

# 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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mblock@blockllc.com

Christian Wead  
816.412.8472  
cwead@blockllc.com

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## Building Specifications

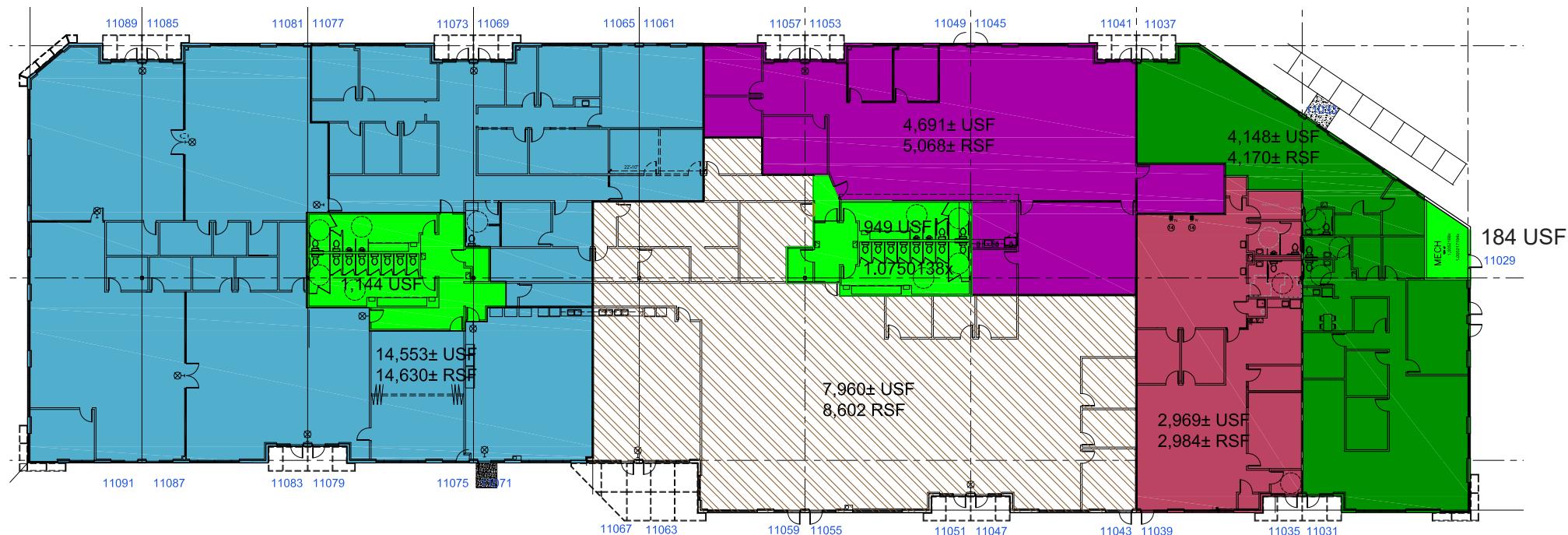
Total Building Size:	+/- 35,454 SF
Lot Size:	+/- 3.70 AC
Year Built:	2007
Parking:	6 Cars per 1,000 SF
Sprinkler System:	Full Sprinklered with Hazard System
HVAC:	System is RTU's, screened per ordinance by 6' high parapet
Roof:	TPO
Zoning:	BP-1
Usages:	Call center, fitness, day care, copy and mail center, professional/medical office, and retail showroom
Lease Type:	Full Service Lease with Initial Calendar Year as Base Year for Operating Expenses.
Operating Expenses (Est. 2026)	CAM: \$6.12 PSF INS: \$0.37 PSF <u>TAX:</u> <u>\$2.82</u> PSF Total: \$9.31 PSF
	*Note Operating expenses are included in the full service rental rate with a base year for increase

