



**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
- 7,501 - 31,109 SF Available (11/1/2026)

For more information:

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## General Building Information

**Location:** 8081-8146 Flint Street, Lenexa, Kansas

**Building Size:** One Story Building; 59,196 SF

**Parking Ratio:** 185 surface spaces; 3.05/1,000 SF

**Year Constructed:** June 2007

**Building Construction:** Precast concrete panels and glass

**Zoning:** BP-1

**Utilities:**  
Electricity - Kansas City Power & Light  
Gas - KPL Gas Services  
Water - Water District #1 of Johnson County

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7,501 SF

**Space Available:** 8109 Flint Street, Lenexa, Kansas

**SF Available:** 7,501 SF (11/1/2026)

**Loading:** 1 dock-high door, 2 drive-in doors

**Clear Height:** 22' clear

**Sprinkler:** Yes

**Base Rent:** \$9.00 NNN

**Common Area Maintenance:** \$2.24 PSF (Est.)

**Est. Park Maintenance:** Maximum \$0.08 PSF (Est.)

**Real Estate Taxes:** \$3.23 PSF (Est.)

**Insurance:** \$0.27 PSF (Est.)

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4,080 SF

**Space Available:** 8121 Flint Street, Lenexa, Kansas

**SF Available:** 4,080 SF (11/1/2026)

**Loading:** 2 dock-high doors

**Clear Height:** 22' clear

**Sprinkler:** Yes

**Base Rent:** \$8.75 NNN

**Common Area Maintenance:** \$2.24 PSF (Est.)

**Est. Park Maintenance:** Maximum \$0.08 PSF (Est.)

**Real Estate Taxes:** \$3.23 PSF (Est.)

**Insurance:** \$0.27 PSF (Est.)

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11,581 SF

**Space Available:** 8109-8121 Flint Street, Lenexa, Kansas

**SF Available:** 11,581 SF (11/1/2026)

**Loading:** 3 dock-high door, 2 drive-in doors

**Clear Height:** 22' clear

**Sprinkler:** Yes

**Base Rent:** \$8.50 NNN

**Common Area Maintenance:** \$2.24 PSF (Est.)

**Est. Park Maintenance:** Maximum \$0.08 PSF (Est.)

**Real Estate Taxes:** \$3.23 PSF (Est.)

**Insurance:** \$0.27 PSF (Est.)

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27,528 SF

**Space Available:** 8145 Flint Street, Lenexa, Kansas

**SF Available:** 27,528 SF (11/1/2026)

**Loading:** 6 dock-high door, 5 drive-in doors

**Clear Height:** 22' clear

**Sprinkler:** Yes

**Base Rent:** \$8.75 NNN

**Common Area Maintenance:** \$2.24 PSF (Est.)

**Est. Park Maintenance:** Maximum \$0.08 PSF (Est.)

**Real Estate Taxes:** \$3.23 PSF (Est.)

**Insurance:** \$0.27 PSF (Est.)

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39,105 SF

**Space Available:** 8109-8145 Flint Street, Lenexa, Kansas

**SF Available:** 39,109 SF (11/1/2026)

**Loading:** 9 dock-high door, 7 drive-in doors

**Clear Height:** 22' clear

**Sprinkler:** Yes

**Base Rent:** \$8.75 NNN

**Common Area Maintenance:** \$2.24 PSF (Est.)

**Est. Park Maintenance:** Maximum \$0.08 PSF (Est.)

**Real Estate Taxes:** \$3.23 PSF (Est.)

**Insurance:** \$0.27 PSF (Est.)

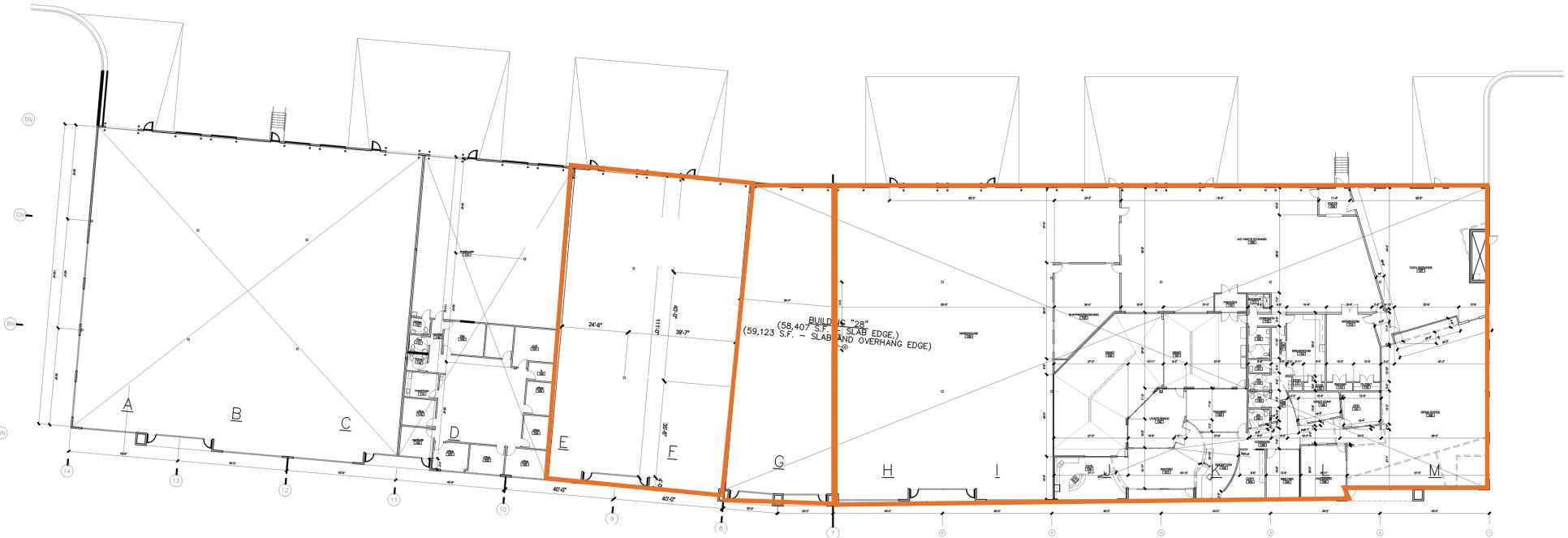
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## Floor Plan



**8109 Flint**  
TOTAL: 7,501 SF

**8121 Flint**  
TOTAL: 4,080 SF

**8145 Flint**  
TOTAL: 27,528 SF  
OFFICE: 10,578 SF  
WAREHOUSE: 14,497

**1 BLDG 28 FLOOR PLAN**  
SCALE: 1" = 20'

59,196 sq. ft. [rentable]

