



### FOR SALE

## Situated in the Highly-Desirable Johnson County Submarket



### Prestigious Mixed-Use Business Park

- 46,045 RSF Office Building For Sale 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:

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### General Building Information

<b>Location:</b>	10310 W. 84th Terr., Lenexa, Kansas
<b>Building Size:</b>	46,045 RSF
<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>Sale Price:</b>	\$7,090,930 (\$154 PSF)
<b>Utilities (Lessee):</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County
<b>CAM:</b>	\$9.03

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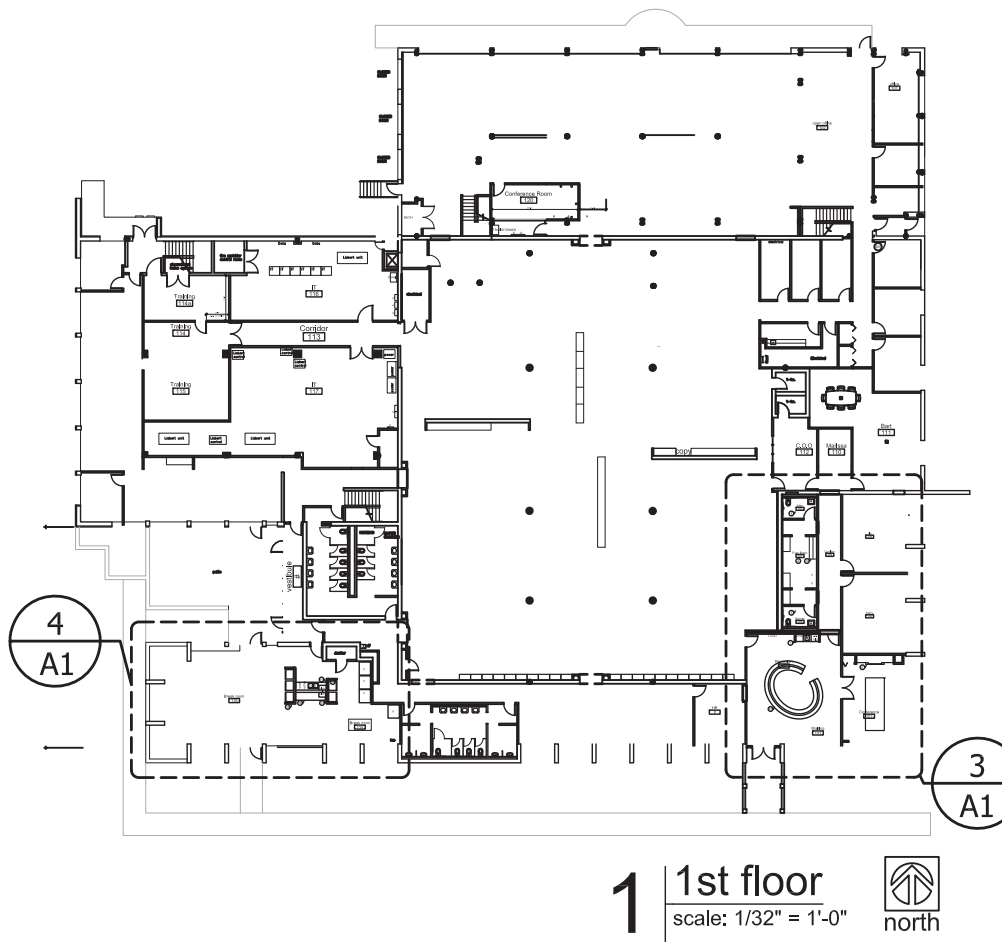
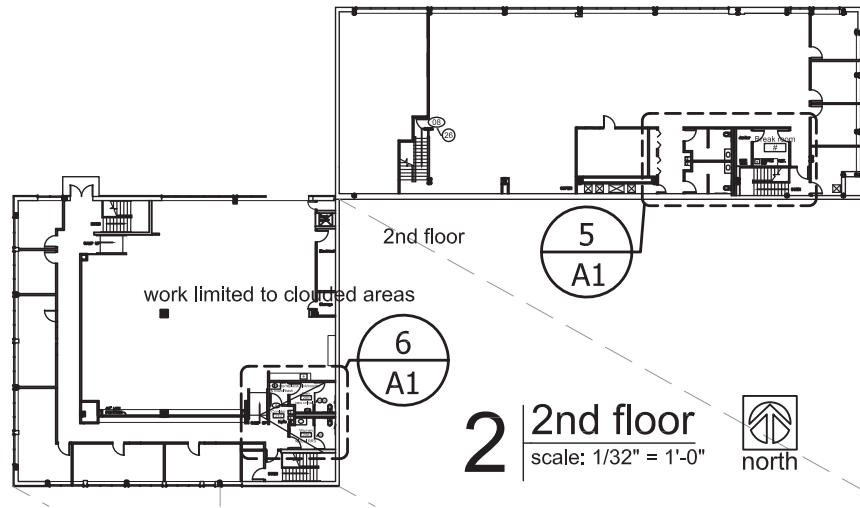
# 8 Pine Ridge Plaza

