

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

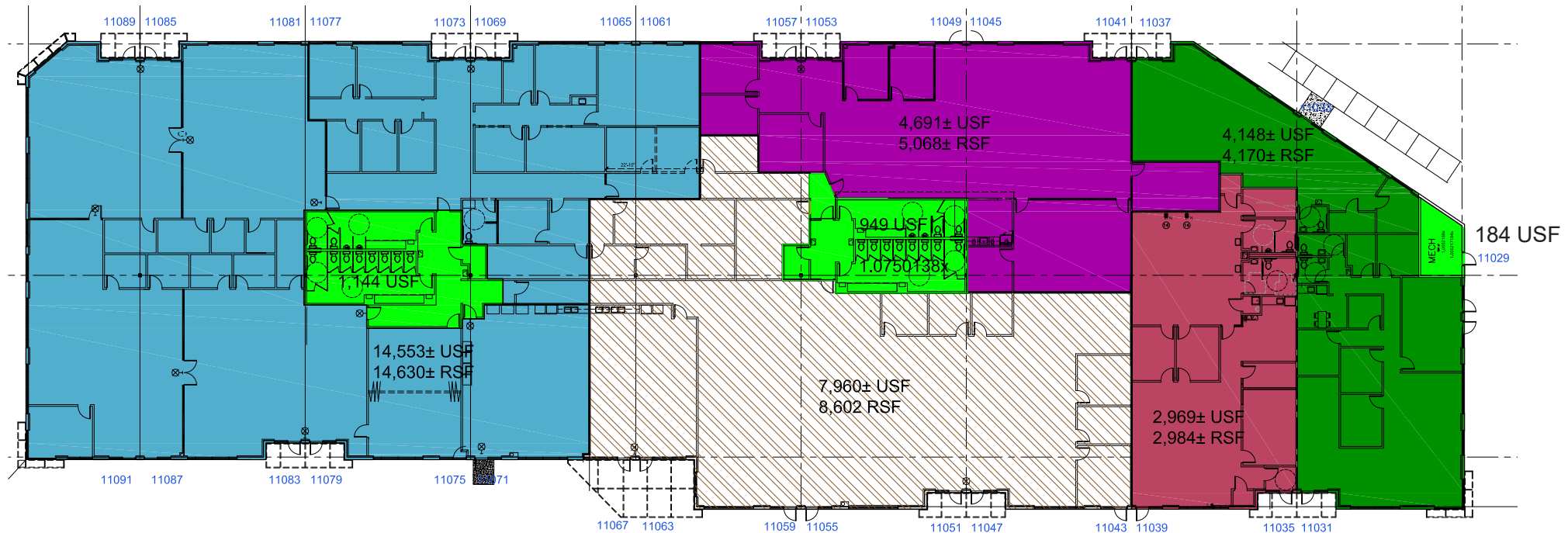
Total Building Size:	+/- 35,454 SF		
Lot Size:	+/- 3.70 AC		
Year Built:	2007		
Parking:	6 Cars per 1,000 SF		
Sprinkler System:	Full Sprinklered with Hazard System		
HVAC:	System is RTU's, screened per ordinance by 6' high parapet		
Roof:	TPO		
Zoning:	BP-1		
Usages:	Call center, fitness, day care, 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	*Note Operating expenses are included in the full service rental rate with a base year for increase
	INS:	\$0.37 PSF	
	TAX:	<u>\$2.82</u> PSF	
	Total:	\$9.31 PSF	

