



### **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](mailto:kblock@blockllc.com)

Andrew T. Block  
816.412.5873  
[ablock@blockllc.com](mailto:ablock@blockllc.com)

Hagen Vogel  
816.878.6338  
[hvogel@blockllc.com](mailto: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

<b>Location:</b>	7903 - 7931 Bond, Lenexa, Kansas										
<b>Building Size:</b>	One Story Building, 36,838 SF										
<b>Parking Ratio:</b>	4 cars/1,000 SF										
<b>Constructed:</b>	January 1988										
<b>Building Construction:</b>	Cherokee brick and glass										
<b>Zoning:</b>	BP-1										
<b>Utilities:</b>	Electricity- Energy vs. Kansas City Power & Light Gas - KPL Gas Services Water-Water District #1 of Johnson County										
<b>Loading:</b>	Every bay has one Drive-In Door of 10' x 12'. Some spaces have multiple bays, thus multiple Drive-In Doors.										
<b>Net Charges: (2024 Est./PSF)</b>	<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

<b>Space Available:</b>	7907 Bond, Lenexa, Kansas										
<b>SF Available:</b>	4,747 SF										
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 1,000 SF of office and up with required drive-in loading.										
<b>Loading:</b>	2 Drive-Ins										
<b>Ceiling Height:</b>	9' clear offices /14' clear warehouse										
<b>Zoning:</b>	BP-1										
<b>Lease Rate:</b>	\$7.25 PSF Net										
<b>Net Charges: (2024 Est./PSF)</b>	<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

