

Millennium Business Center

11301-27 Strang Line Road, Lenexa, KS

For Lease



Excellent Location Just South of College Blvd. & I-35

- Quick access to I-35 at 119th Street or I-435
- 75,000 SF Multi-tenant Flex Building - College Blvd. & Strang Line (I-35)
- Rear loaded (Drive-ins)
- 22' clear with E.S.F.R. Fire Sprinkler System

For more information:

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

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

Christian Wead
816.412.8472
cwead@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

Total Square Feet:	75,000 SF building with 2,053 SF Mezzanine
Column Spacing:	40' north/south x 50' east/west
Loading:	12' x 14' drive-in doors/9' x 10' dock-high doors
Ceiling Height:	22' Minimum
Floor Thickness:	6" reinforced concrete
Sprinkler:	E.S.F.R. (Early Suppression Fast Response)
Power:	400 amp, 120/208 volt, 3 phase - typical
Lighting:	Hi-Bay Metal Halide
Parking:	173 spaces total on the property, including the striped areas in the rear which provides 2.3 spaces per 1,000 square feet.
Zoning:	BP-1 (Planned Business Park)
Offering Rate:	

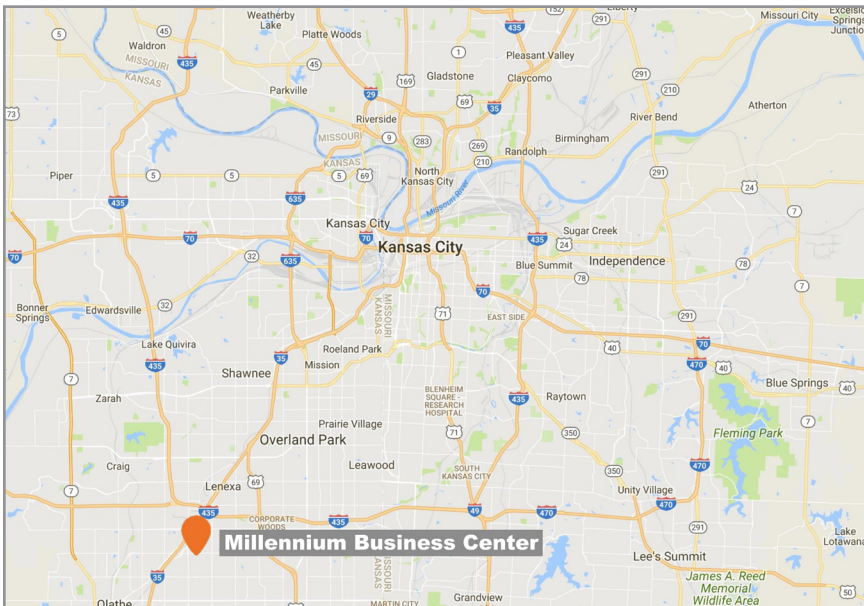
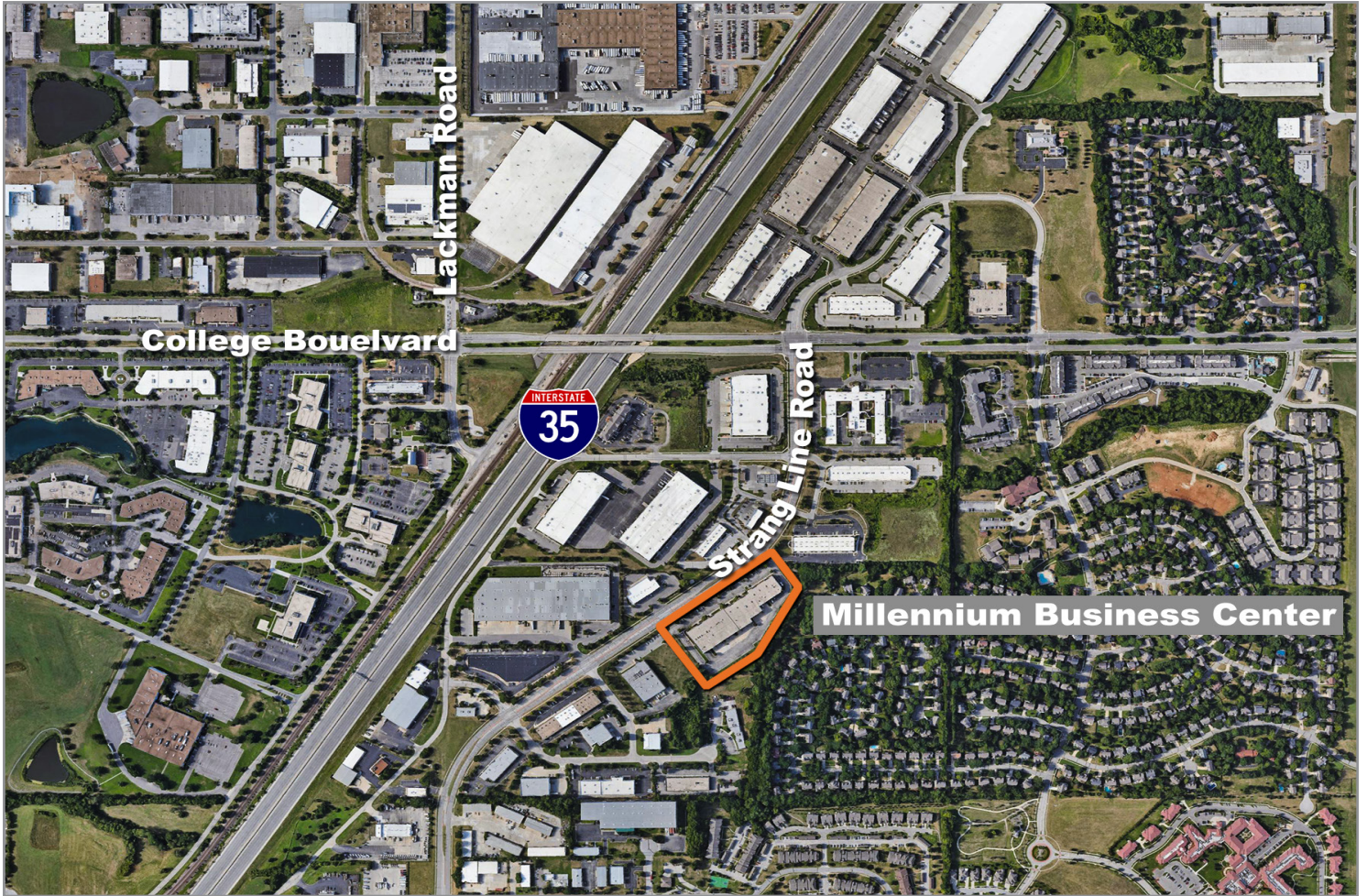
Net Charges: (2024 Estimates)	CAM: \$1.72 PSF
	Taxes: \$3.62 PSF
	INS: \$0.21 PSF
	Total: \$5.55 PSF