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## Floor Plan

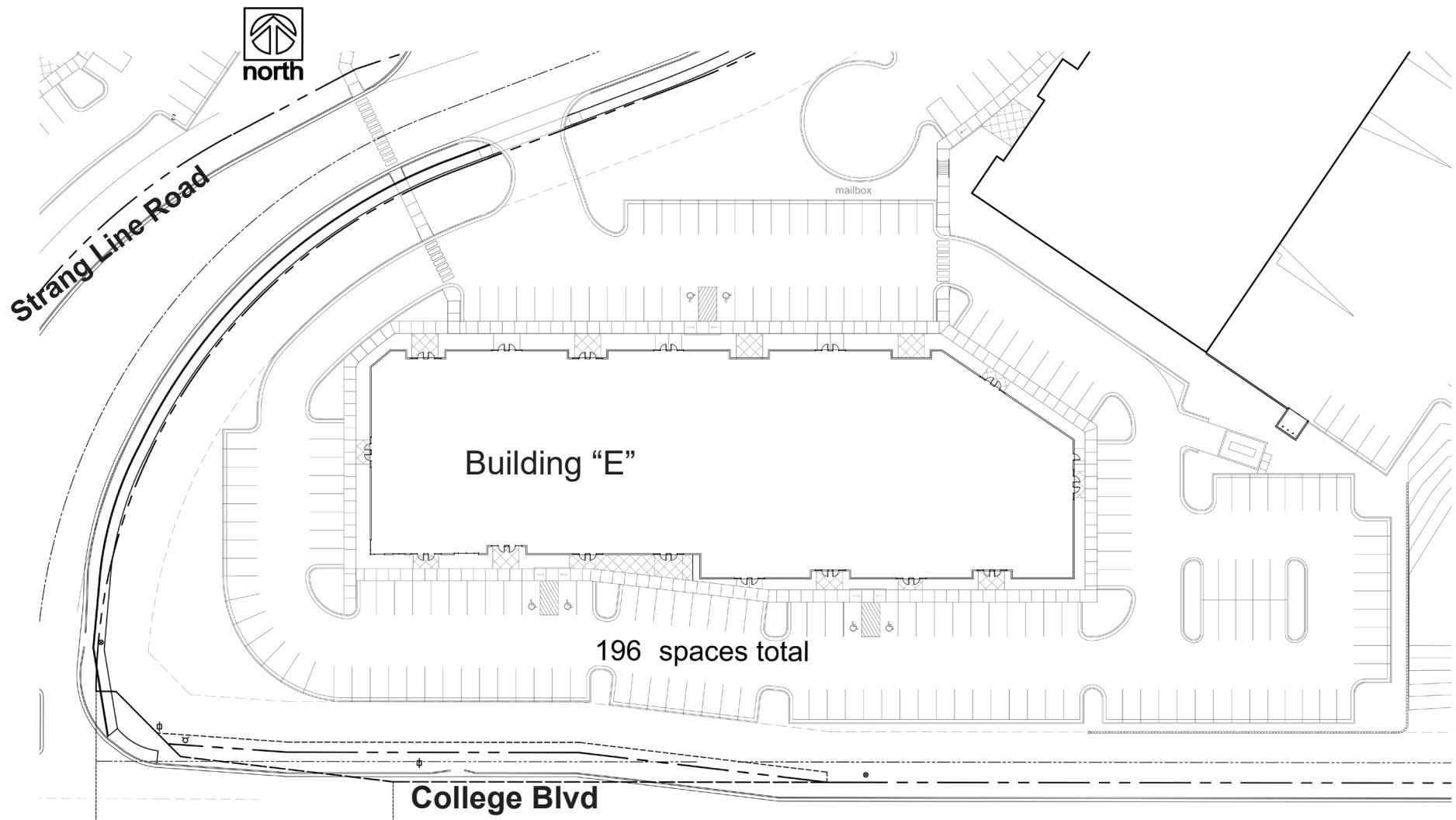


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## Parking Map



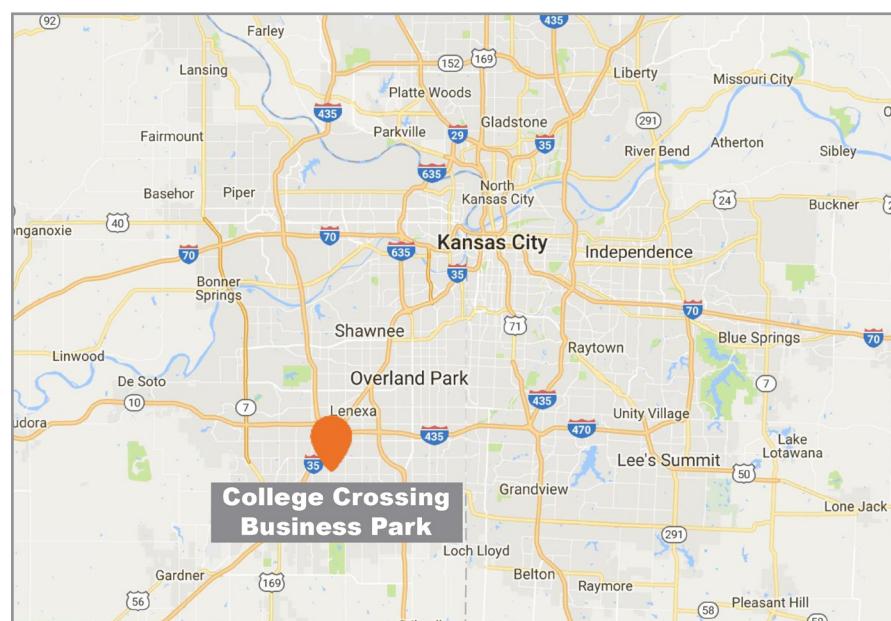
