

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:

Michael R. Block, CPM
816.932.5549
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Christian Wead
816.412.8472
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Building Specifications

Total Building Size: +/- 35,454 SF

Lot Size: +/- 3.70 AC

Year Built: 2007

Parking: 6 Cars per 1,000 SF

Sprinkler System: Full Sprinklered with Hazard System

HVAC: System is RTU's, screened per ordinance by 6' high parapet

Roof: TPO

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. 2025)	CAM:	\$5.12 PSF	*Note Operating expenses are included in the full service rental rate with a base year for increase
	INS:	\$0.42 PSF	
	<u>TAX:</u>	<u>\$3.12</u> PSF	
	Total:	\$8.66 PSF	

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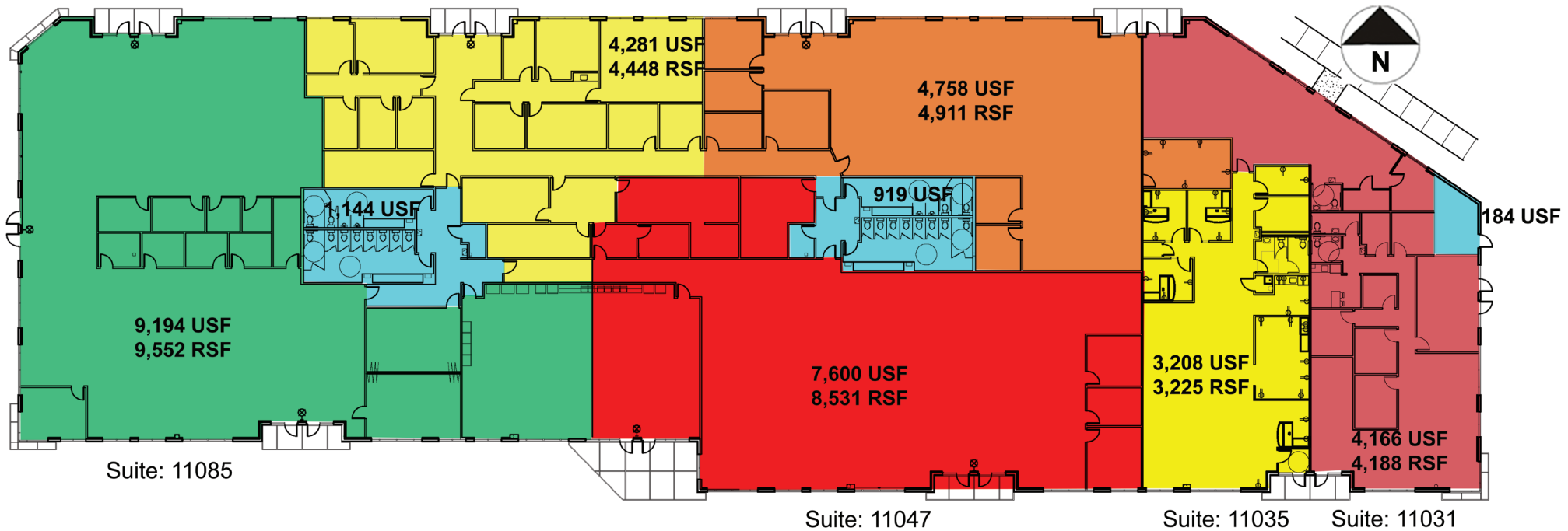
Sale/Lease

Floor Plan

TOTAL BUILDING SF: 35,454 RSF

Suite: 11069

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AVAILABLE FOR LEASE:

RESTROOMS/COMMON AREAS:

