



**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

### For more information:

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# Building 23

11300-11316 West 80th Street, Lenexa, Kansas



Pine Ridge  
Business Park

## General Building Information

**Location:** 11300-11316 West 80th Street  
Lenexa, Kansas

**Building Size:** One Story Building; 88,423 SF

**Parking Ratio:** 250 Surface Spaces; 2.46 / 1,000 SF

**Design Features:** This multi-tenant facility is designed to accommodate those users seeking 25,221 SF and up which require a drive-in and/or dock-high loading

**Building Construction:** Precast concrete panels and glass

**Zoning:** BP-1

**Utilities:**  
Electricity - Kansas City Power and Light  
Gas - KPL Gas Services  
Water - Water District #1 of Johnson County

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25,221 SF

<b>Space Available:</b>	11306 West 80th Street Lenexa, Kansas
<b>SF Available:</b>	25,221 SF 7,516 Office SF; 3,113 Production SF; 14,592 Warehouse SF
<b>Loading:</b>	5 dock-high doors
<b>Power:</b>	800 Amps feeding 120/208v (3-ph 4 wire) 480v Transformer Cummins 600-gallon generator
<b>Clear Height:</b>	24'
<b>Sprinkler:</b>	Yes
<b>Base Rent:</b>	\$8.00 PSF (Est.)
<b>Common Area Maintenance:</b>	\$1.94 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$2.74 PSF (Est.)

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## Floor Plan

