

College Crossing Business Park - Bldg E

11031 - 11085 Strang Line Road, Lenexa, KS

FOR SALE / LEASE



Excellent Location!

- 35,454 SF Multi-tenant Office Building with up to 28,041 SF Available to a User
- Exterior Building Signage Facing College Boulevard
- High Parking Ratio - 6/1,000 SF
- Excellent Owner/User Opportunity With Glass Entries on All Sides
- Call For Pricing

For more information:

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Building Specifications

Total Building Size: +/- 35,454 SF

Lot Size: +/- 3.70 AC

Parking: 6 Cars per 1,000 SF

Sprinkler System: Full Sprinklered with Hazard System

Year Built: 2007

Zoning: BP-1

Usages: Call center, fitness, day care, copy and mail center, professional/medical office, and retail showroom

Lease Type: Full Service Lease with Initial Calendar Year as Base Year for Operating Expenses.

Operating Expenses
(Est. 2024)

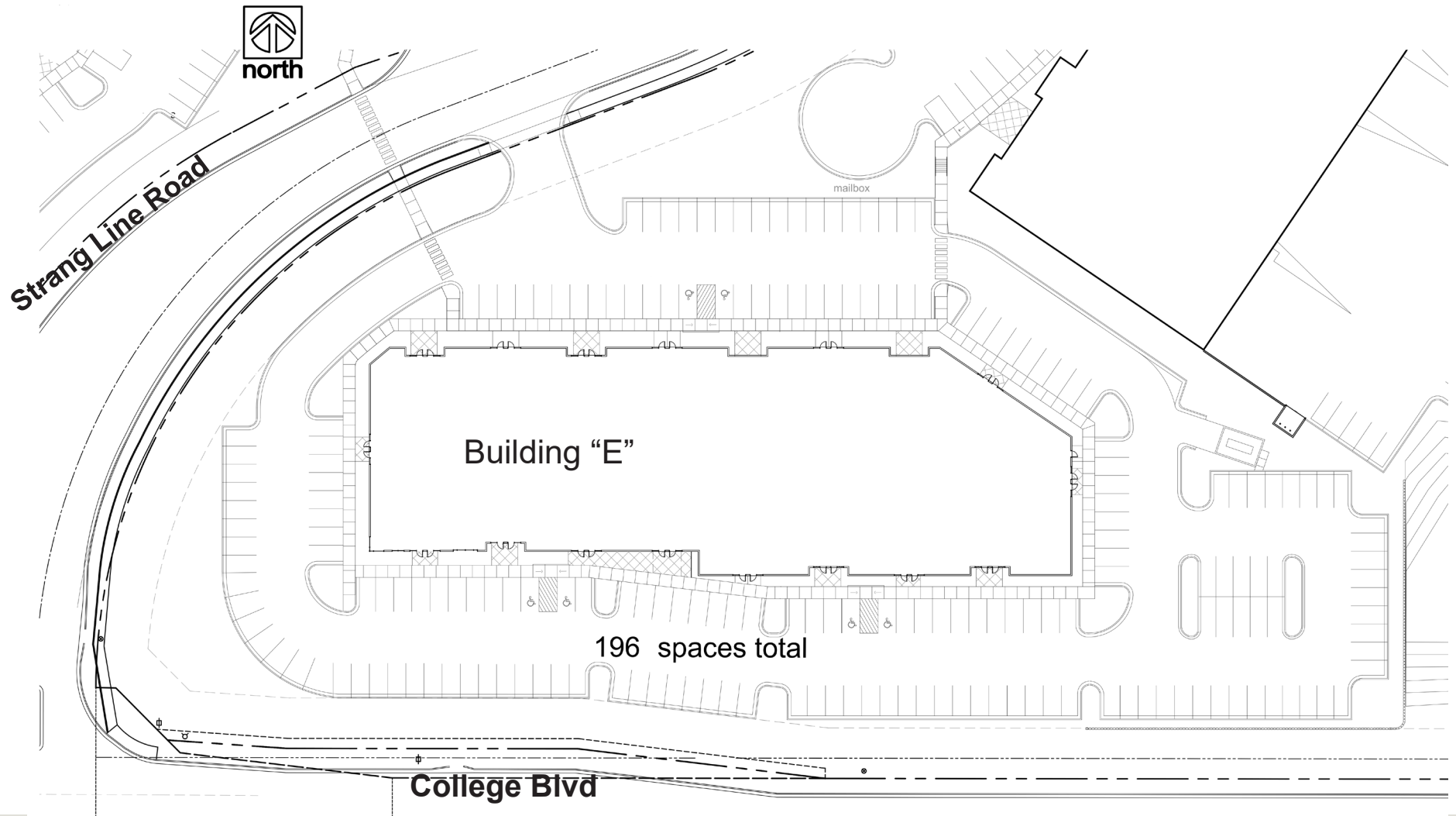
CAM: \$1.54 PSF
INS: \$0.21 PSF
TAX: \$3.68 PSF
Total: \$5.43 PSF

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Parking Map



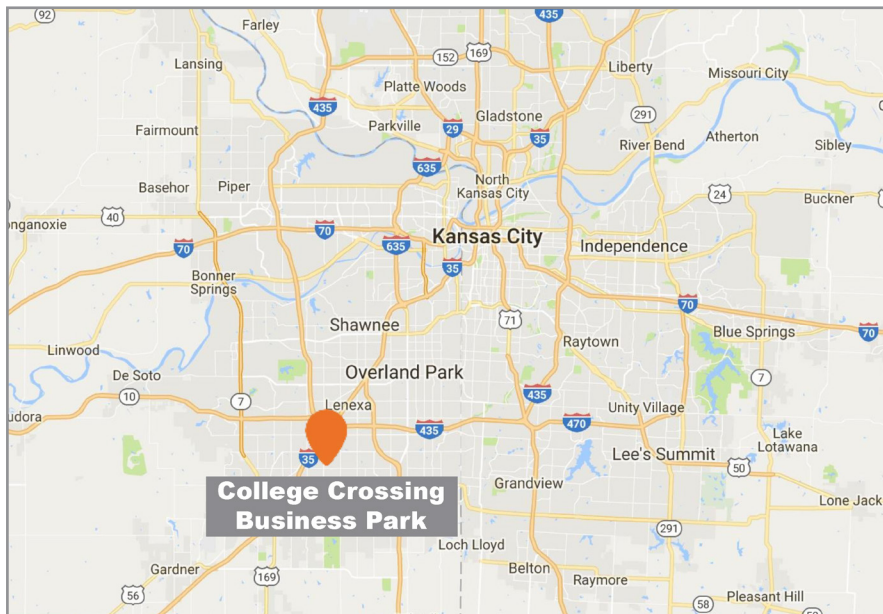
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