



### 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
- 11,581 - 39,109 SF Available (11/1/2026)

### For more information:

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### General Building Information

<b>Location:</b>	8081-8146 Flint Street, Lenexa, Kansas
<b>Building Size:</b>	One Story Building; 59,196 SF
<b>Parking Ratio:</b>	185 surface spaces; 3.05/1,000 SF
<b>Year Constructed:</b>	June 2007
<b>Building Construction:</b>	Precast concrete panels and glass
<b>Zoning:</b>	BP-1
<b>Utilities:</b>	Electricity - Kansas City Power & Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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11,581 SF

<b>Space Available:</b>	8109-8121 Flint Street, Lenexa, Kansas
<b>SF Available:</b>	11,581 SF (11/1/2026)
<b>Loading:</b>	3 dock-high door, 2 drive-in doors
<b>Clear Height:</b>	22' clear
<b>Sprinkler:</b>	Yes
<b>Base Rent:</b>	\$8.50 NNN
<b>Common Area Maintenance:</b>	\$2.24 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF (Est.)
<b>Real Estate Taxes:</b>	\$3.23 PSF (Est.)
<b>Insurance:</b>	\$0.27 PSF (Est.)

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27,528 SF

<b>Space Available:</b>	8145 Flint Street, Lenexa, Kansas
<b>SF Available:</b>	27,528 SF (11/1/2026) Office: 10,578 SF Production: 2,453 SF Warehouse: 14,497 SF
<b>Loading:</b>	6 dock-high door, 5 drive-in doors
<b>Clear Height:</b>	22' clear
<b>Sprinkler:</b>	Yes
<b>Base Rent:</b>	\$8.75 NNN
<b>Common Area Maintenance:</b>	\$2.24 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF (Est.)
<b>Real Estate Taxes:</b>	\$3.23 PSF (Est.)
<b>Insurance:</b>	\$0.27 PSF (Est.)

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39,109 SF

<b>Space Available:</b>	8109-8145 Flint Street, Lenexa, Kansas
<b>SF Available:</b>	39,109 SF (11/1/2026)
<b>Loading:</b>	9 dock-high door, 7 drive-in doors
<b>Clear Height:</b>	22' clear
<b>Sprinkler:</b>	Yes
<b>Base Rent:</b>	\$8.75 NNN
<b>Common Area Maintenance:</b>	\$2.24 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF (Est.)
<b>Real Estate Taxes:</b>	\$3.23 PSF (Est.)
<b>Insurance:</b>	\$0.27 PSF (Est.)

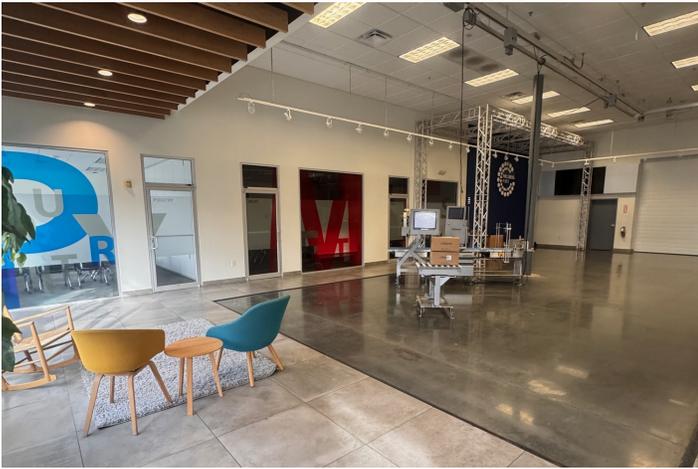
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## Interior Photos



# Building 28

8081-8145 Flint Street, Lenexa, Kansas

## Floor Plan



8109-8145 Flint Street  
39,109 SF

**8109-8121 Flint Street:**  
TOTAL: 11,581 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]

