

Westbrook I

8064 Reeder Street, Lenexa, KS 66214

For Lease



Strong Regional Connectivity!

- 8,840± SF Total
- Alternate Office Configurations Available
- Dock-High Loading
- 14' Clear Height
- Immediate Access to I-35 & I-435

For more information:

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

Blaise Gunnerson
816.878.6314
bgunnerson@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.

Building Specifications

Square Feet Available:	8,840± SF
Office Space:	7,715± SF
Warehouse Space:	1,125± SF TI Available For Additional Warehouse Square Footage
Total Building Square Footage:	39,203± SF
Year Built:	1987
Loading Type:	Rear
Truck Court Depth:	90'
Loading:	2 Dock-High Doors (10'x10') - 1 Active, 1 Covered
Clear Height:	14'
Column Spacing:	30' x 25'
Electrical:	225 amp, 277/480V, 3-phase main service
Lighting:	LED
Parking Ratio:	4.72/1,000 SF
Type of Lease:	Modified Gross
CAM (2026 Estimates):	\$2.92 PSF

For more information:

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

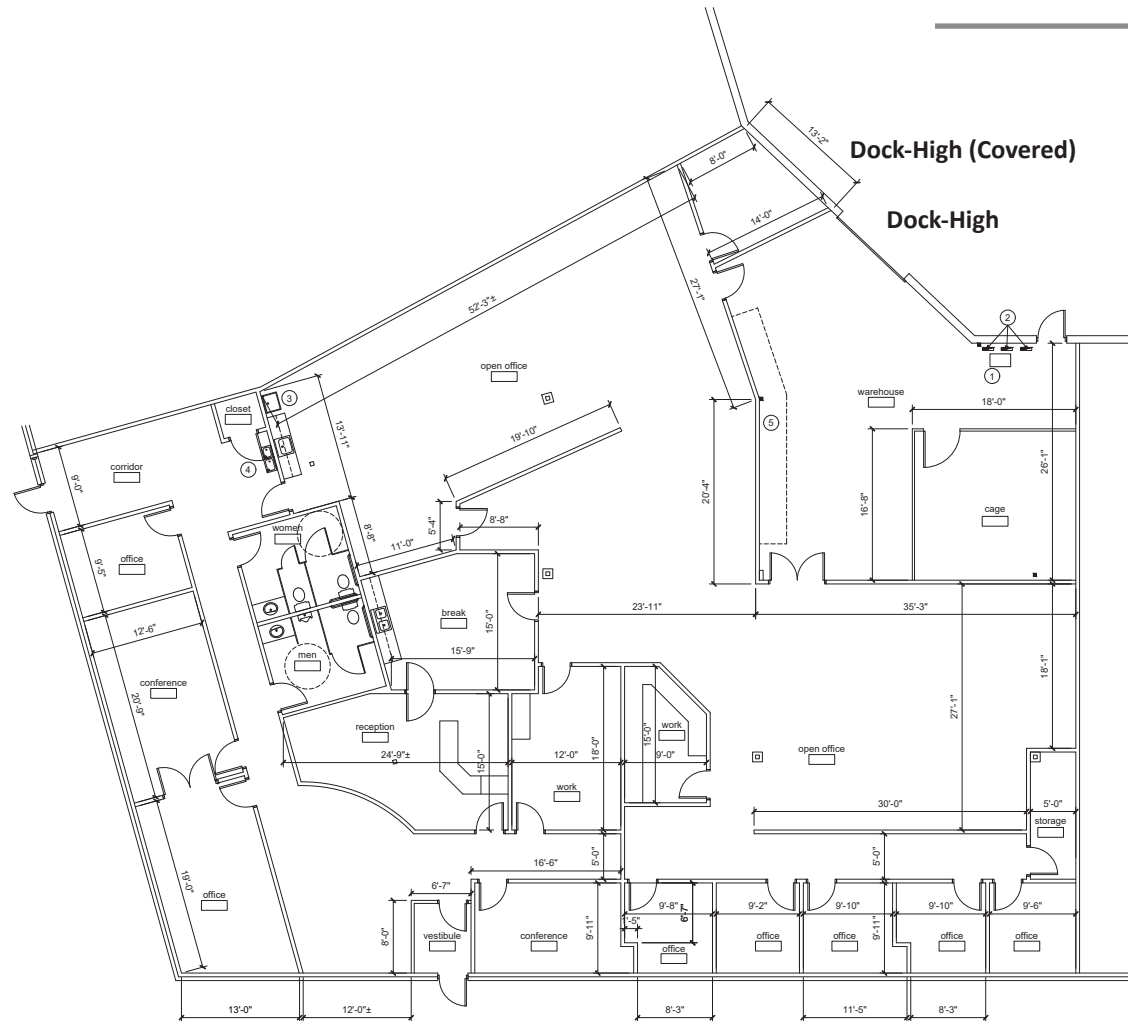
Blaise Gunnerson
816.878.6314
bgunnerson@blockllc.com

