

# Building 20

7903 - 7931 Bond, Lenexa, Kansas



Pine Ridge  
Business Park

## Excellent access and location Situating in the highly-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>	7903 - 7931 Bond, Lenexa, Kansas
<b>Building Size:</b>	One Story Building, 36,840 SF
<b>Parking Ratio:</b>	4 cars/1,000 SF
<b>Year Constructed:</b>	January 1988
<b>Building Construction:</b>	Cherokee brick and glass
<b>Zoning:</b>	BP-1
<b>Utilities:</b>	Electricity-Kansas City Power & Light Gas - KPL Gas Services Water-Water District #1 of Johnson County

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2,550 SF Available

<b>Space Available:</b>	7905 Bond, Lenexa, Kansas
<b>SF Available:</b>	2,550 SF
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 1,911 SF of office and up with required drive-in loading.
<b>Loading:</b>	1 Drive-In
<b>Ceiling Height:</b>	9' clear offices /14' clear warehouse
<b>Zoning:</b>	BP-1
<b>Lease Rate:</b>	\$7.00 PSF Net
<b>Common Area Maintenance:</b>	\$2.41 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$2.77 PSF (Est.)
<b>Insurance:</b>	\$0.17 PSF (Est.)

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7,297 SF Available

<b>Space Available:</b>	7905-7907 Bond, Lenexa, Kansas (Combined)
<b>SF Available:</b>	7,297 SF
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 6,009 SF of office and up with required drive-in loading.
<b>Loading:</b>	3 Drive-In
<b>Ceiling Height:</b>	9' clear offices /14' clear warehouse
<b>Zoning:</b>	BP-1
<b>Lease Rate:</b>	\$7.00 PSF Net
<b>Common Area Maintenance:</b>	\$2.41 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$2.77 PSF (Est.)
<b>Insurance:</b>	\$0.17 PSF (Est.)

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4,747 SF Available

<b>Space Available:</b>	7907 Bond, Lenexa, Kansas
<b>SF Available:</b>	4,747 SF
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 4,098 SF of office and up with required drive-in loading.
<b>Loading:</b>	2 Drive-In
<b>Ceiling Height:</b>	9' clear offices /14' clear warehouse
<b>Zoning:</b>	BP-1
<b>Lease Rate:</b>	\$7.25 PSF Net
<b>Common Area Maintenance:</b>	\$2.41 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$2.77 PSF (Est.)
<b>Insurance:</b>	\$0.17 PSF (Est.)

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2,170 SF Available

<b>Space Available:</b>	7915 Bond, Lenexa, Kansas
<b>SF Available:</b>	2,170 SF
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 1,000 SF of office and up with required drive-in loading.
<b>Loading:</b>	1 Drive-In
<b>Ceiling Height:</b>	9' clear offices /14' clear warehouse
<b>Zoning:</b>	BP-1
<b>Lease Rate:</b>	\$7.00 PSF Net
<b>Common Area Maintenance:</b>	\$2.41 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$2.77 PSF (Est.)
<b>Insurance:</b>	\$0.17 PSF (Est.)

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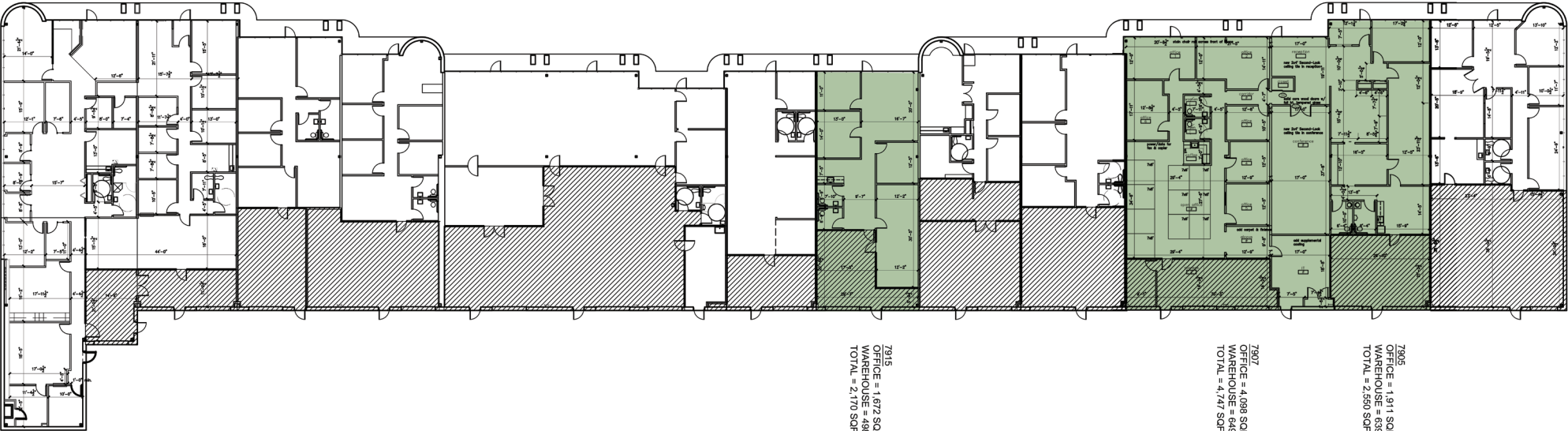
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# Building 20

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## Floor Plan



WAREHOUSE (W.H.)  
OFFICE

1 FLOOR PLAN  
SCALE: 1/16" = 1'-0"  
NORTH