



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

Location:	10310 W. 84th Terr., Lenexa, Kansas
Building Size:	46,045 RSF 1st Floor: 35,197 SF 2nd Floor: 10,848 SF
Land Area:	4.37± acres; 190,221± SF
Parking Ratio:	117 Surface Spaces 4 / 1,000 Square Feet
Year Constructed:	1984, Expanded in 1987 and 1989
Building Construction:	Steel structure, brick and glass exterior walls, tar and gravel roof.
Zoning:	BP-1
Sprinkler:	Yes
Sale Price:	\$7,090,930 (\$154 PSF)
Utilities (Lessee):	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County
OPEX:	\$8.84

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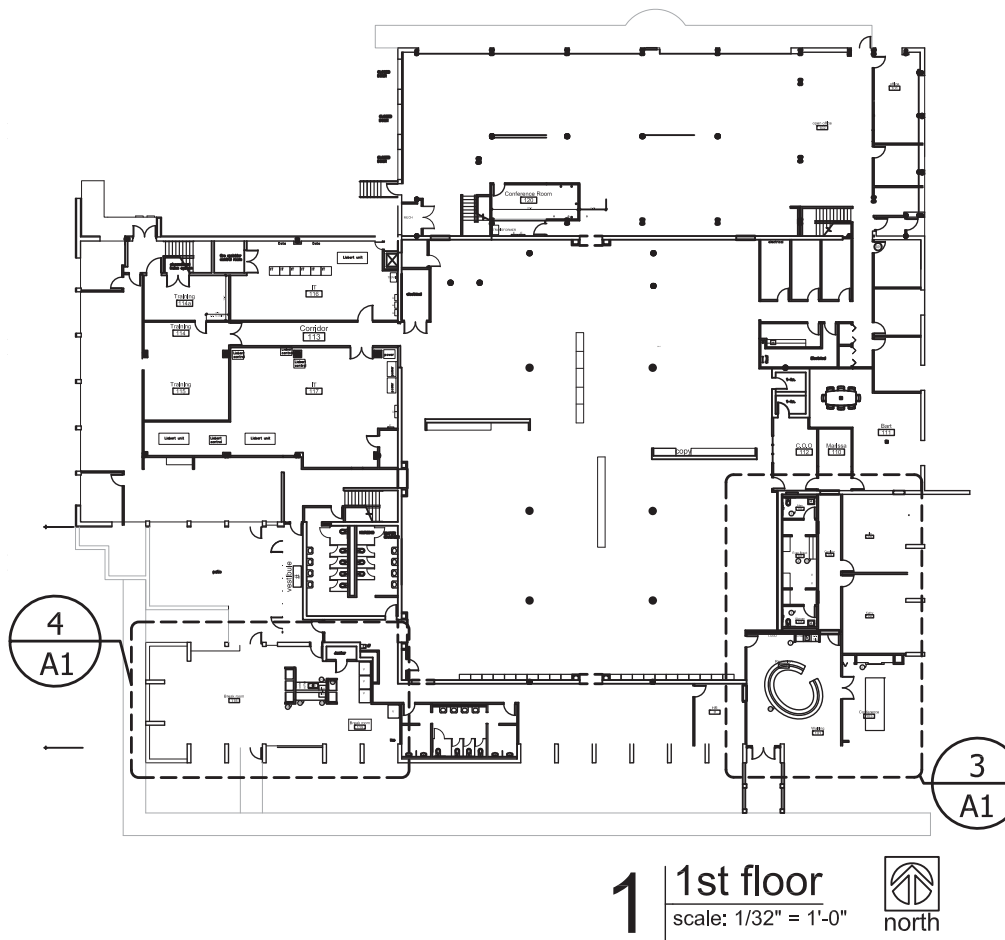
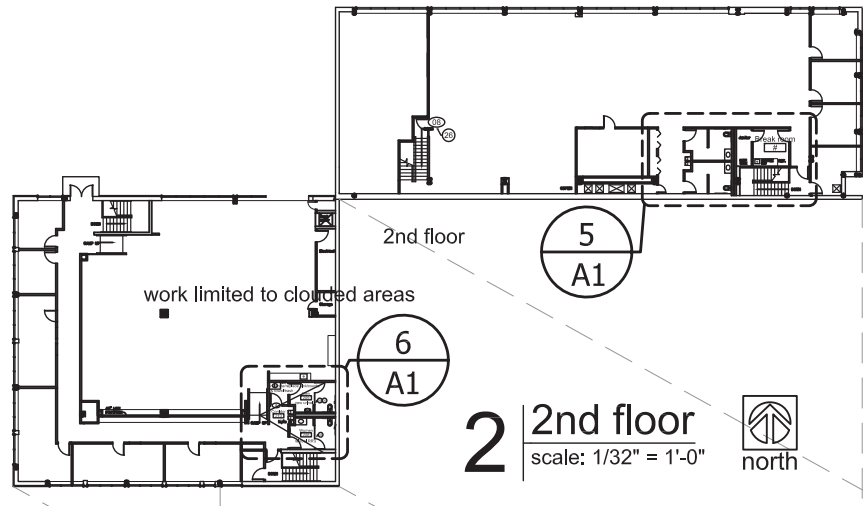
8 Pine Ridge Plaza