Westbrook I

8064 Reeder Street, Lenexa, KS 66214

For Lease

Suite 8064 Floor Plan

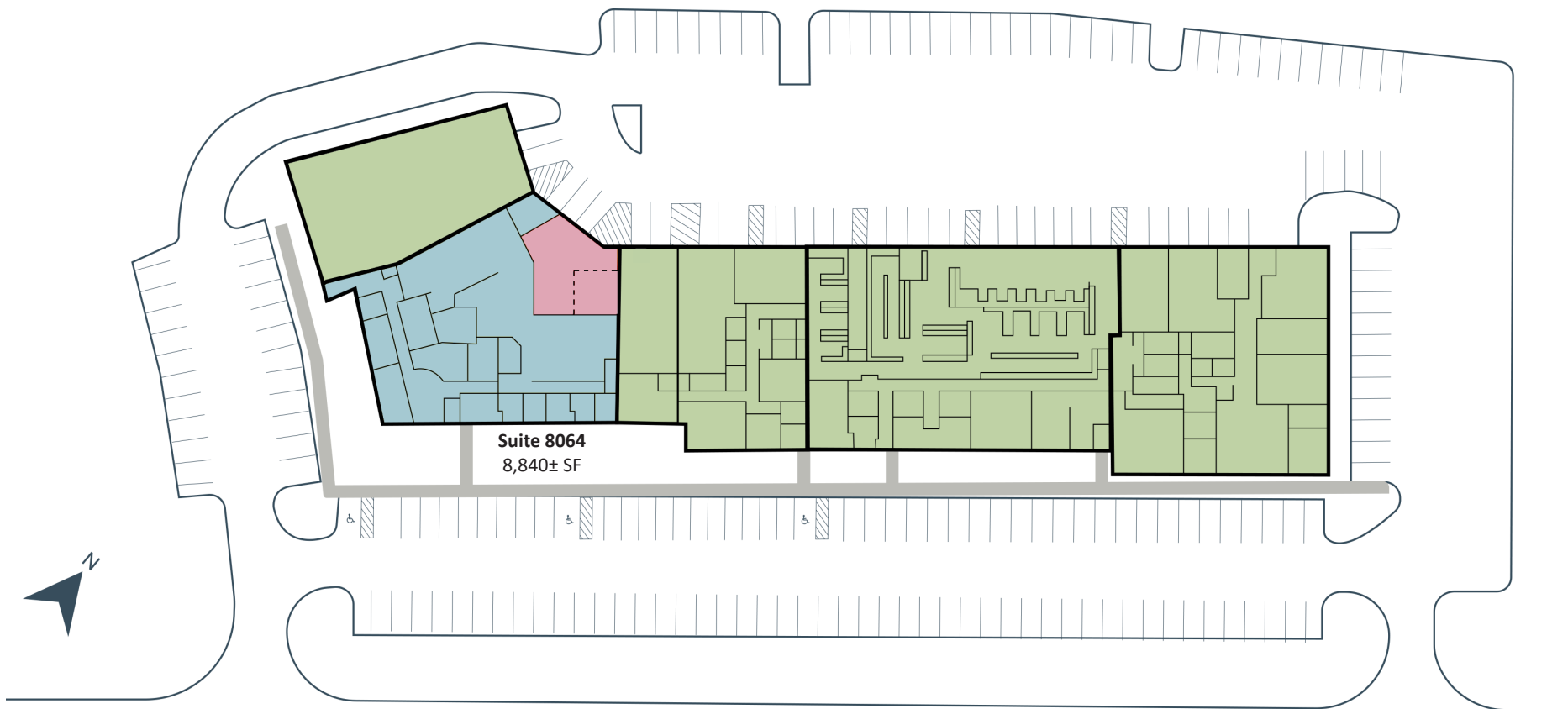


Westbrook I

8064 Reeder Street, Lenexa, KS 66214

For Lease

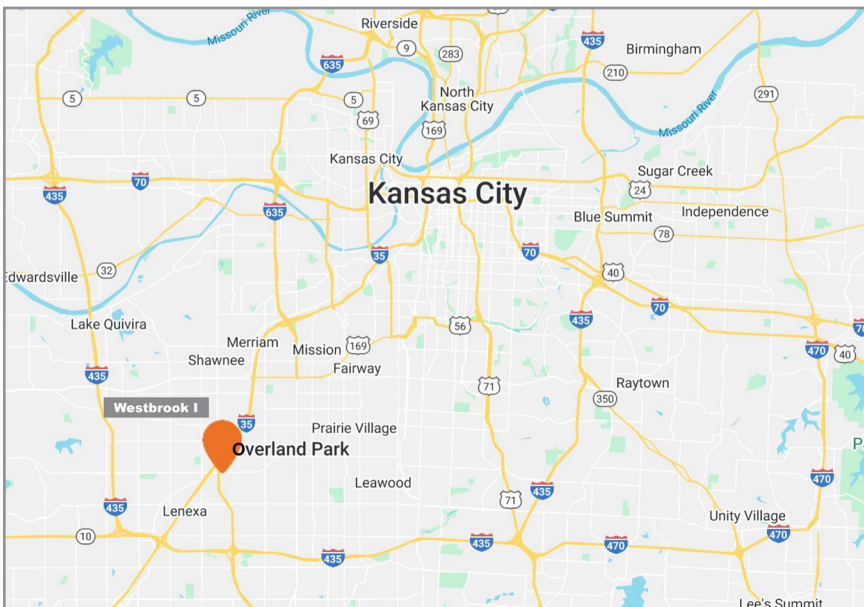
Site Plan



Westbrook I

8064 Reeder Street, Lenexa, KS 66214

For Lease



For more information:

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

Blaise Gunnerson
816.878.6314
bgunnerson@blockllc.com