



Excellent access and 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
- 14' Clear Height in Warehouse with 10' x 12' Drive-In Doors

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:	7903 - 7931 Bond, Lenexa, Kansas										
Building Size:	One Story Building, 36,838 SF										
Parking Ratio:	4 cars/1,000 SF										
Constructed:	January 1988										
Building Construction:	Cherokee brick and glass										
Zoning:	BP-1										
Utilities:	Electricity- Energy vs. Kansas City Power & Light Gas - KPL Gas Services Water-Water District #1 of Johnson County										
Loading:	Every bay has one Drive-In Door of 10' x 12'. Some spaces have multiple bays, thus multiple Drive-In Doors.										
Net Charges: (2024 Est./PSF)	<table><tr><td>Common Area Maintenance:</td><td>\$2.06</td></tr><tr><td>Park Maintenance:</td><td>\$0.08</td></tr><tr><td>Real Estate Taxes:</td><td>\$3.03</td></tr><tr><td>Insurance:</td><td>\$0.21</td></tr><tr><td>Total:</td><td><u>\$5.38</u></td></tr></table>	Common Area Maintenance:	\$2.06	Park Maintenance:	\$0.08	Real Estate Taxes:	\$3.03	Insurance:	\$0.21	Total:	<u>\$5.38</u>
Common Area Maintenance:	\$2.06										
Park Maintenance:	\$0.08										
Real Estate Taxes:	\$3.03										
Insurance:	\$0.21										
Total:	<u>\$5.38</u>										

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



4,747 SF Available

Space Available:	7907 Bond, Lenexa, Kansas										
SF Available:	4,747 SF										
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 1,000 SF of office and up with required drive-in loading.										
Loading:	2 Drive-Ins										
Ceiling Height:	9' clear offices /14' clear warehouse										
Zoning:	BP-1										
Lease Rate:	\$7.25 PSF Net										
Net Charges: (2024 Est./PSF)	<table><tr><td>Common Area Maintenance:</td><td>\$2.06</td></tr><tr><td>Park Maintenance:</td><td>\$0.08</td></tr><tr><td>Real Estate Taxes:</td><td>\$3.03</td></tr><tr><td>Insurance:</td><td>\$0.21</td></tr><tr><td>Total:</td><td><u>\$5.38</u></td></tr></table>	Common Area Maintenance:	\$2.06	Park Maintenance:	\$0.08	Real Estate Taxes:	\$3.03	Insurance:	\$0.21	Total:	<u>\$5.38</u>
Common Area Maintenance:	\$2.06										
Park Maintenance:	\$0.08										
Real Estate Taxes:	\$3.03										
Insurance:	\$0.21										
Total:	<u>\$5.38</u>										

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



2,170 SF Available

Space Available:	7915 Bond, Lenexa, Kansas										
SF Available:	2,170 SF										
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 1,000 SF of office and up with required drive-in loading.										
Loading:	1 Drive-In										
Ceiling Height:	9' clear offices /14' clear warehouse										
Zoning:	BP-1										
Lease Rate:	\$7.00 PSF Net										
Net Charges: (2024 Est./PSF)	<table><tr><td>Common Area Maintenance:</td><td>\$2.06</td></tr><tr><td>Park Maintenance:</td><td>\$0.08</td></tr><tr><td>Real Estate Taxes:</td><td>\$3.03</td></tr><tr><td>Insurance:</td><td>\$0.21</td></tr><tr><td>Total:</td><td><u>\$5.38</u></td></tr></table>	Common Area Maintenance:	\$2.06	Park Maintenance:	\$0.08	Real Estate Taxes:	\$3.03	Insurance:	\$0.21	Total:	<u>\$5.38</u>
Common Area Maintenance:	\$2.06										
Park Maintenance:	\$0.08										
Real Estate Taxes:	\$3.03										
Insurance:	\$0.21										
Total:	<u>\$5.38</u>										

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 20

7903 - 7931 Bond, Lenexa, Kansas

Floor Plan

