



### **FOR LEASE/FOR SALE** **Highly-Desirable Johnson County Submarket**



#### Prestigious Mixed-Use Business Park

- 46,045 RSF Office Building For Sale and Lease in Johnson County
- Single Occupant Office Building with Dock-High Access
- 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

#### For more information:

Andrew T. Block  
816.412.5873  
ablock@blockllc.com

Hagen Vogel  
816.878.6338  
hvogel@blockllc.com

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### General Building Information

<b>Location:</b>	10310 W. 84th Terr., Lenexa, Kansas
<b>Building Size:</b>	46,045 RSF 1st Floor: 35,197 SF 2nd Floor: 10,848 SF
<b>Land Area:</b>	4.37± acres; 190,221± SF
<b>Parking Ratio:</b>	117 Surface Spaces 4 / 1,000 Square Feet
<b>Year Constructed:</b>	1984, Expanded in 1987 and 1989
<b>Building Construction:</b>	Steel structure, brick and glass exterior walls, tar and gravel roof.
<b>Zoning:</b>	BP-1
<b>Sprinkler:</b>	Yes
<b>Lease Rate:</b>	\$22.25 PSF/FS
<b>Sale Price:</b>	Call For Pricing
<b>Utilities (Lessee):</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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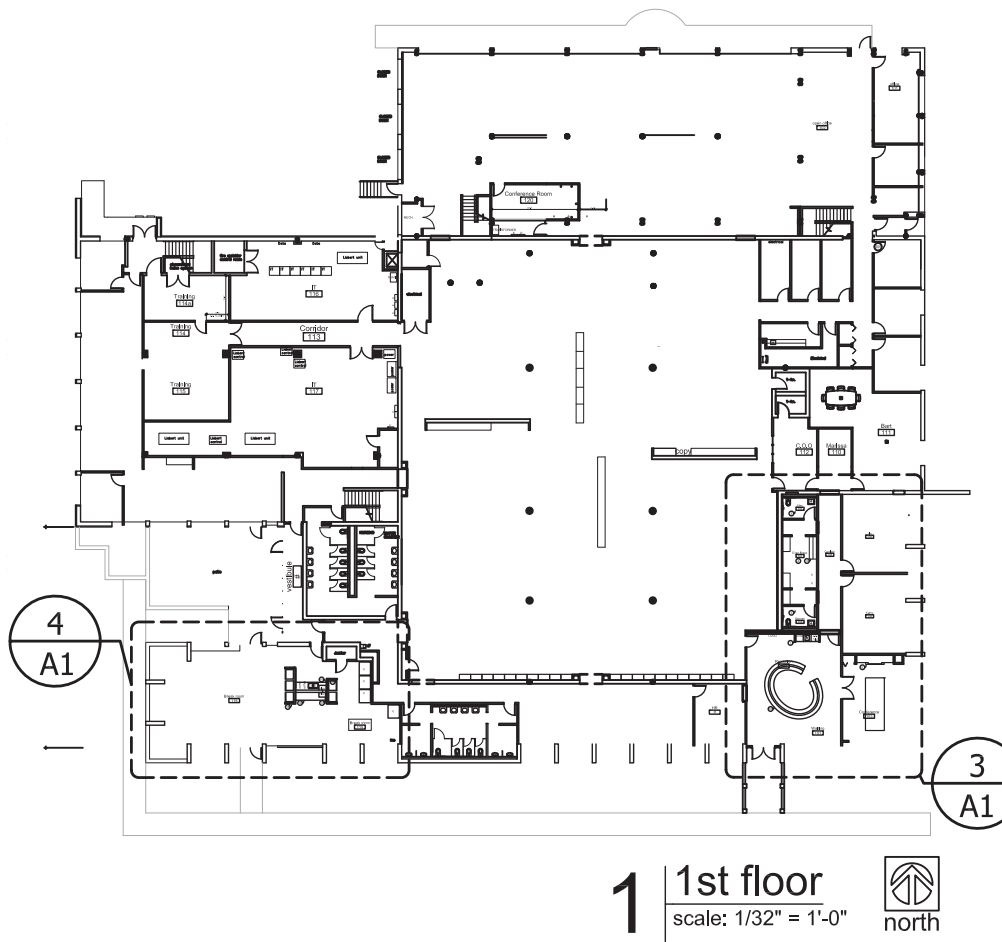
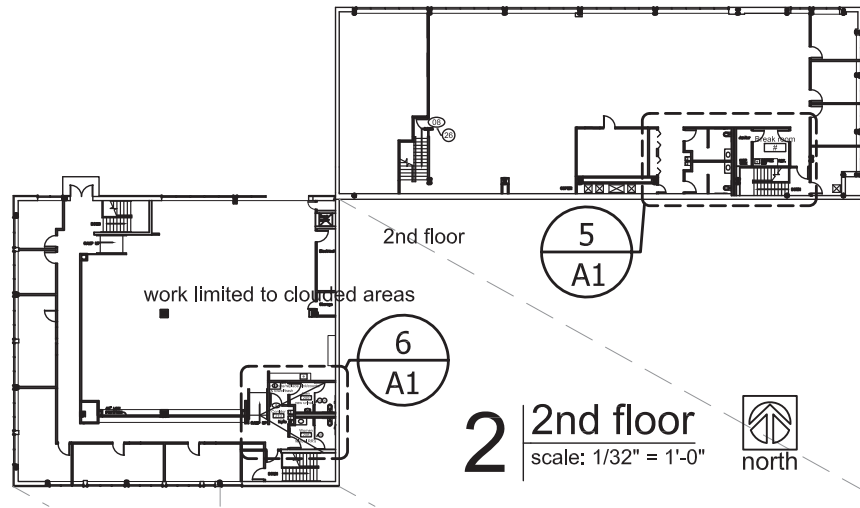
# 8 Pine Ridge Plaza

