

Building 28

8081-8145 Flint Street, Lenexa, Kansas



Pine Ridge
Business Park

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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Building 28

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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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Building 28

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Pine Ridge
Business Park

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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Building 28

8081-8145 Flint Street, Lenexa, Kansas



Pine Ridge
Business Park

27,528 SF

Space Available:	8145 Flint Street, Lenexa, Kansas
SF Available:	27,528 SF (11/1/2026) Office: 10,578 SF Production: 2,453 SF Warehouse: 14,497 SF
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.)

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Building 28

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Pine Ridge
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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.)

For more information:

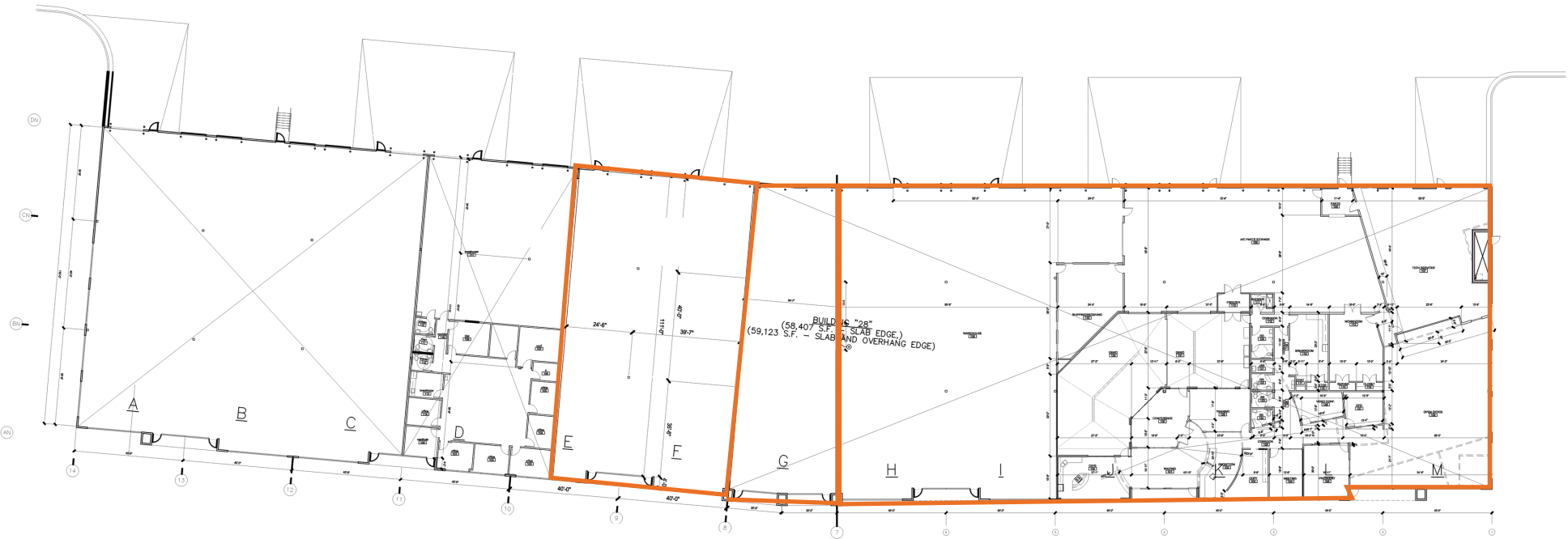
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Building 28

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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
PRODUCTION: 2,453 SF
WAREHOUSE: 14,497 SF

1 BLDG 28 FLOOR PLAN
SCALE: 1" = 20'
59,196 sq. ft. [rentable]

