



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:

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General Building Information

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

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Building 25

8045-8057 Bond Street, Lenexa, Kansas



Pine Ridge
Business Park

6,386 SF

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

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Floor Plan