Millennium Business Center

11301-27 Strang Line Road, Lenexa, KS

For Lease



For more information:

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

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

Christian Wead
816.412.8472
cwead@blockllc.com

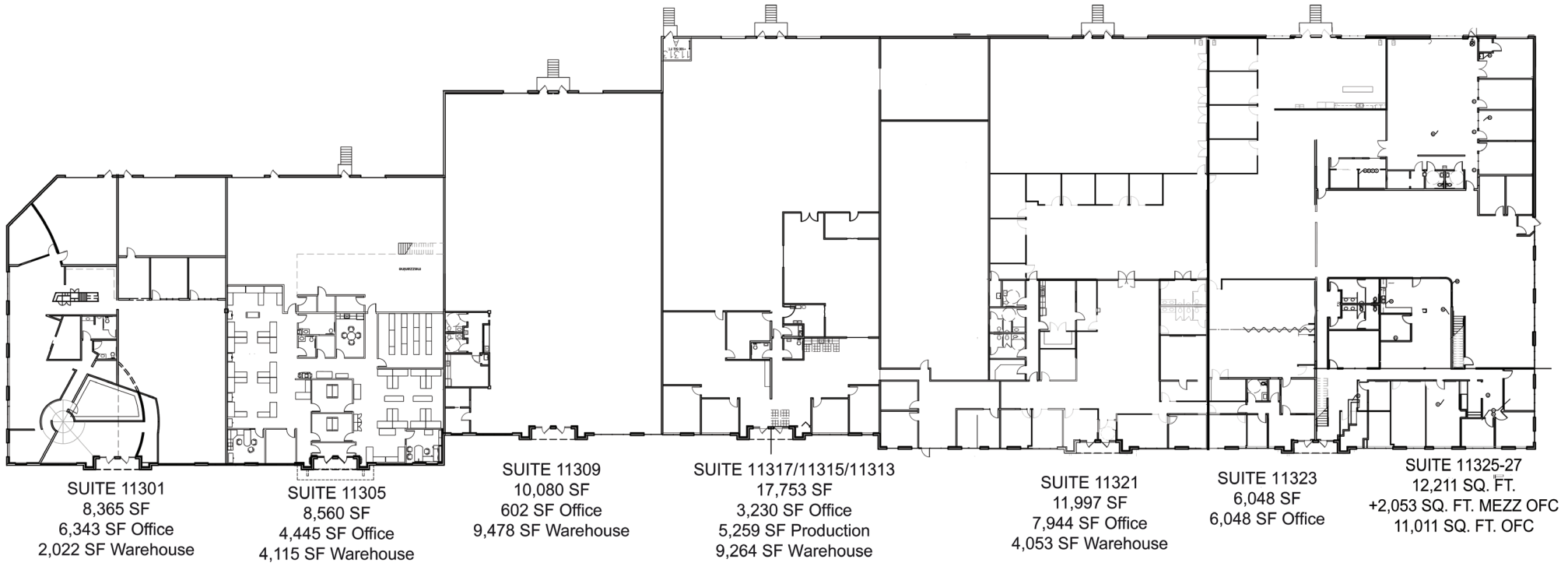
4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

