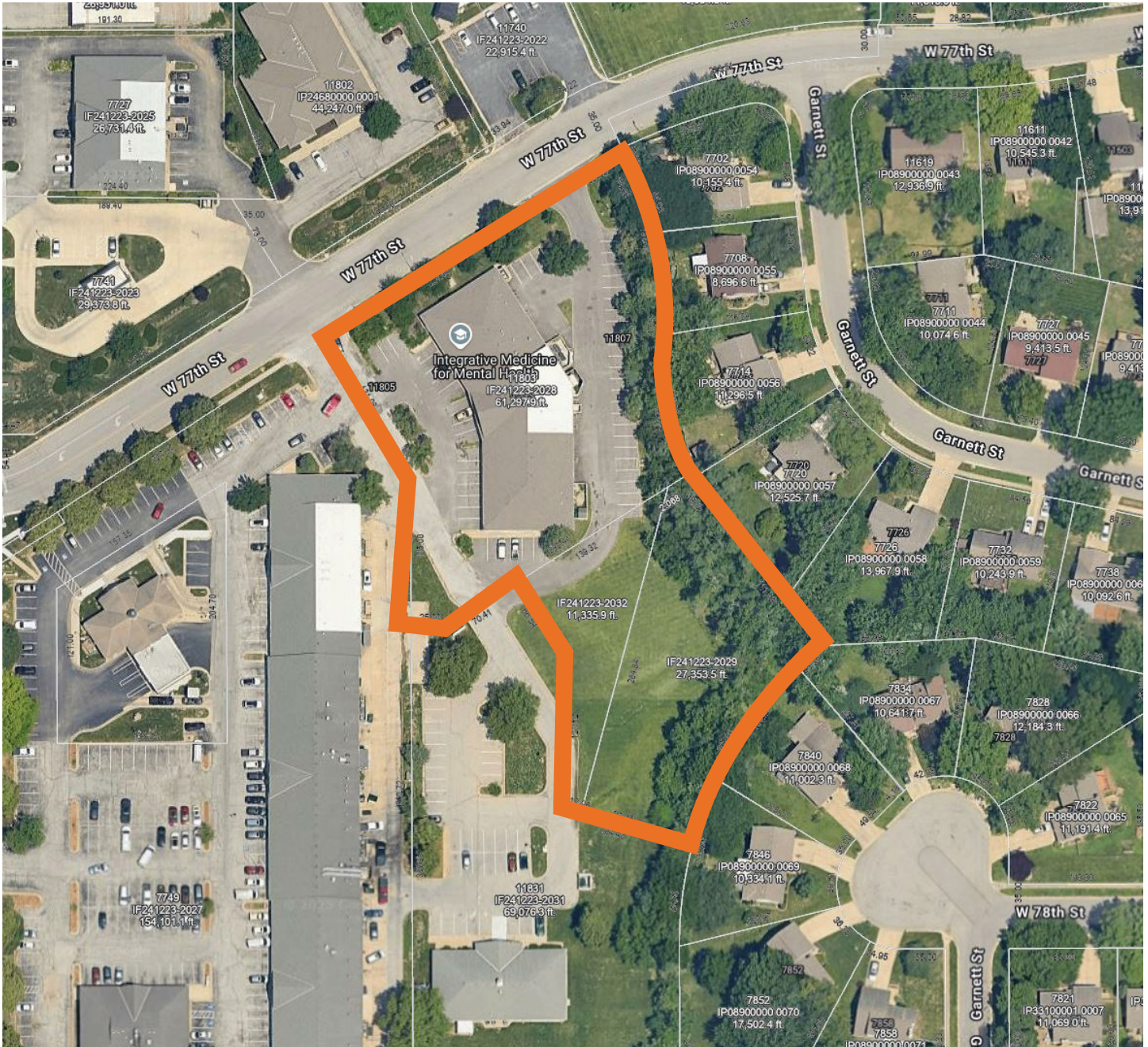
Lenexa, Kansas 66214

For Sale/Lease

Building Footprint



Parcel Viewer



11813 West 77th Street
Lenexa, Kansas 66214

For Sale/Lease



For more info.: Michael R. Block, CPM | 816.932.5549 | mblock@blockllc.com / Christian Wead | 816.412.8472 | cwead@blockllc.com

4622 Pennsylvania Ave., Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

11813 West 77th Street
Lenexa, Kansas 66214

For Sale/Lease



For more info.: Michael R. Block, CPM | 816.932.5549 | mblock@blockllc.com / Christian Wead | 816.412.8472 | cwead@blockllc.com

