

# Building 18

8033-8045 Flint Street, Lenexa, Kansas



Pine Ridge  
Business Park

## **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
- 6,624 SF - 26,981 SF

### For more information:

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## General Building Information

<b>Location:</b>	8033-8045 Flint Street, Lenexa, Kansas
<b>Building Size:</b>	One Story Building; 38,720 Square Feet
<b>Parking Ratio:</b>	196 Surface Spaces. 5/1,000 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 dock and drive-in loading
<b>Building Construction:</b>	Precast concrete panels and glass
<b>Zoning:</b>	BP-2
<b>Loading:</b>	6 Dock-high
<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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6,624 SF

<b>Space Available:</b>	8041 Flint Street, Lenexa, Kansas
<b>SF Available:</b>	6,624
<b>Office SF:</b>	2,935
<b>Warehouse SF:</b>	3,689
<b>Design Features::</b>	This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require dock and drive-in loading
<b>Loading:</b>	2 Dock-high
<b>Clear Height:</b>	20'
<b>Zoning:</b>	BP-2
<b>Base Rent:</b>	\$8.25 PSF Net
<b>Common Area Maintenance:</b>	Approximately \$2.29 per square foot
<b>Est. Real Estate Tax:</b>	\$3.04 per square foot
<b>Est. Insurance:</b>	\$0.19 per square foot
<b>Est. Park Maintenance:</b>	Maximum \$0.08 per foot

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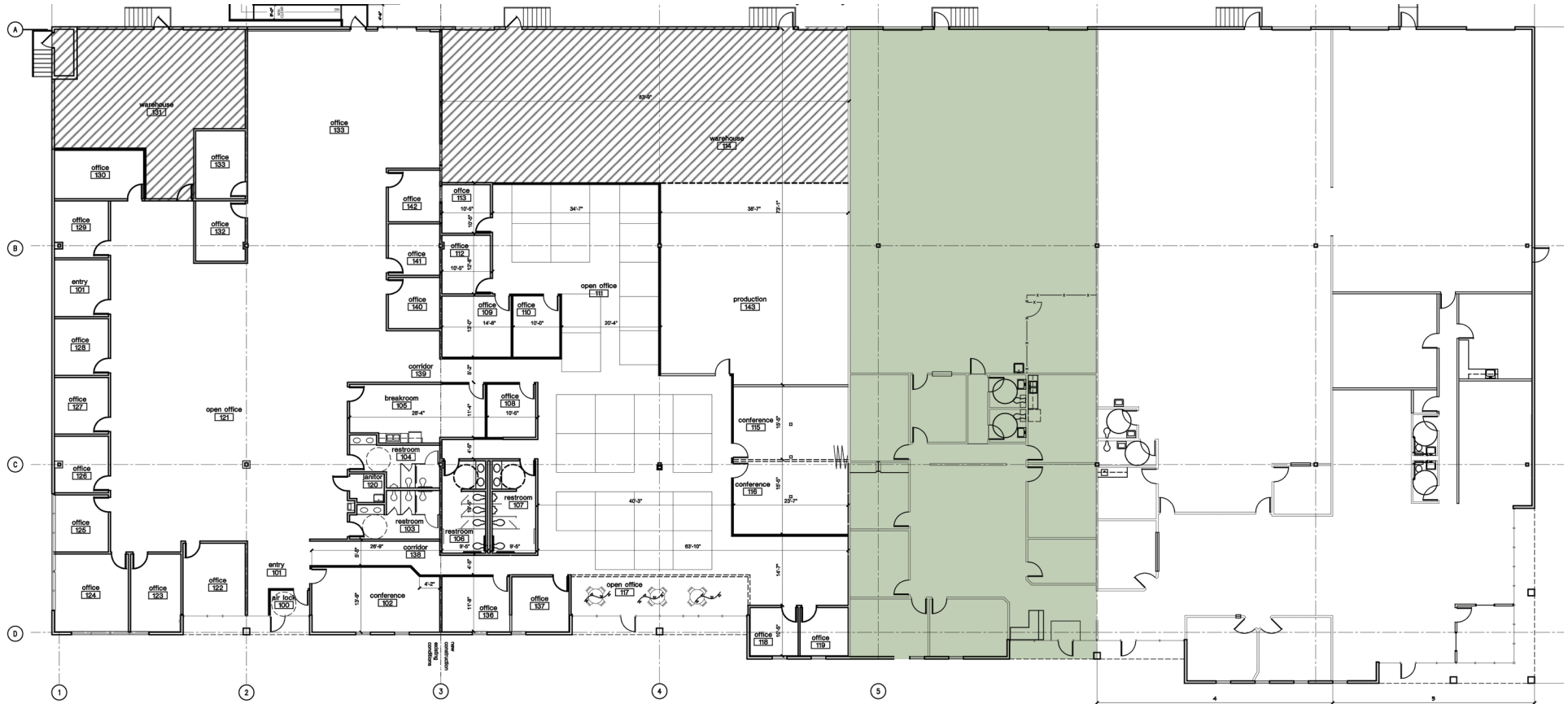
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## Building Floor Plan



### 8041 FLINT STREET

TOTAL: 6,624 SF  
OFFICE: 2,935 SF  
WHSE: 3,689 SF