

**Excellent Access & Location**  
**Situated 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>	8055-8071 Flint Street, Lenexa, Kansas
<b>Building Size:</b>	One Story Building; 50,032 SF
<b>Parking Ratio:</b>	149 Surface Spaces. 2.98/1,000 Square Feet
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require drive-in loading
<b>Building Construction:</b>	Precast concrete panels and glass
<b>Zoning:</b>	BP-2
<b>Loading:</b>	Drive-in and dock-high loading
<b>Clear Height:</b>	20'
<b>Utilities (Lessee):</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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18,530 SF

<b>Space Available:</b>	8063-8065 Flint Street, Lenexa, Kansas
<b>SF Available:</b>	18,530 SF total 3,529 SF office 15,001 SF warehouse
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking 18,000 square feet and up which require drive-in loading
<b>Electrical Service:</b>	(3) 120/208v, 3-Phase, 200AMP Services
<b>Loading:</b>	4 drive-in & 4 dock-high
<b>Clear Height:</b>	20'
<b>Zoning:</b>	BP-2
<b>Base Rent:</b>	\$7.25 PSF Net, increasing 2% per year
<b>Common Area Maintenance:</b>	Approximately \$2.24 per square foot
<b>Est. Real Estate Tax:</b>	\$2.84 PSF (Est.)
<b>Est. Insurance:</b>	\$0.14 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 per foot

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4,656 SF

<b>Space Available:</b>	8063 Flint Street, Lenexa, Kansas
<b>SF Available:</b>	4,656 SF warehouse
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking 4,500 square feet and up which require drive-in loading
<b>Electrical Service:</b>	120/208v, 3-Phase, 200AMP Services
<b>Loading:</b>	1 drive-in & 1 dock-high
<b>Clear Height:</b>	20'
<b>Zoning:</b>	BP-2
<b>Base Rent:</b>	\$7.75 PSF Net, increasing 2% per year
<b>Common Area Maintenance:</b>	Approximately \$2.24 per square foot
<b>Est. Real Estate Tax:</b>	\$2.84 PSF (Est.)
<b>Est. Insurance:</b>	\$0.14 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 per foot

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13,874 SF

<b>Space Available:</b>	8065 Flint Street, Lenexa, Kansas
<b>SF Available:</b>	13,874 SF total 3,529 SF office 10,345 SF warehouse
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking 13,000 square feet and up which require drive-in loading
<b>Electrical Service:</b>	(2) 120/208v, 3-Phase, 200AMP Services
<b>Loading:</b>	3 drive-in & 3 dock-high
<b>Clear Height:</b>	20'
<b>Zoning:</b>	BP-2
<b>Base Rent:</b>	\$7.50 PSF Net, increasing 2% per year
<b>Common Area Maintenance:</b>	Approximately \$2.24 per square foot
<b>Est. Real Estate Tax:</b>	\$2.84 PSF (Est.)
<b>Est. Insurance:</b>	\$0.14 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 per foot

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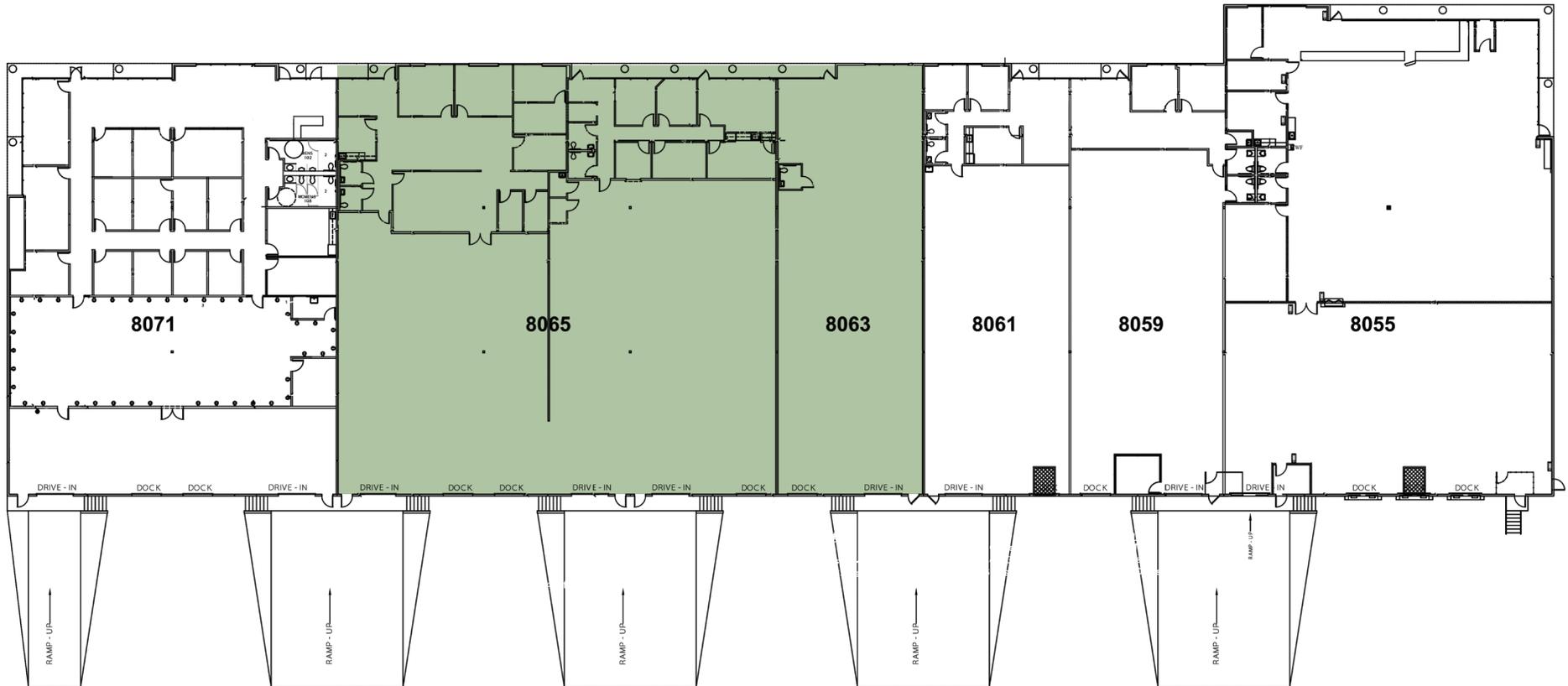
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# Building 19

8055-8071 Flint Street

## Floor Plan



1 floor plan  
scale: 1/16" = 1'-0"  
north