



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
- Owner willing to peel back office

For more information:

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General Building Information

Location:	10453 - 10513 W. 84th Terrace Lenexa, Kansas
Building Size:	One Story Building 32,229 Square Feet
Parking Ratio:	105 surface spaces, 3.2 / 1,000 SF
Year Constructed:	1985
Building Construction:	Brick and glass
Zoning:	BP - 1
Utilities (Leasee):	Electricity - Kansas City Power & Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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7,365 SF (Existing Configuration)

Space Available:	10457 W. 84th Terrace Lenexa, Kansas
SF Available:	7,365 SF 2,179 SF Warehouse
Loading:	1 Drive-in height door
Clear Height:	14'
Sprinkler:	Yes
Zoning:	BP-2
Base Rent:	\$7.50 PSF Net
Common Area Maintenance:	\$2.66 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$3.27 PSF (Est.)
Insurance:	\$0.23 PSF (Est.)

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Peel Back - Option A

Space Available:	10457 W. 84th Terrace Lenexa, Kansas
SF Available:	7,364 SF Total 4,101 SF Office 3,263 SF Warehouse
Loading:	1 Drive-in height door
Clear Height:	14'
Sprinkler:	Yes
Zoning:	BP-2
Base Rent:	\$7.50 PSF Net
Common Area Maintenance:	\$2.66 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$3.27 PSF (Est.)
Insurance:	\$0.23 PSF (Est.)

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Peel Back - Option B

Space Available:	10457 W. 84th Terrace Lenexa, Kansas
SF Available:	7,364 SF Total 3,461 SF Office 3,904 SF Warehouse
Loading:	1 Drive-in height door
Clear Height:	14'
Sprinkler:	Yes
Zoning:	BP-2
Base Rent:	\$7.50 PSF Net
Common Area Maintenance:	\$2.66 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$3.27 PSF (Est.)
Insurance:	\$0.23 PSF (Est.)

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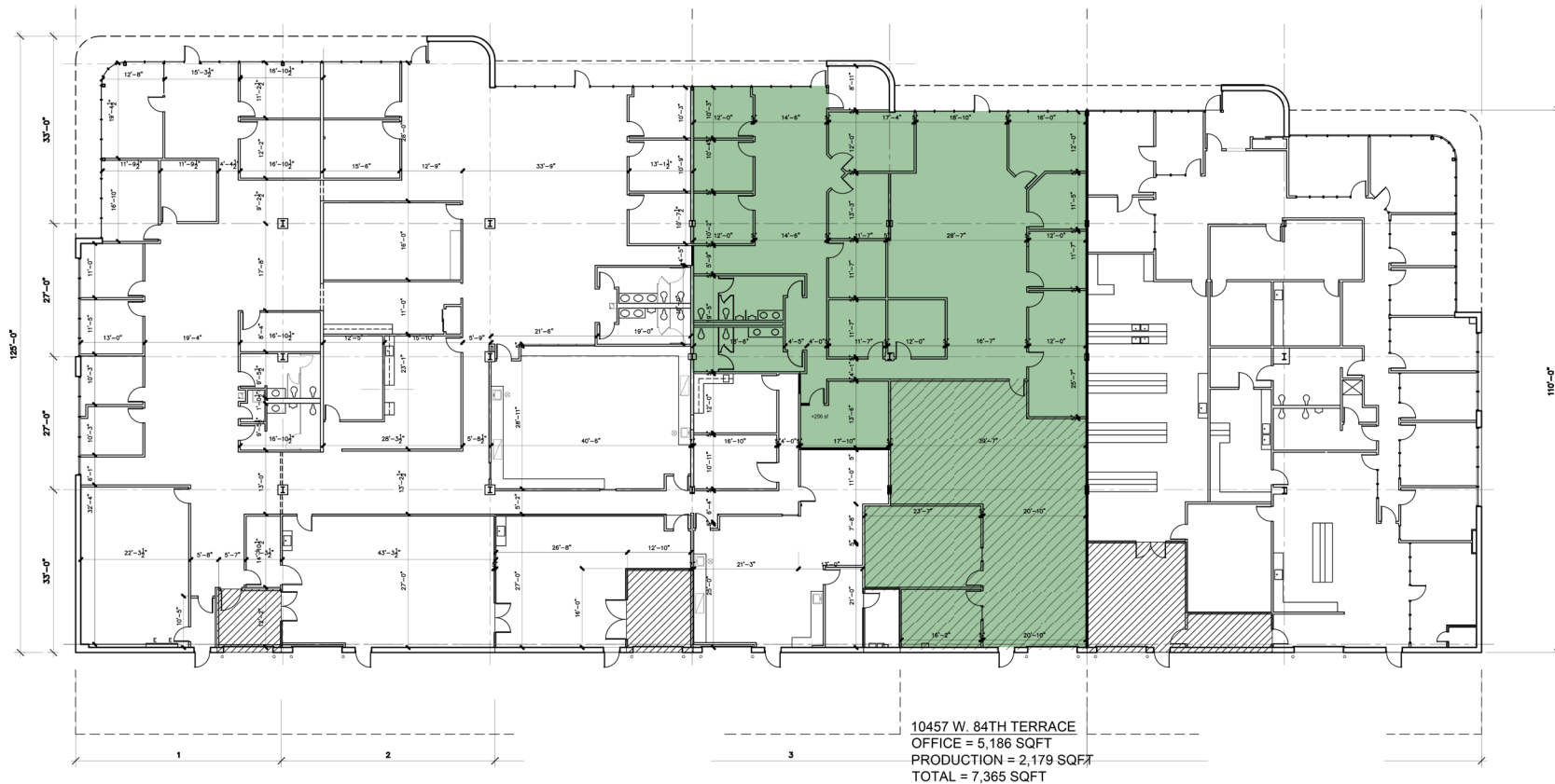
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Building J