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Floor Plan



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

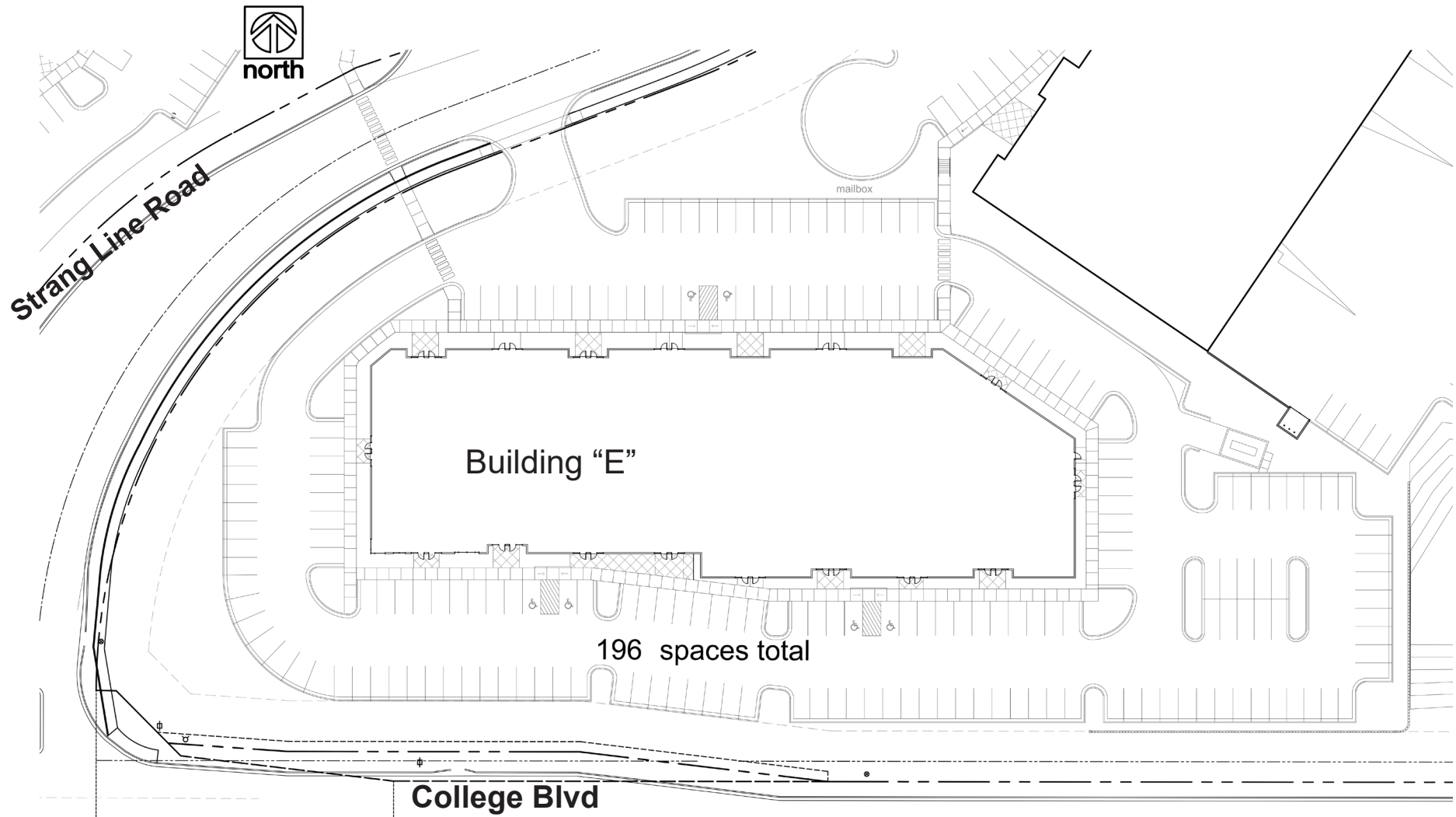
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Parking Map



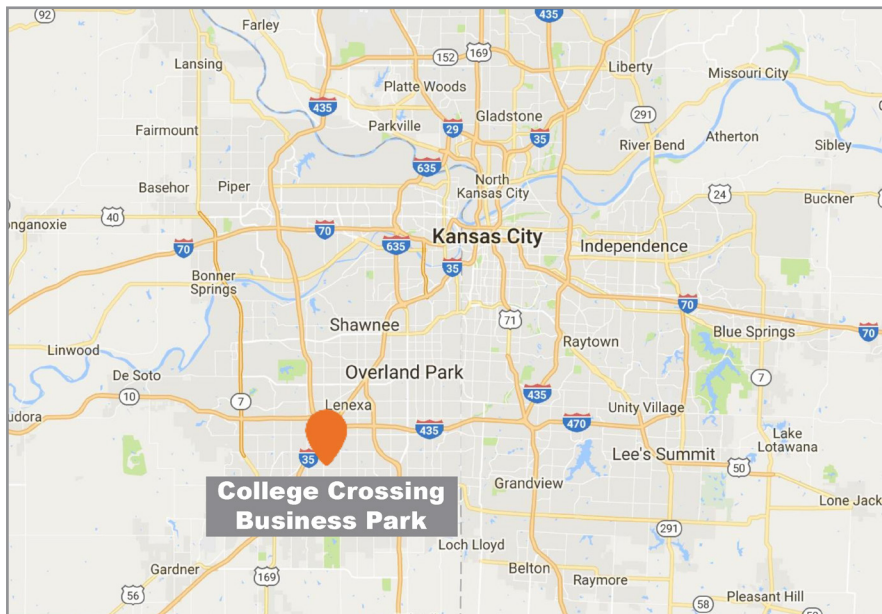
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