



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:

Andrew T. Block
Principal
816.412.5873
ablock@blockllc.com

Hagen Vogel
Vice President
816.878.6338
hvogel@blockllc.com

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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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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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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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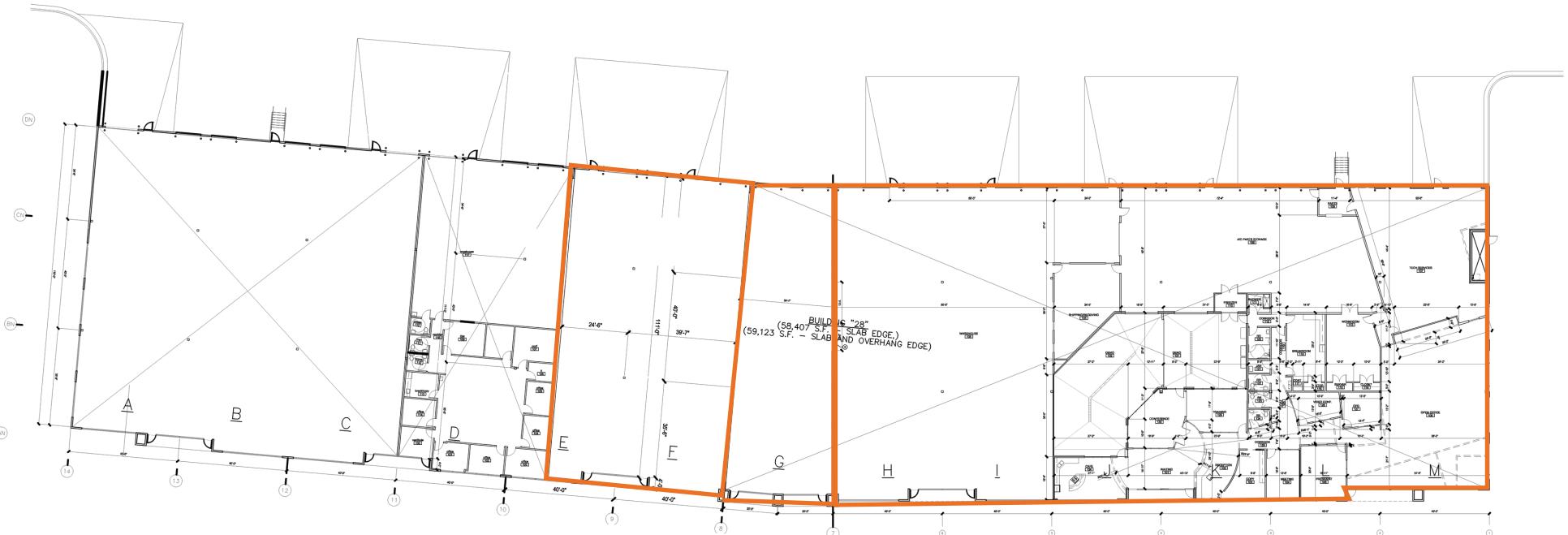
Building 28

8081-8145 Flint Street, Lenexa, Kansas



Pine Ridge
Business Park

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]