10310 West 84th Terrace, Lenexa, Kansas



## Pine Ridge Business Park

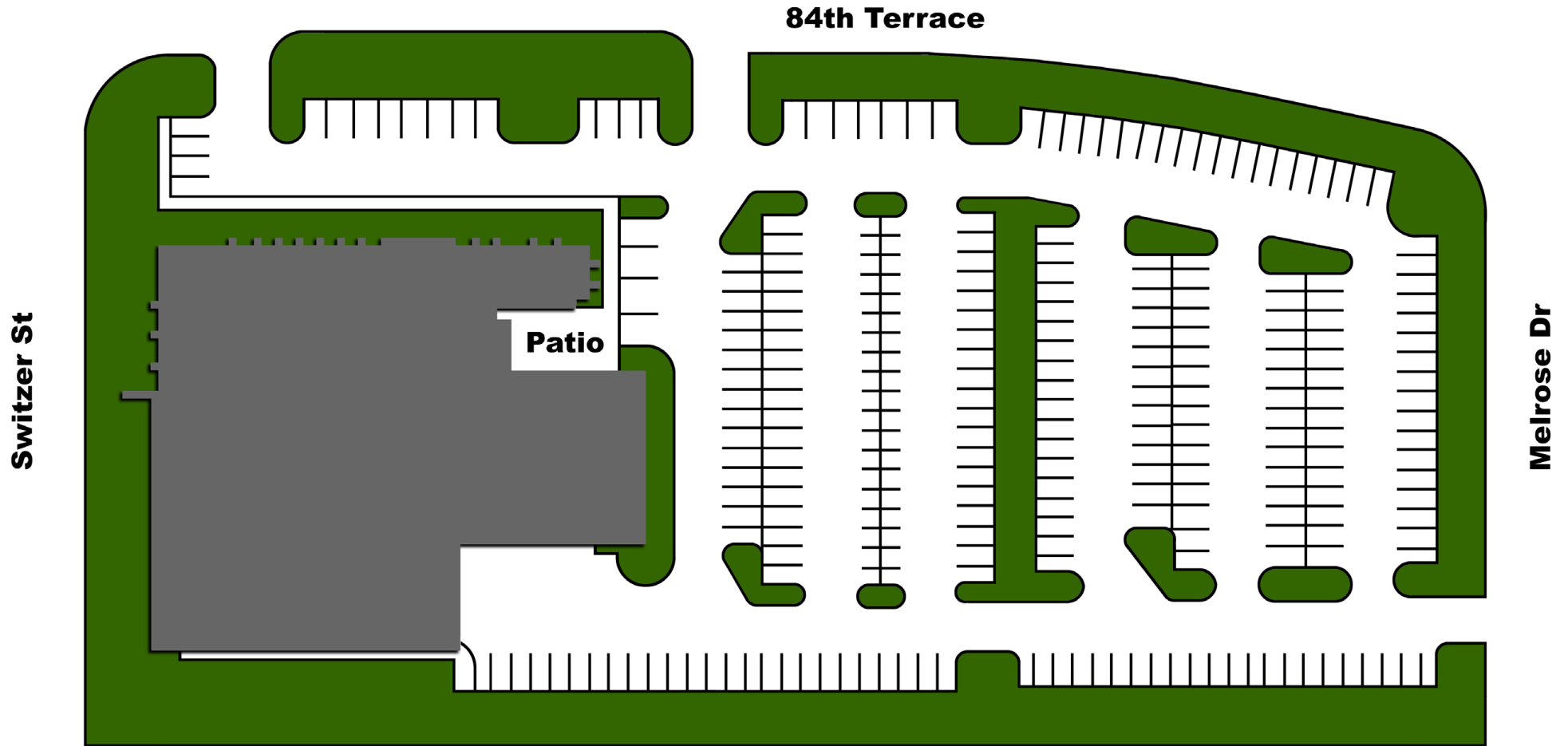
### 1st & 2nd - Floor Plan



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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

