

# Interstate Business Park - Bldg 4

8527-8551 Bluejacket Street, Lenexa, Kansas

# For Sale/Lease



## Excellent Location!

- 10,595 SF available in center of building
- Exterior signage available and visible from the highway
- Expansive 4.9/1,000 parking ratio
- Easy access to 87th Street Parkway, I-35, and 69 Highway
- Rare opportunity to own and occupy Johnson County office building
- Fantastic Johnson County location with competitive lease rates

## For more information:

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Principal

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## Buildings Specifications

|                        |   |
|------------------------|---|
| Address:               | 8527-8551 Bluejacket Street, Lenexa, Kansas       |
| Building Size:         | 28,481 Square Feet                                |
| Available Space:       | Approx. 10,595 SF                                 |
| Rent:                  | \$20.50 Full-Service                              |
| Sale Price:            | Undisclosed                                       |
| Opportunity:           | Owner/User or Investment Purchase                 |
| Zoning:                | CP-2  |
| Ceiling Height:        | 10'6  |
| HVAC:                  | 12 Rooftop air handlers, separately metered       |
| Electric Power:        | 120/280 Volt, 3 Phase, 4 Wire, separately metered |
| Fiber Optics:          | Available from several carriers                   |
| Fire Sprinkler System: | Fully Sprinklered                                 |

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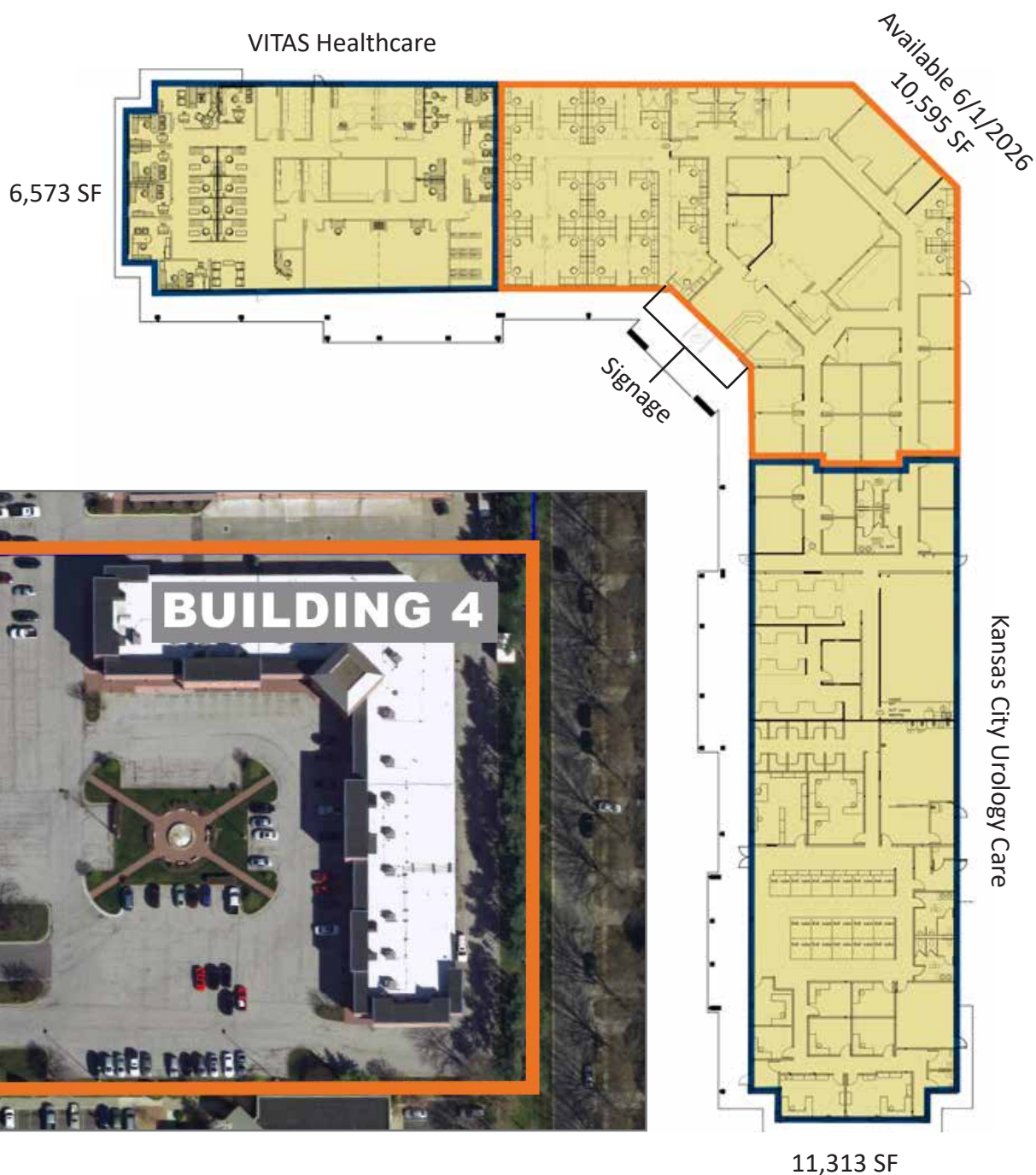


