



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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Buildings Specifications

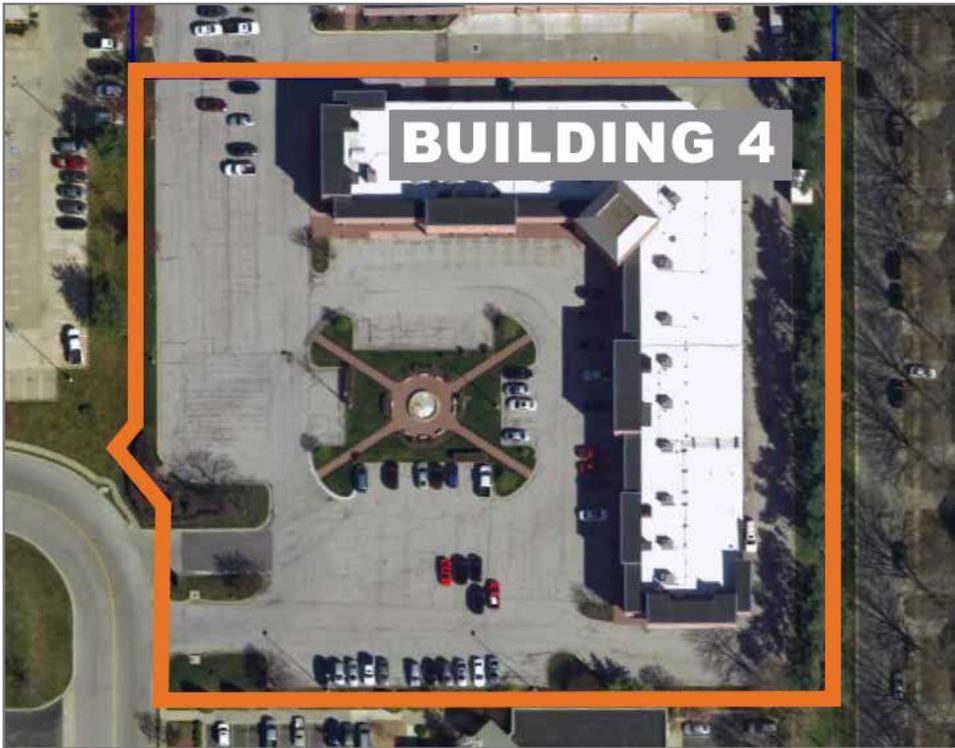
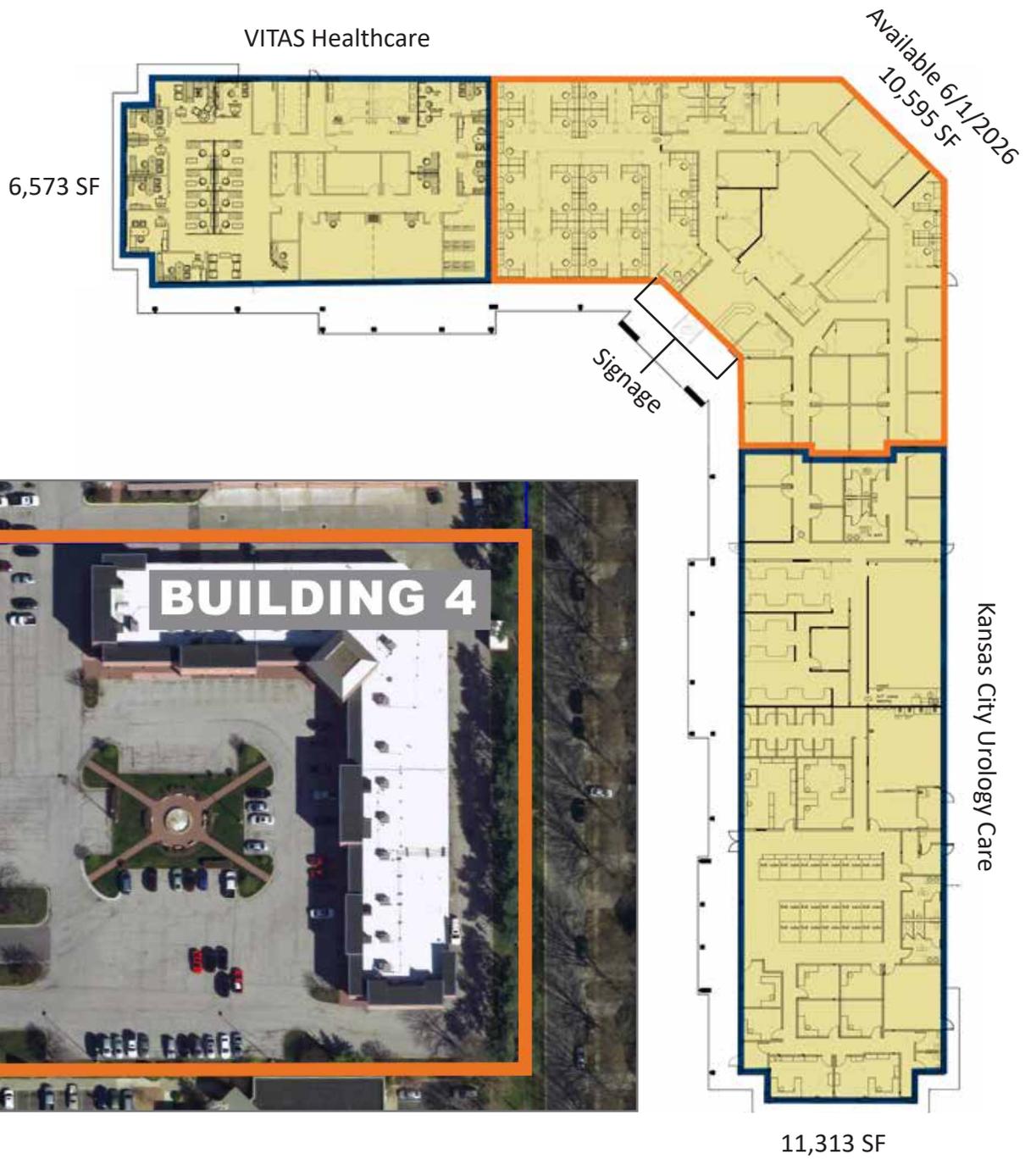
Address:	8527-8551 Bluejacket Street, Lenexa, Kansas
Building Size:	28,481 Square Feet
Available Space:	Approx. 10,595 SF
Rent:	\$20.50 Full-Service
Sale Price:	Undisclosed
Opportunity:	Owner/User or Investment Purchase
Zoning:	CP-2
Ceiling Height:	10'6
HVAC:	12 Rooftop air handlers, separately metered
Electric Power:	120/280 Volt, 3 Phase, 4 Wire, separately metered
Fiber Optics:	Available from several carriers
Fire Sprinkler System:	Fully Sprinklered
Parking Ratio:	4.9/1,000 SF