10310 West 84th Terrace, Lenexa, Kansas



## Pine Ridge Business Park

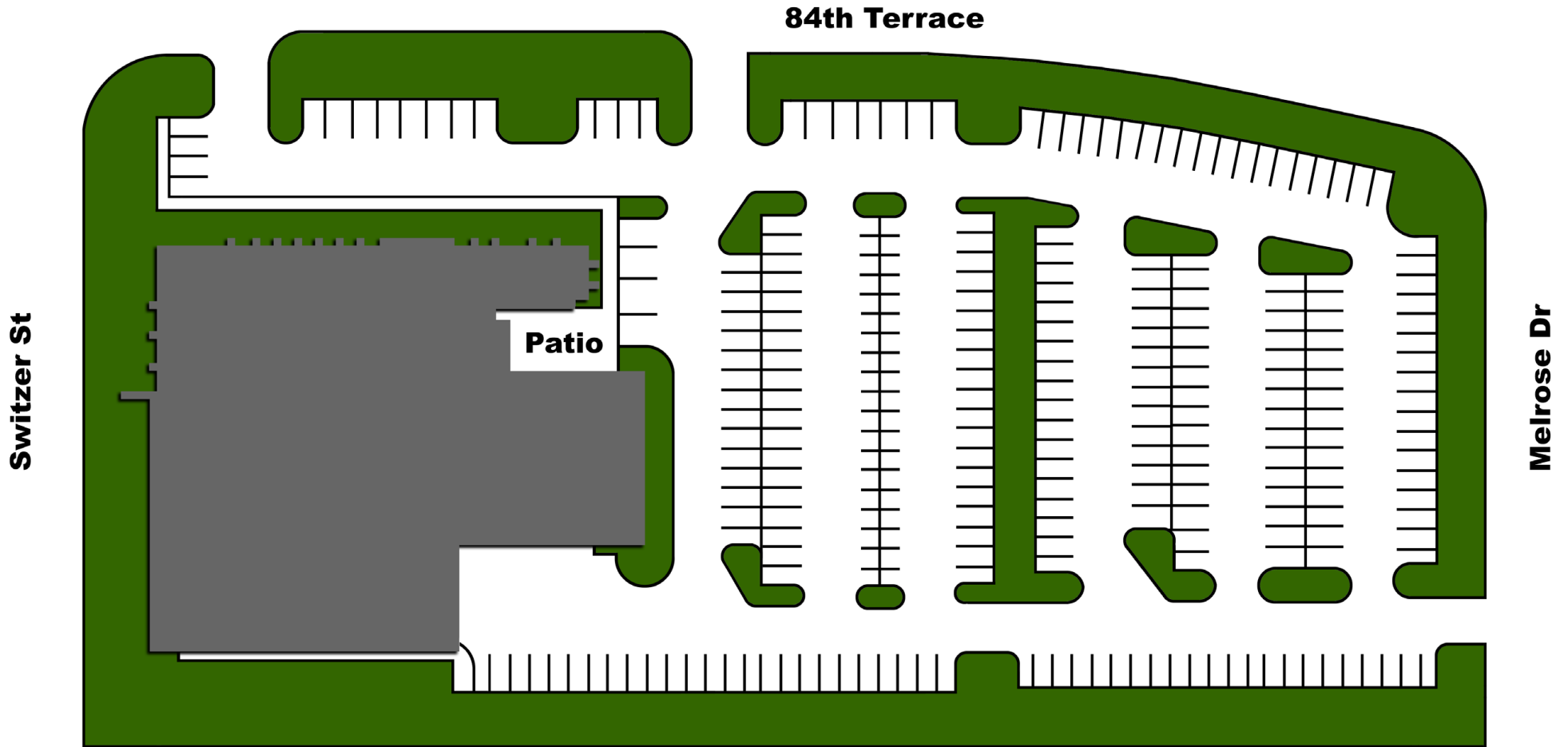
### 1st & 2nd - Floor Plan



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## Site Plan



# 8 Pine Ridge Plaza

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## Pine Ridge Business Park

### Business Park Map



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Aerial Map