10453 - 10513 W. 84th Terrace

Existing Floor Plan



BUILDING J - FLOOR PLAN

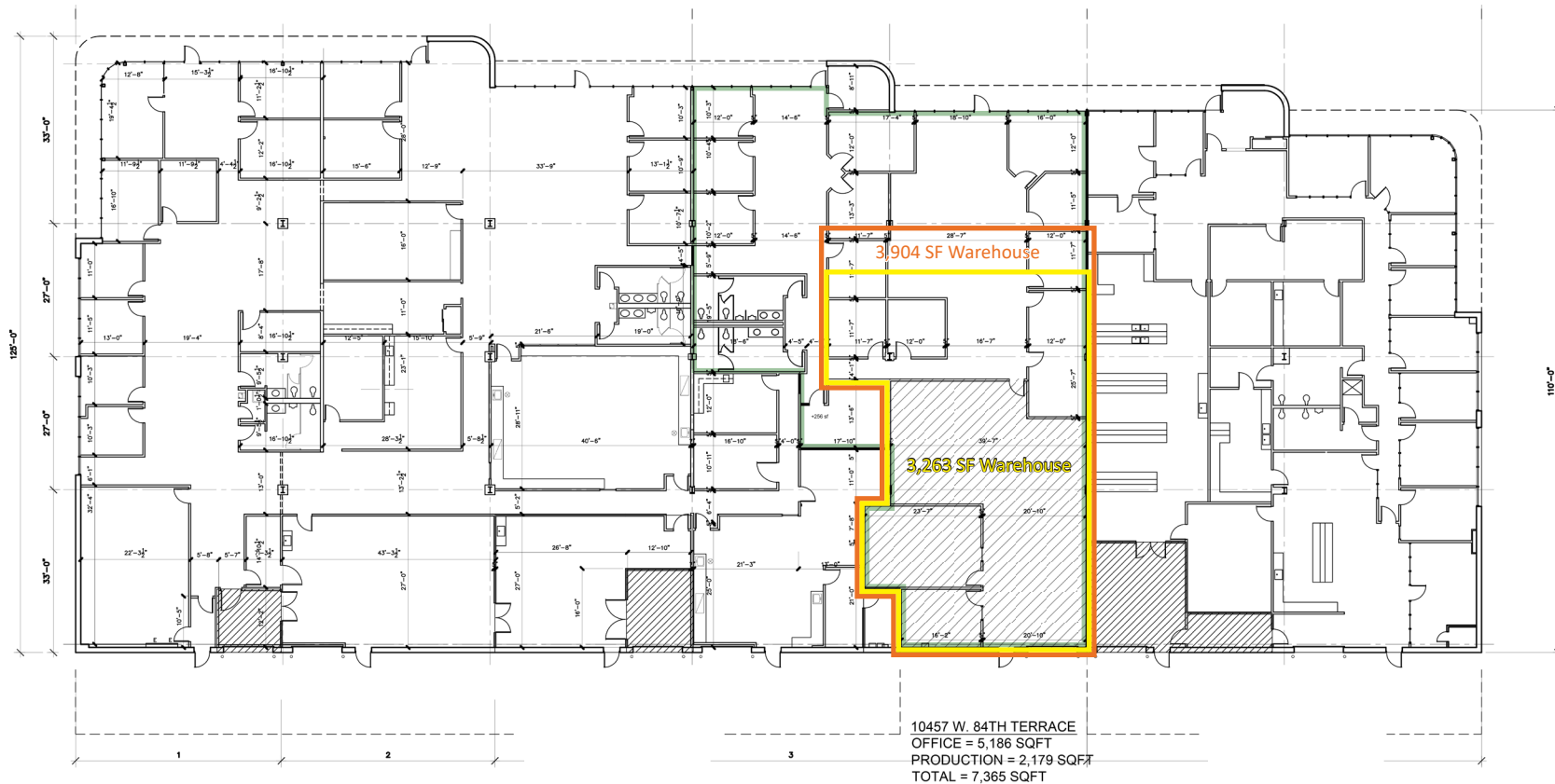
SCALE: $\frac{3}{32}$ " = 1'-0"

-  WAREHOUSE (W.H.)
-  PRODUCTION
-  OFFICE

Building J

10453 - 10513 W. 84th Terrace


Peel Back Options




BUILDING J - FLOOR PLAN

SCALE: $\frac{3}{32}$ " = 1'-0"

-  WAREHOUSE (W.H.)
-  PRODUCTION
-  OFFICE

 Option A
4,101 SF Office
3,263 SF Warehouse

 Option B
3,461 SF Office
3,904 SF Warehouse