



## 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

**Location:** 10405 - 10417 W. 84th Terrace  
Lenexa, Kansas

**Building Size:** One Story Building  
17,459 Square Feet

**Parking Ratio:** 58 surface spaces, 3.3 / 1,000 SF

**Year Constructed:** 1985

**Building Construction:** Brick, tile and glass

**Zoning:** BP-1

**Utilities:** Electricity - Kansas City Power and Light  
Gas - KPL Gas Services  
Water - Water District #1 of Johnson County

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# Building G

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



Pine Ridge  
Business Park

2,240 SF

**Space Available:** 10409 W. 84th Terrace  
Lenexa, Kansas

**SF Available:** 2,240 SF Total  
1,935 SF Office  
305 SF Warehouse

**Loading:** 1 Drive-in

**Clear Height:** 14'

**Base Rent:** \$8.00 PSF, NET

**Taxes:** \$3.30 (Est. 2024)

**Insurance:** \$0.23 (Est. 2024)

**Common Area Maintenance:** \$3.23 PSF (Est. 2024)

**Est. Park Maintenance:** Maximum \$0.08 PSF

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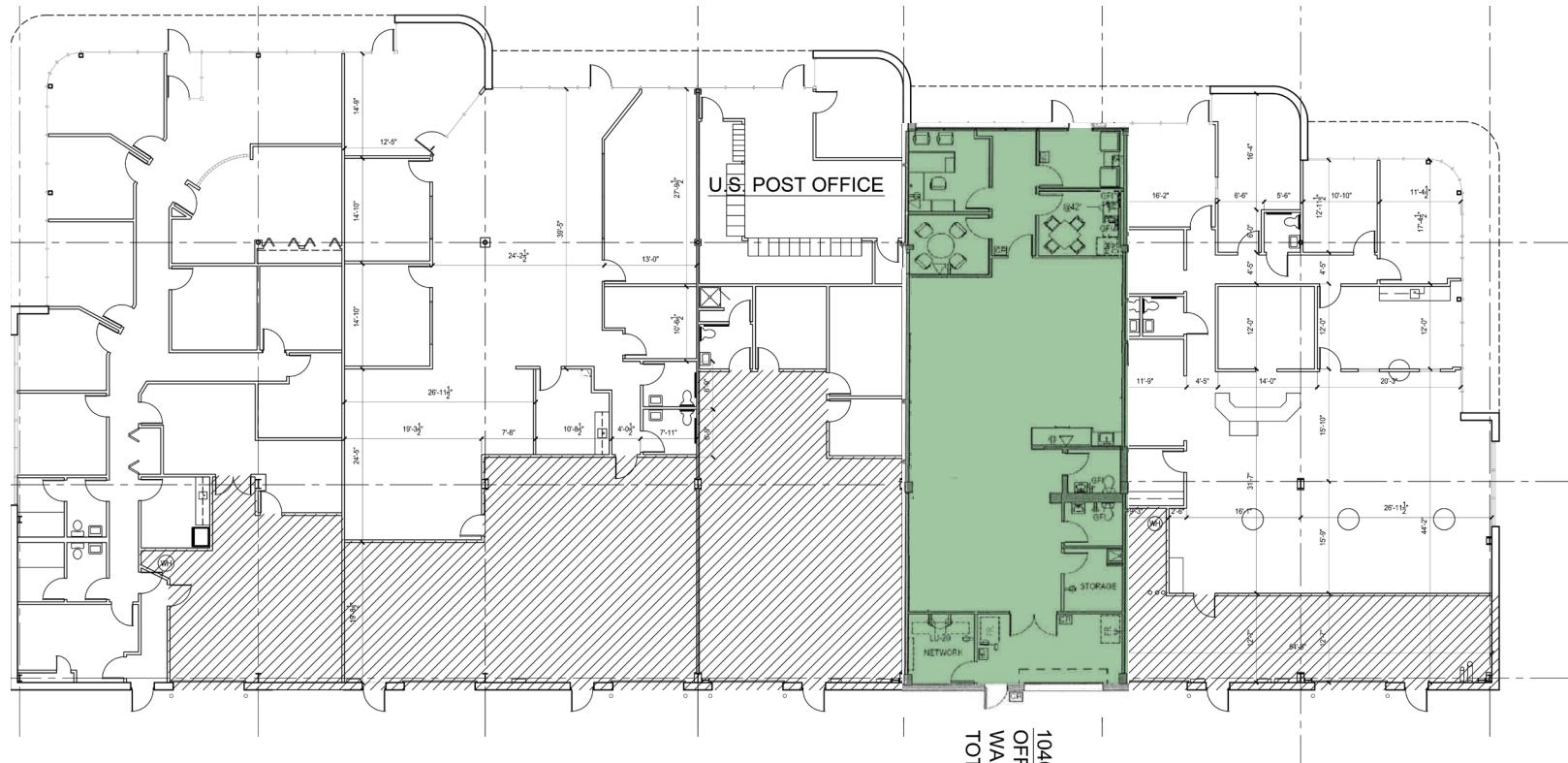
# Building G

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



Pine Ridge  
Business Park

## Floor Plan



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