

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
- 18,363 SF - 38,720 SF Available 7/1/2024

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551

kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.



General Building Information

Location:	8033-8045 Flint Street, Lenexa, Kansas
Building Size:	One Story Building; 38,720 Square Feet
Parking Ratio:	196 Surface Spaces. 5/1,000 Square Feet
Design Features:	This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require dock and drive-in loading
Building Construction:	Precast concrete panels and glass
Zoning:	BP-2
Loading:	1 Drive-in / 8 Dock-high
Clear Height:	20'
Utilities (Lessee):	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building 18

8033-8045 Flint Street, Lenexa, Kansas



Pine Ridge
Business Park

20,357 SF

Space Available:	8033 Flint Street, Lenexa, Kansas
SF Available:	20,357
Office SF:	15,018
Warehouse SF:	5,339
Design Features::	This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require dock and drive-in loading
Loading:	1 Drive-in/ 4 Dock-high
Clear Height:	20'
Zoning:	BP-2
Base Rent:	\$8.00 PSF Net
Common Area Maintenance:	Approximately \$4.24 per square foot
Est. Real Estate Tax:	\$3.04 per square foot
Est. Insurance:	\$0.19 per square foot
Est. Park Maintenance:	Maximum \$0.08 per foot

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building 18

8033-8045 Flint Street, Lenexa, Kansas



Pine Ridge
Business Park

18,363 SF

Space Available:	8043 Flint Street, Lenexa, Kansas
SF Available:	18,363
Office SF:	7,944
Warehouse SF:	10,419
Design Features::	This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require dock and drive-in loading
Loading:	1 Drive-in/ 4 Dock-high
Clear Height:	20'
Zoning:	BP-2
Base Rent:	\$7.75 PSF Net
Common Area Maintenance:	Approximately \$4.24 per square foot
Est. Real Estate Tax:	\$3.04 per square foot
Est. Insurance:	\$0.19 per square foot
Est. Park Maintenance:	Maximum \$0.08 per foot

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building 18

8033-8045 Flint Street, Lenexa, Kansas



Pine Ridge
Business Park

38,720 SF

Space Available:	8033-8043 Flint Street, Lenexa, Kansas
SF Available:	38,720
Office SF:	22,962
Warehouse SF:	15,758
Design Features::	This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require dock and drive-in loading
Loading:	1 Drive-in/ 8 Dock-high
Clear Height:	20'
Zoning:	BP-2
Base Rent:	\$7.50 PSF Net
Common Area Maintenance:	Approximately \$4.24 per square foot
Est. Real Estate Tax:	\$3.04 per square foot
Est. Insurance:	\$0.19 per square foot
Est. Park Maintenance:	Maximum \$0.08 per foot

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

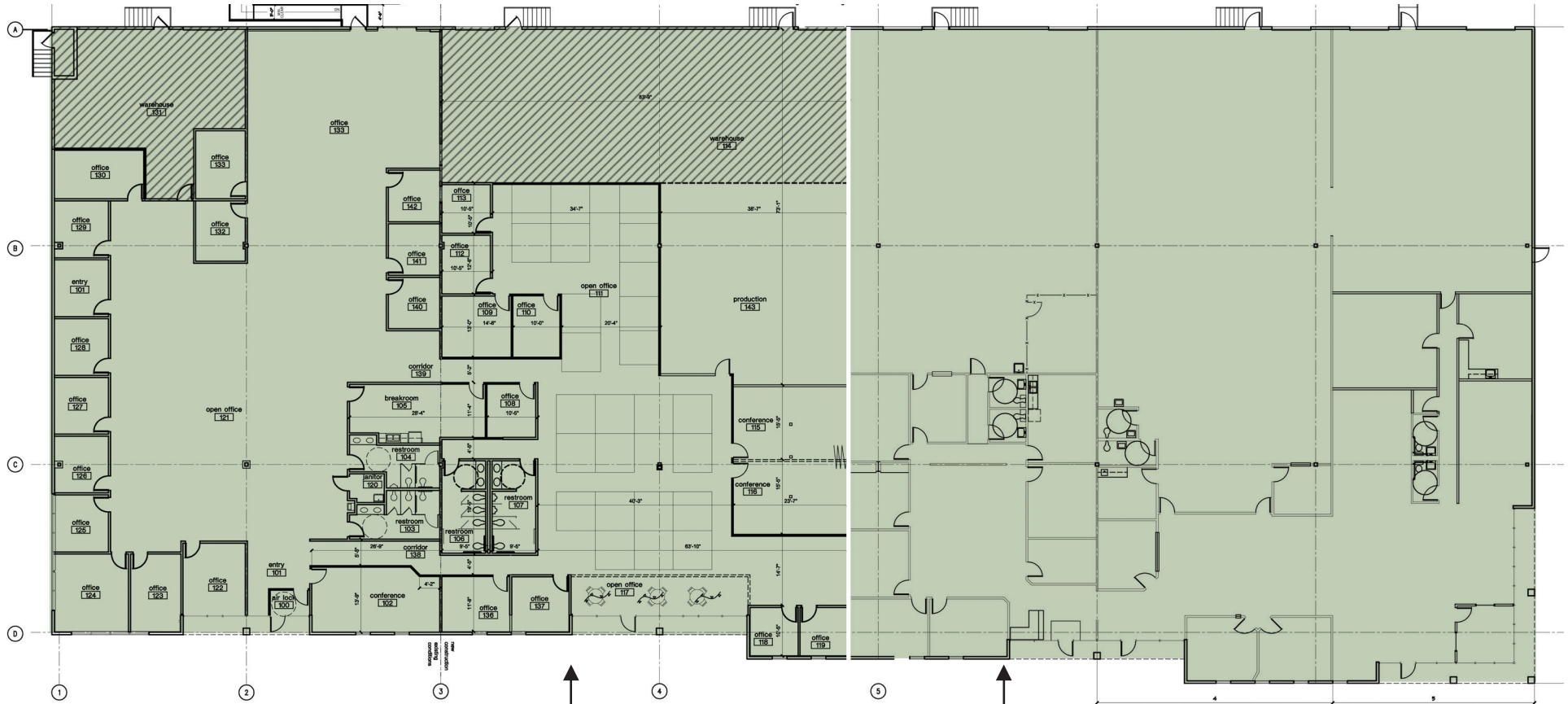
Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building 18

8033-8045 Flint Street, Lenexa, Kansas

Building Floor Plan



8033 FLINT STREET

TOTAL: 20,357 SF
OFFICE: 15,018 SF
WHSE: 5,339 SF

8033-8043 FLINT STREET

TOTAL: 38,720 SF
OFFICE: 22,962 SF
WHSE: 15,758 SF

8043 FLINT STREET

TOTAL: 18,363 SF
OFFICE: 7,944 SF
WHSE: 10,419 SF