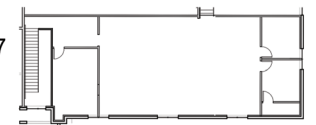
Millennium Business Center

11301-27 Strang Line Road, Lenexa, KS

For Lease



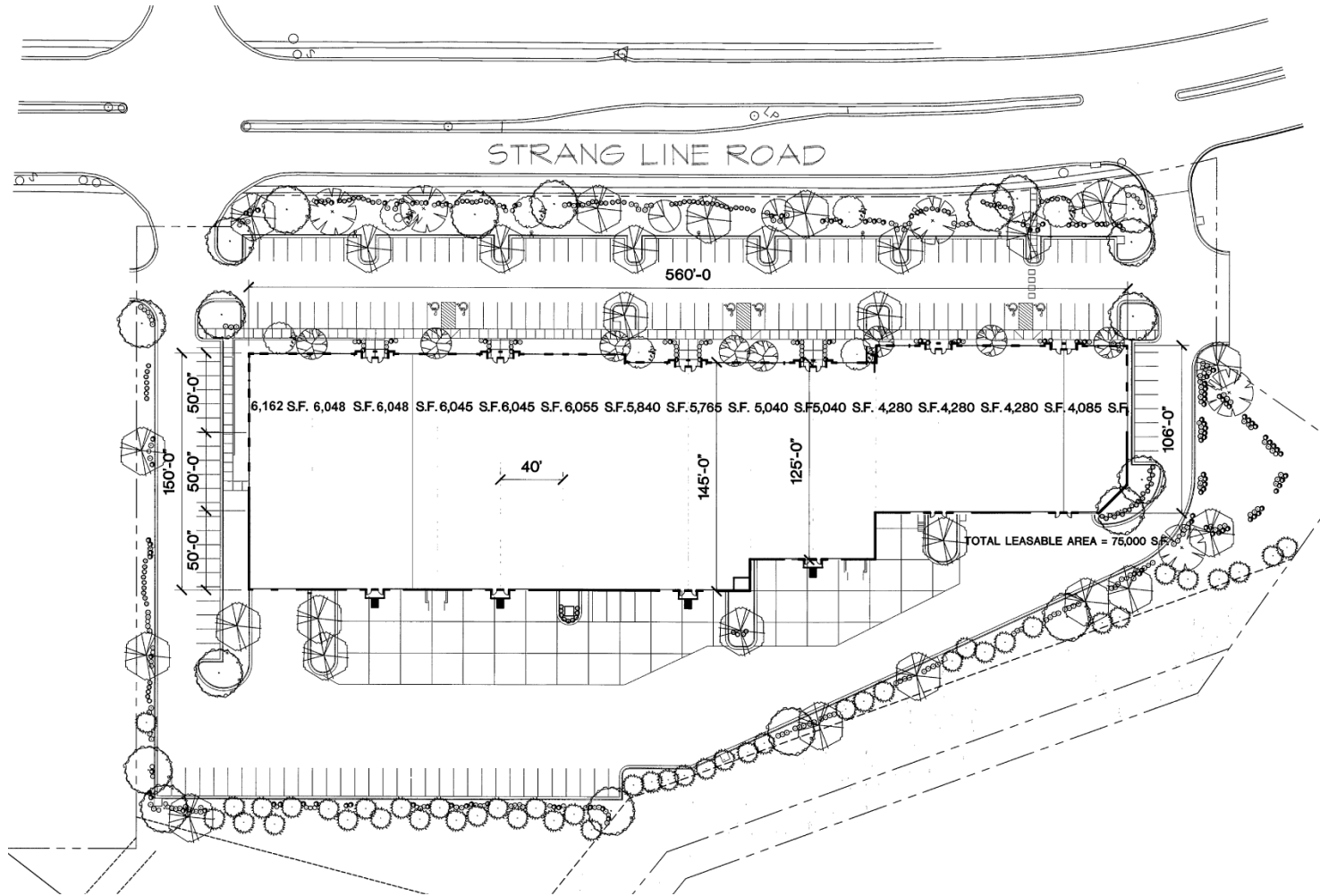
(Mezzanine - Above 11325-27
all office with windows)