4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

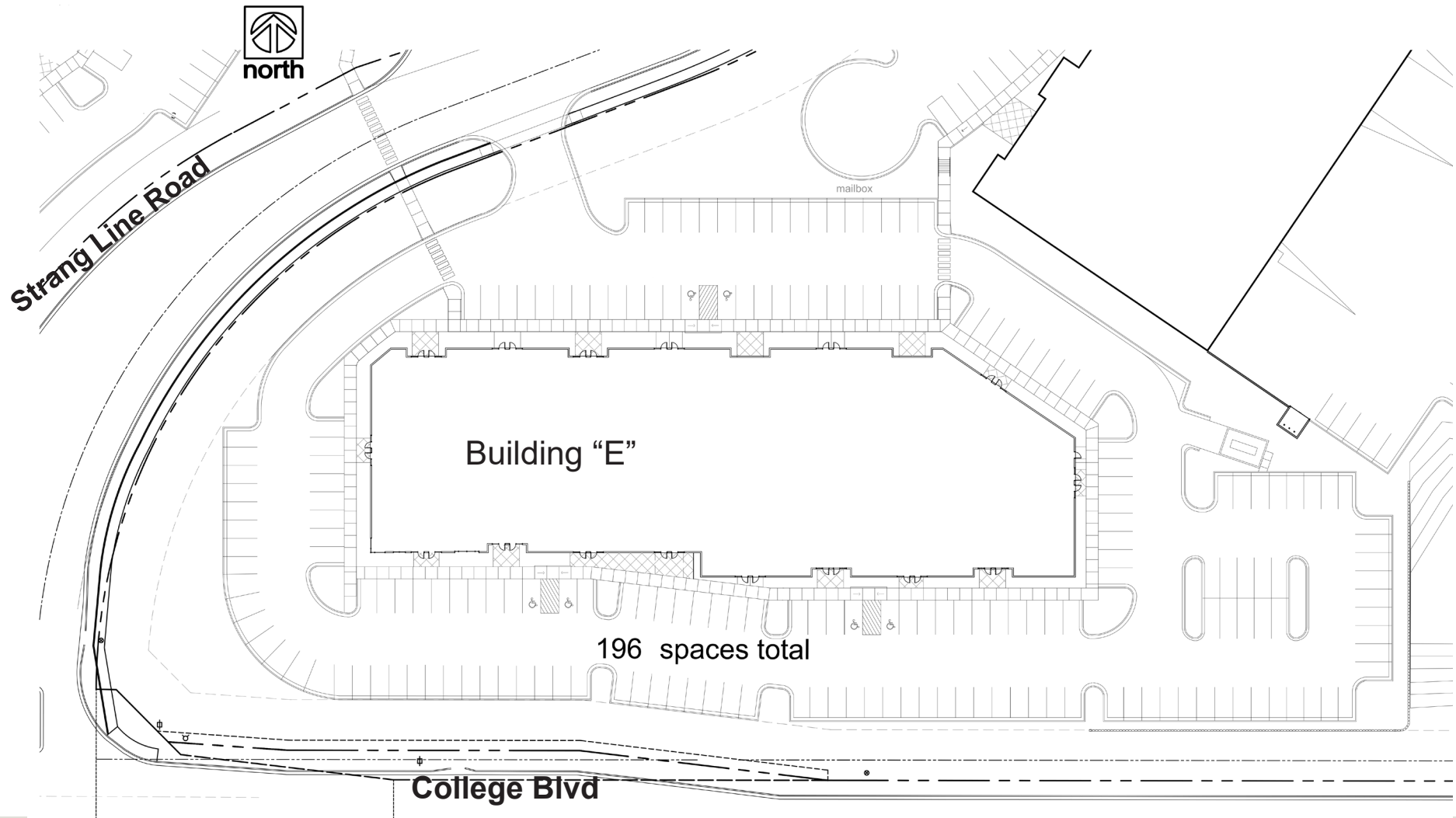
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Parking Map

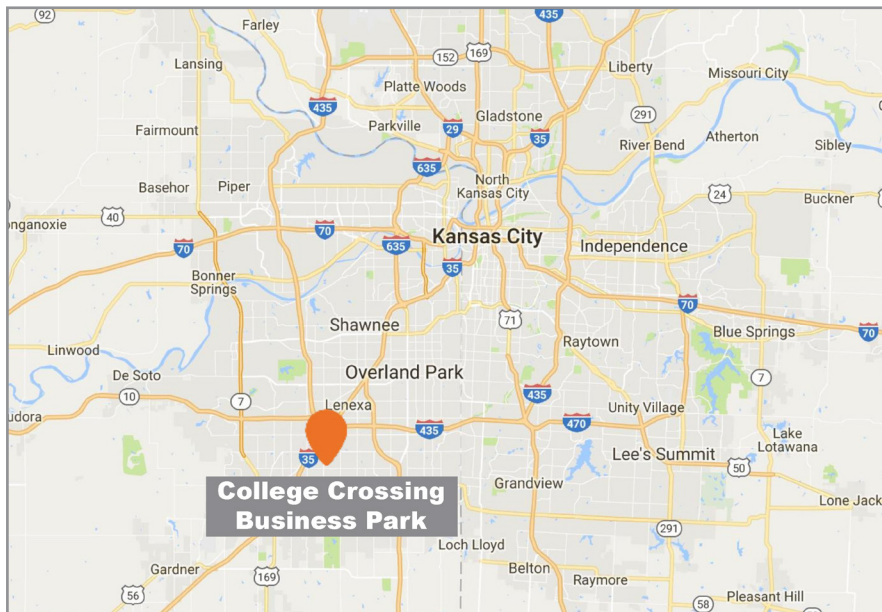


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