

# Building G

10405 - 10417 W. 84th Terrace, Lenexa, Kansas



Pine Ridge  
Business Park

## Excellent Location in Desirable Johnson County Submarket



### Prestigious Mixed-Use Business Park

- 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

<b>Location:</b>	10405 - 10417 W. 84th Terrace Lenexa, Kansas
<b>Building Size:</b>	One Story Building 17,459 Square Feet
<b>Parking Ratio:</b>	58 surface spaces, 3.3 / 1,000 SF
<b>Year Constructed:</b>	1985
<b>Building Construction:</b>	Brick, tile and glass
<b>Zoning:</b>	BP-1
<b>Utilities:</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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2,240 SF

<b>Space Available:</b>	10409 W. 84th Terrace Lenexa, Kansas
<b>SF Available:</b>	2,240 SF Total 1,935 SF Office 305 SF Warehouse
<b>Loading:</b>	1 Drive-in
<b>Clear Height:</b>	14'
<b>Base Rent:</b>	\$8.00 PSF, NET
<b>Taxes:</b>	\$3.30 (Est. 2024)
<b>Insurance:</b>	\$0.23 (Est. 2024)
<b>Common Area Maintenance:</b>	\$3.23 PSF (Est. 2024)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF

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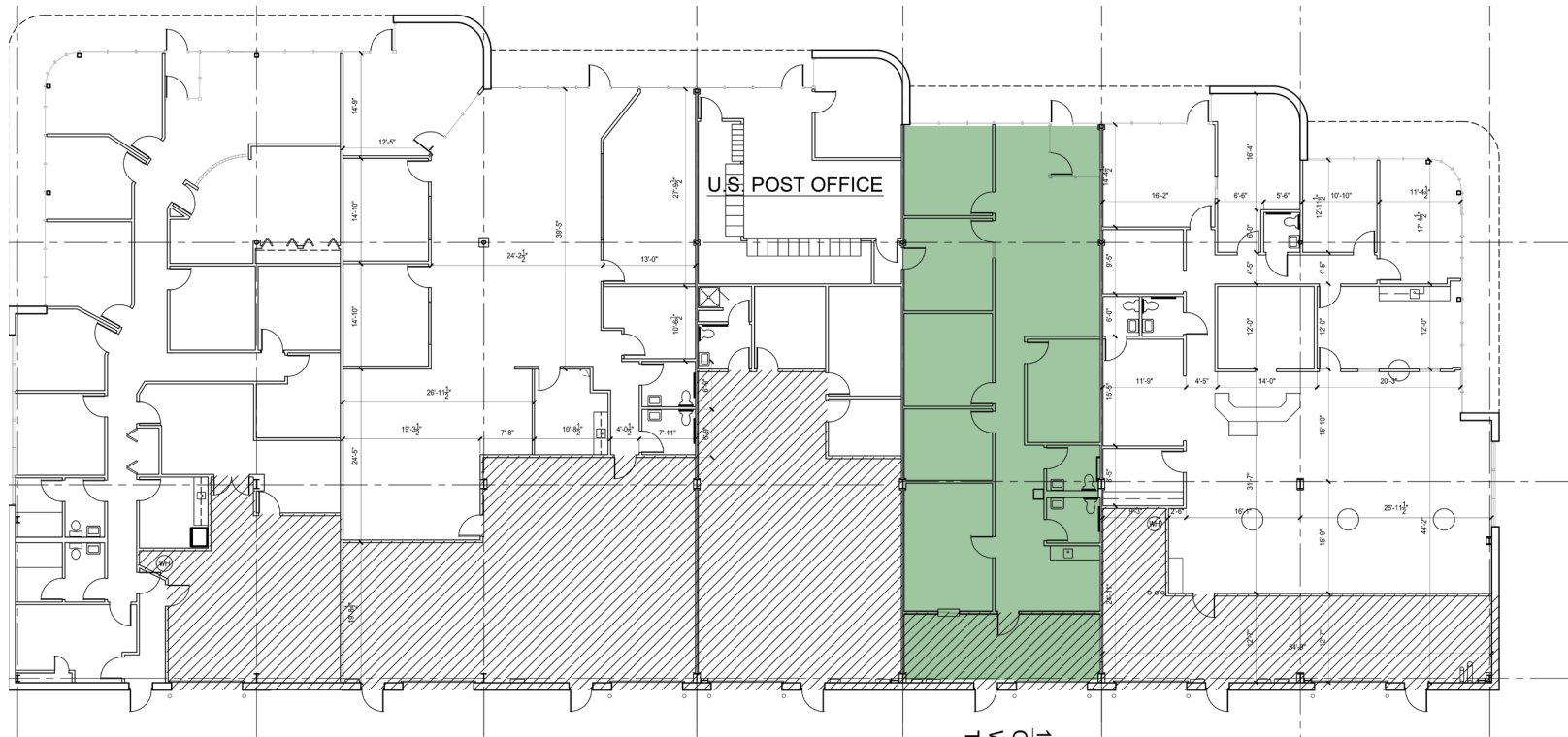
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## Floor Plan



10409 WEST 84TH TERR  
OFFICE = 1,935 SQFT  
WAREHOUSE = 305 SQFT  
TOTAL = 2,240 SQFT