



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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General Building Information

Location:	8001-8029 Flint Street Lenexa, Kansas
Building Size:	One Story Building; 41,002 SF
Parking Ratio:	102 cars total; 2.5 / 1,000 SF
Year Constructed:	1989
Building Construction:	Precast 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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Building 12

8001-8029 Flint Street, Lenexa, Kansas



Pine Ridge
Business Park

4,896 SF

Space Available:	8021 Flint Street Lenexa, Kansas
SF Available:	4,896 SF 2,989 Office SF 1,907 Warehouse SF
Loading:	1 dock-high door
Clear Height:	18'
Sprinkler:	Yes
Base Rent:	\$7.50 PSF Net
Common Area Maintenance:	\$2.27 PSF (Est.)
Real Estate Tax:	\$3.08 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Insurance:	\$0.22 PSF (Est.)

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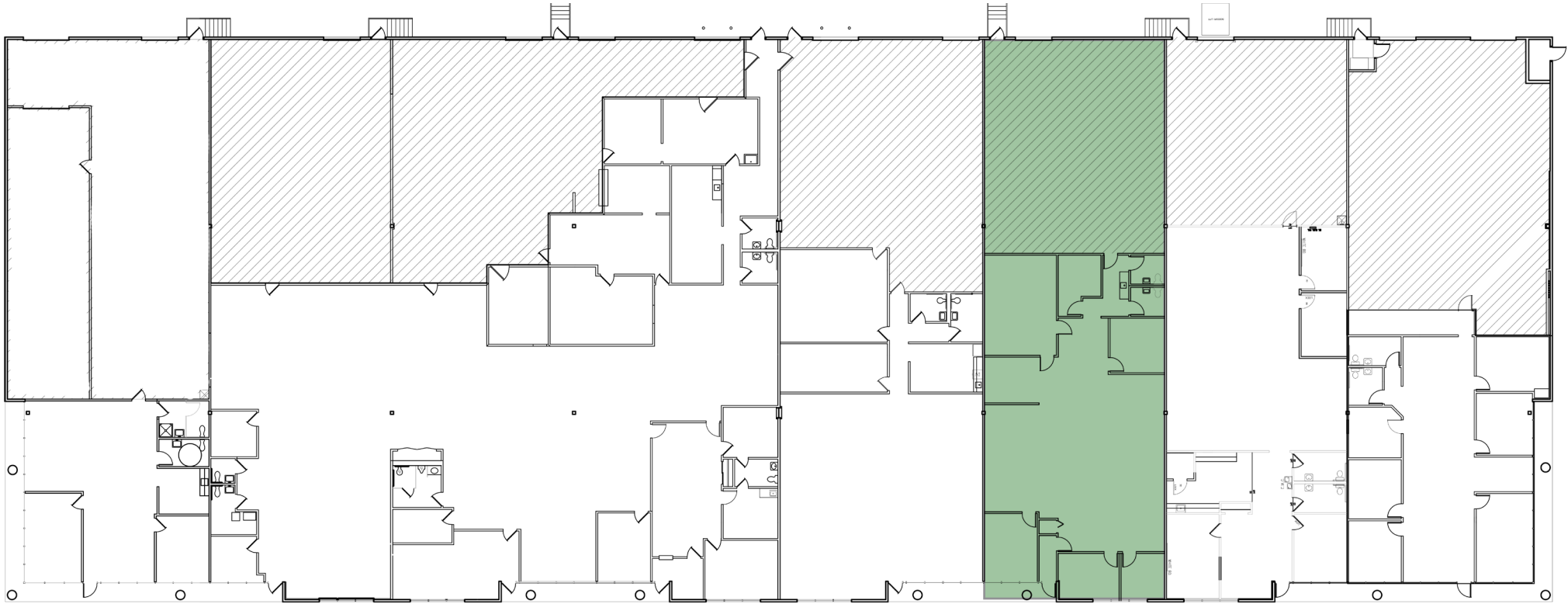
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Building 12

8001-8029 Flint Street, Lenexa, Kansas

Floor Plan



8021
OFFICE = 2,989 SQFT
WAREHOUSE = 1,907 SQFT
TOTAL = 4,896 SQFT