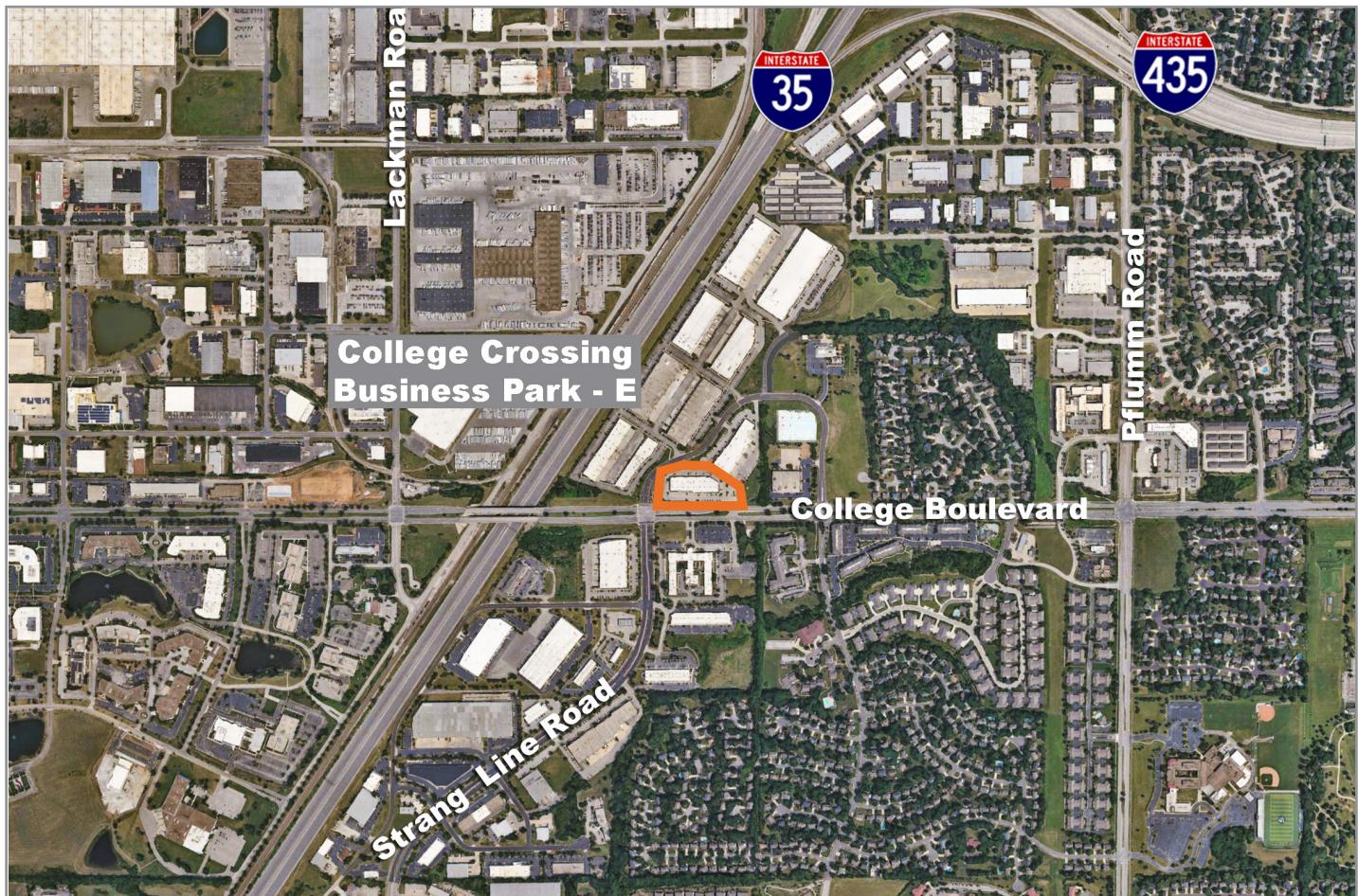
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**BLOCK**  
REAL ESTATE SERVICES, LLC

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