

## Excellent Access and Location Situated in the Highly-Desirable Johnson County Submarket



### Prestigious Mixed-Use Business Park

- 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
- Multiple technology and area amenities

### For more information:

Kenneth G. Block, SIOR, CCIM  
816.932.5551  
kblock@blockllc.com

Andrew T. Block  
816.412.5873  
ablock@blockllc.com

Hagen Vogel  
816.878.6338  
hvogel@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.



### General Building Information

<b>Location:</b>	8045-8057 Bond Street Lenexa, Kansas
<b>Building Size:</b>	One Story Building 29,770 Square Feet
<b>Parking Ratio:</b>	123 surface spaces, 4 / 1,000 SF
<b>Year Constructed:</b>	1999
<b>Building Construction:</b>	Brick and glass
<b>Zoning:</b>	BP-2
<b>Utilities:</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

#### For more information:

Kenneth G. Block, SIOR, CCIM  
816.932.5551  
kblock@blockllc.com

Andrew T. Block  
816.412.5873  
ablock@blockllc.com

Hagen Vogel  
816.878.6338  
hvogel@blockllc.com

# Building 25

8045-8057 Bond Street, Lenexa, Kansas



Pine Ridge  
Business Park

6,386 SF

<b>Space Available:</b>	8045 Bond Street Lenexa, Kansas
<b>SF Available:</b>	6,386 SF total 4,281 SF office 2,105 SF warehouse
<b>Loading:</b>	2 dock-high, 1 drive-in
<b>Clear Height:</b>	14'
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 3,547 square feet and up which require drive-in loading
<b>Base Rent:</b>	\$8.25 PSF Net
<b>Common Area Maintenance:</b>	\$3.24 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF (Est.)
<b>Taxes:</b>	\$3.27 PSF (Est.)
<b>Insurance:</b>	\$0.22 PSF (Est.)

## For more information:

Kenneth G. Block, SIOR, CCIM  
816.932.5551  
kblock@blockllc.com

Andrew T. Block  
816.412.5873  
ablock@blockllc.com

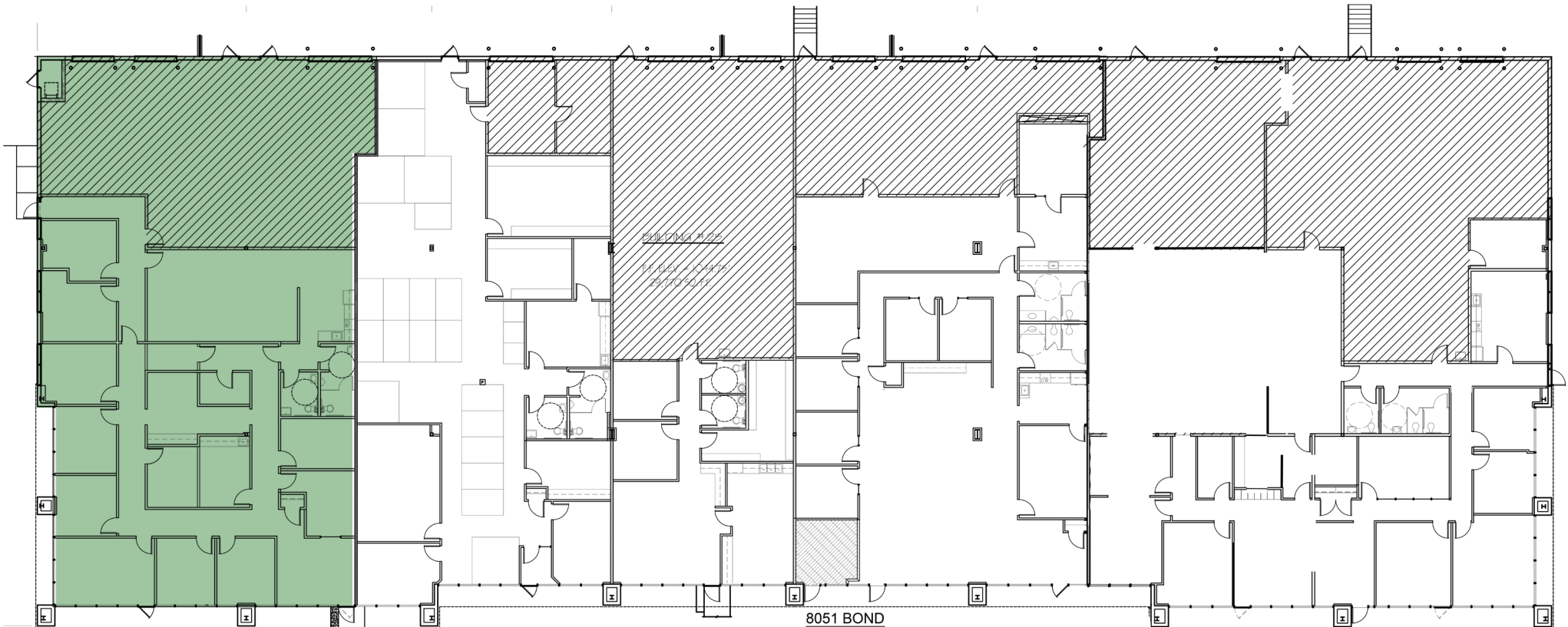
Hagen Vogel  
816.878.6338  
hvogel@blockllc.com

# Building 25

8045-8057 Bond Street, Lenexa, Kansas

## Floor Plan

8045 BOND  
OFFICE = 4,281 SQFT  
WHSE = 2,105 SQFT  
TOTAL = 6,386 SQFT



BUILDING #25  
PT. ELEV. = 10.4475  
29,170 SQ. FT.

8051 BOND  
POST OFFICE =  
154 SQFT