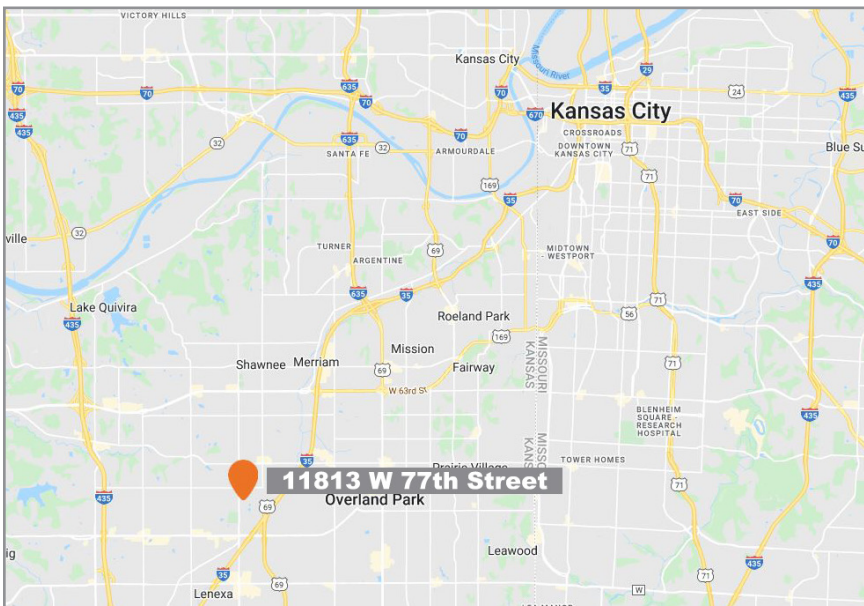
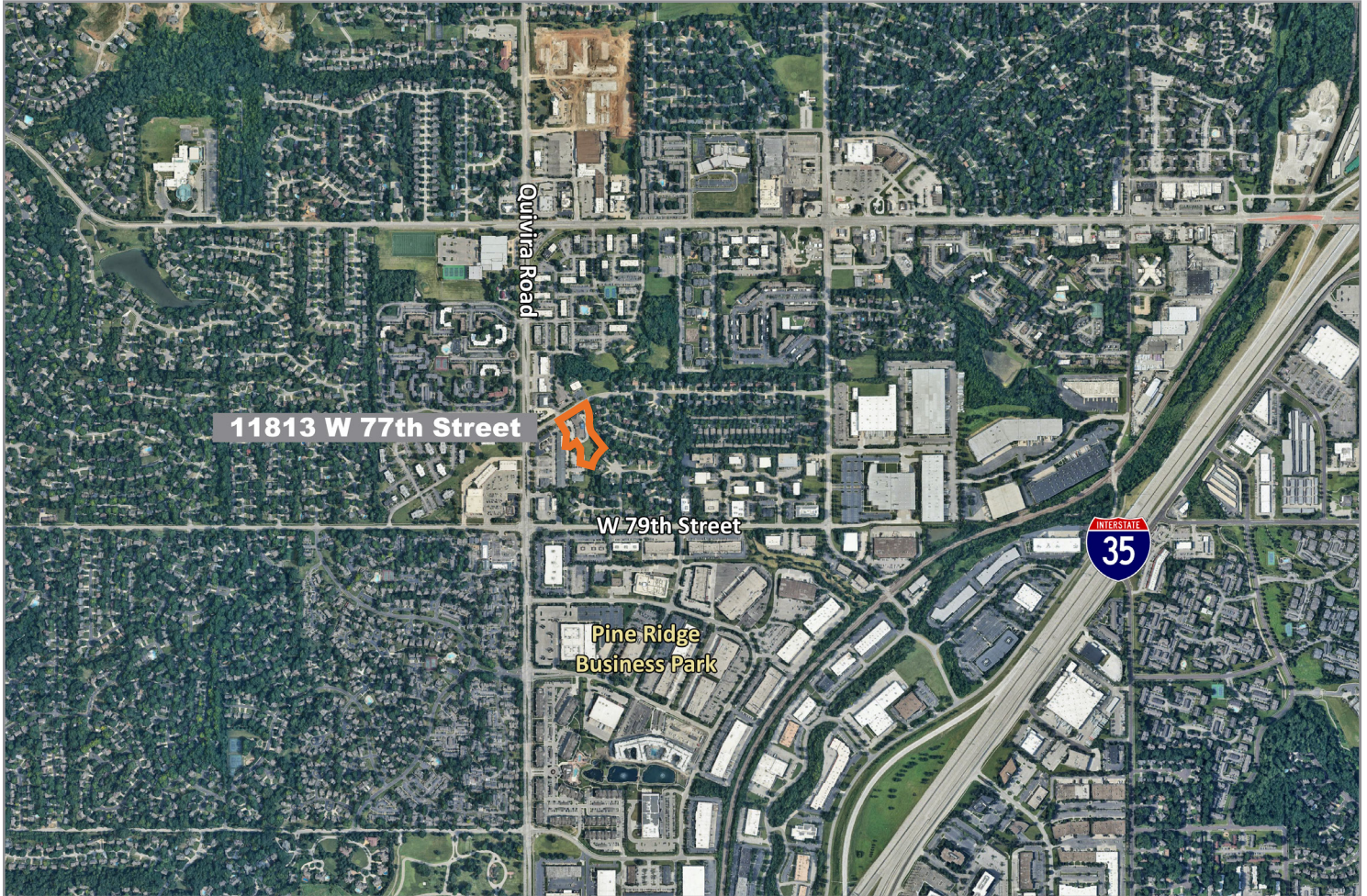
4622 Pennsylvania Ave., Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

11813 West 77th Street

Lenexa, Kansas 66214

For Sale/Lease



For more information:

Christian Wead

816.412.8472

cwead@blockllc.com

Michael R. Block, CPM

816.932.5549

mblock@blockllc.com