10310 West 84th Terrace, Lenexa, Kansas



Pine Ridge
Business Park

1st & 2nd - Floor Plan

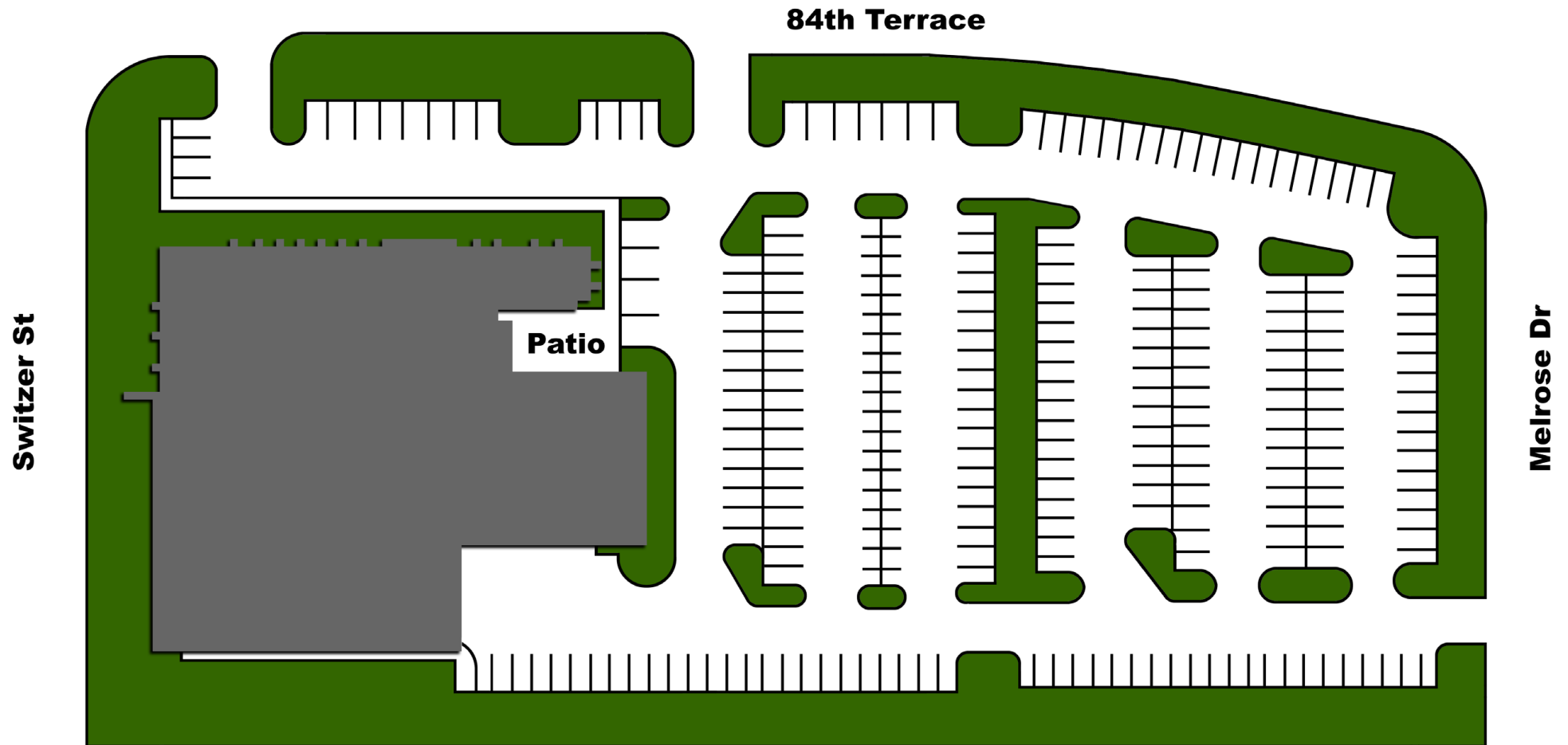


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Site Plan



8 Pine Ridge Plaza

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Pine Ridge
Business Park

Business Park Map



8 Pine Ridge Plaza

10310 West 84th Terrace, Lenexa, Kansas



Aerial Map