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Site Plan



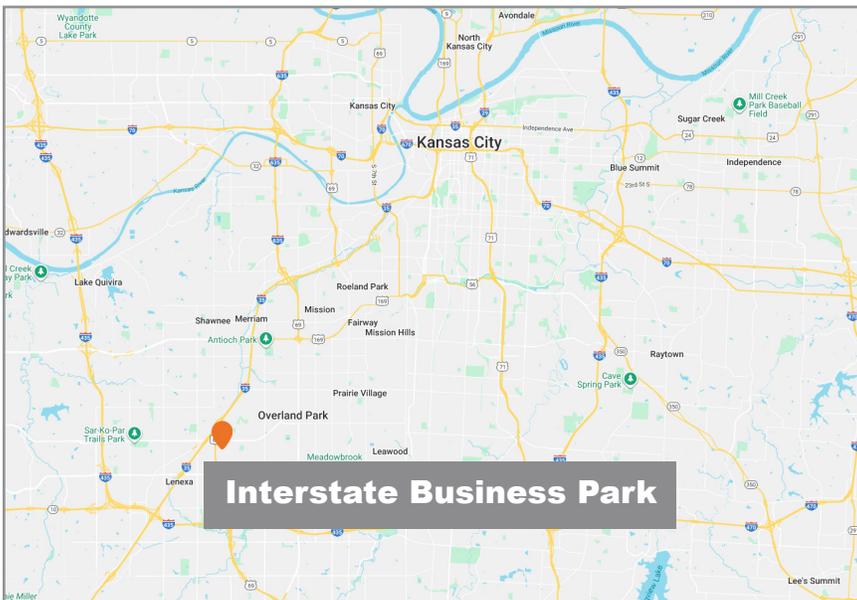
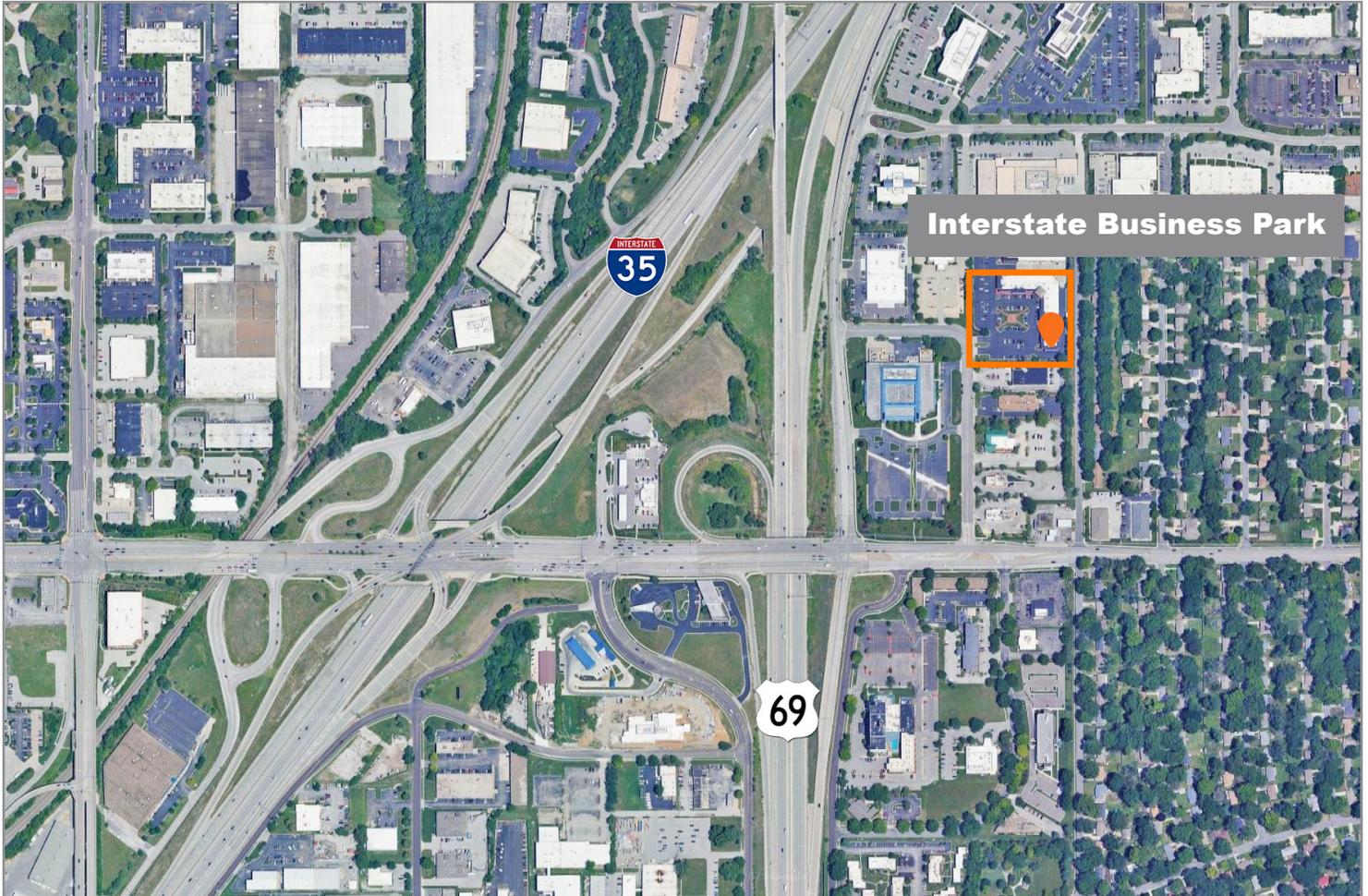
Floor Plan



Interstate Business Park - Bldg 4

8527-8551 Bluejacket Street, Lenexa, Kansas

For Sale/Lease



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