Millennium Business Center

11301-27 Strang Line Road, Lenexa, KS

For Lease



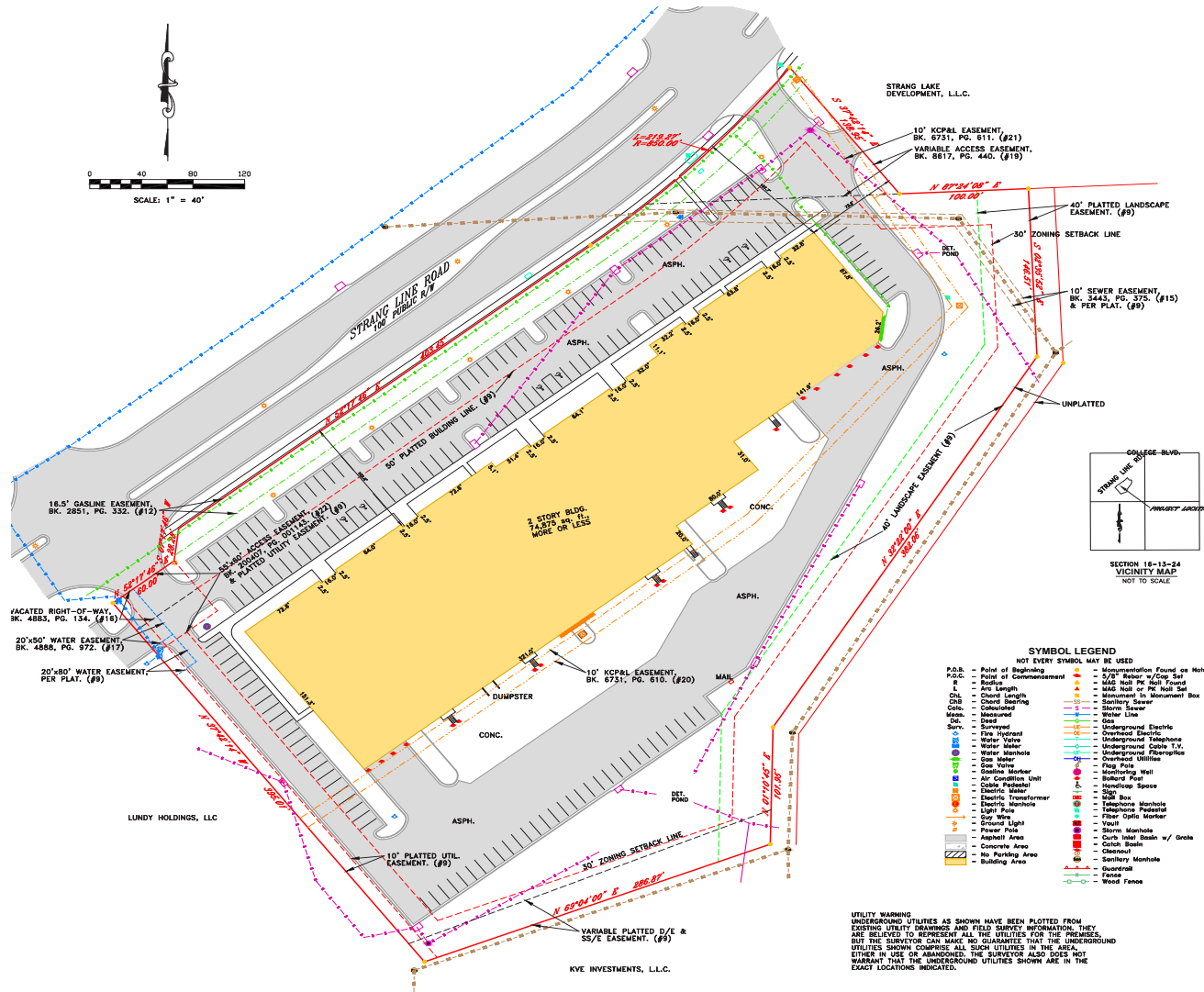
4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

Millennium Business Center

11301-27 Strang Line Road, Lenexa, KS

For Lease



4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com