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## Site Plan



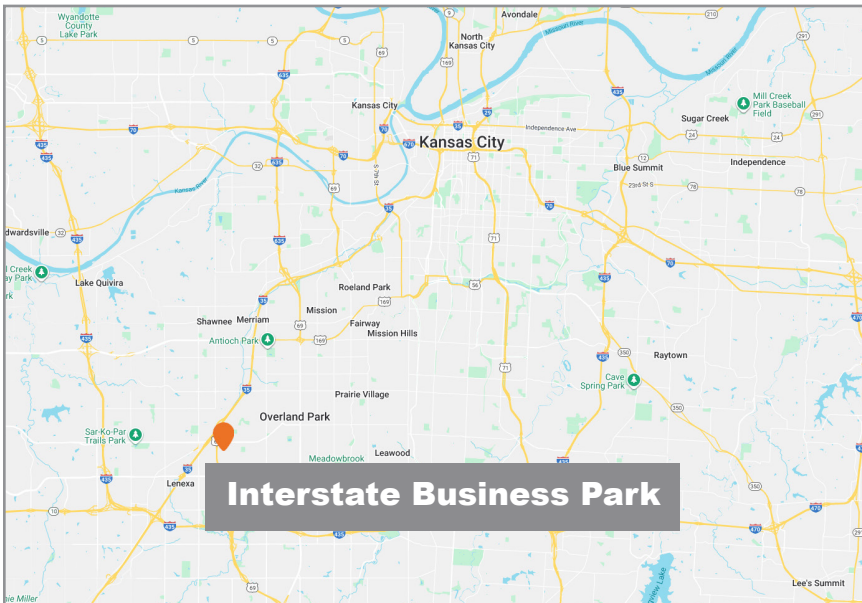
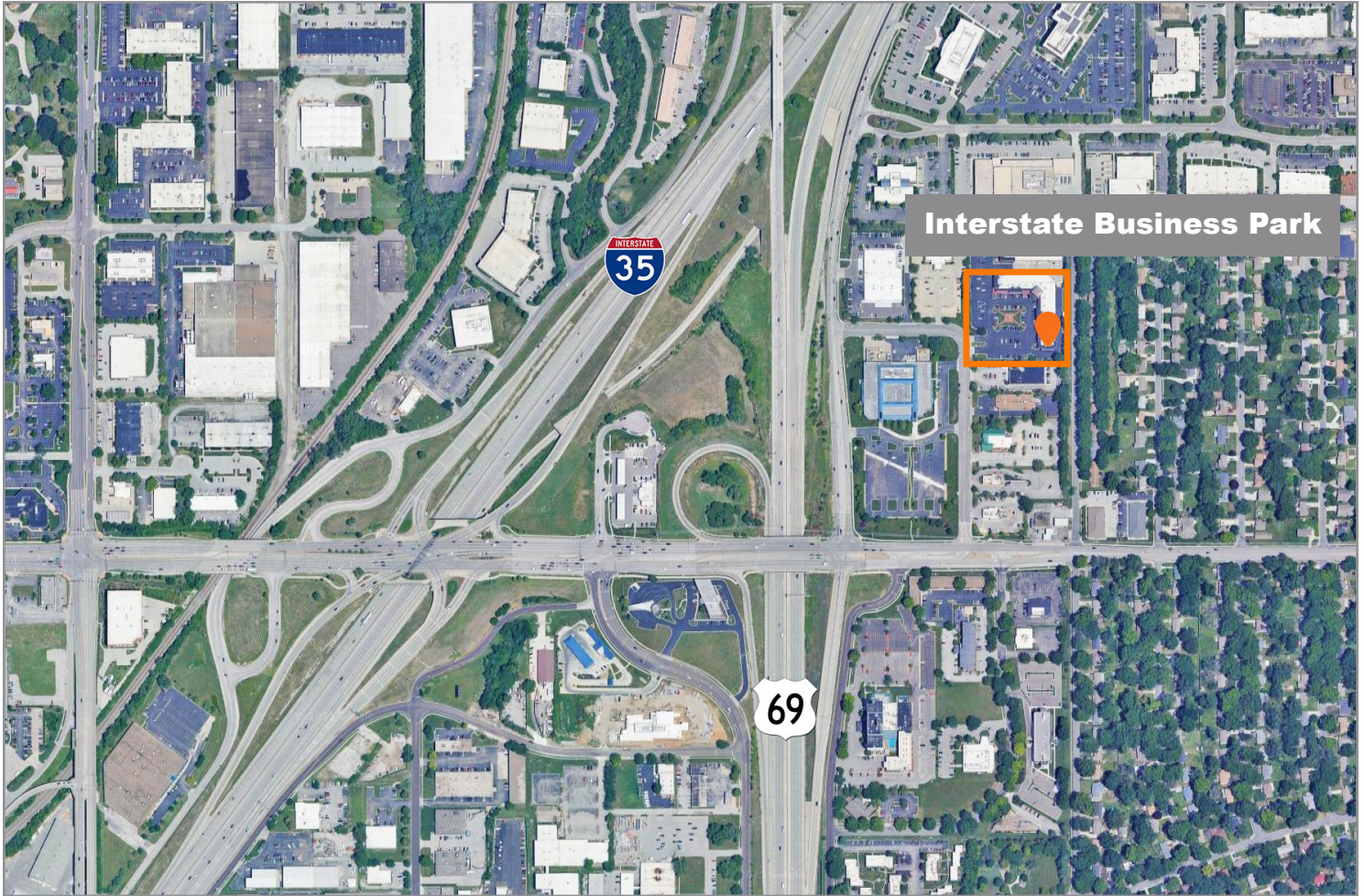




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