

Building 18

8033-8045 Flint Street, Lenexa, Kansas



Pine Ridge
Business Park

Excellent Access & 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
- 6,624 SF - 26,981 SF

For more information:

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General Building Information

Location:	8033-8045 Flint Street, Lenexa, Kansas
Building Size:	One Story Building; 38,720 Square Feet
Parking Ratio:	196 Surface Spaces. 5/1,000 Square Feet
Design Features:	This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require dock and drive-in loading
Building Construction:	Precast concrete panels and glass
Zoning:	BP-2
Loading:	6 Dock-high
Clear Height:	20'
Utilities (Lessee):	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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20,357 SF

Space Available:	8033 Flint Street, Lenexa, Kansas
SF Available:	20,357
Office SF:	15,018
Warehouse SF:	5,339
Design Features::	This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require dock and drive-in loading
Loading:	4 Dock-high
Clear Height:	20'
Zoning:	BP-2
Base Rent:	\$8.00 PSF Net
Common Area Maintenance:	Approximately \$2.29 per square foot
Est. Real Estate Tax:	\$3.04 per square foot
Est. Insurance:	\$0.19 per square foot
Est. Park Maintenance:	Maximum \$0.08 per foot

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6,624 SF

Space Available:	8041 Flint Street, Lenexa, Kansas
SF Available:	6,624
Office SF:	2,935
Warehouse SF:	3,689
Design Features::	This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require dock and drive-in loading
Loading:	2 Dock-high
Clear Height:	20'
Zoning:	BP-2
Base Rent:	\$8.25 PSF Net
Common Area Maintenance:	Approximately \$2.29 per square foot
Est. Real Estate Tax:	\$3.04 per square foot
Est. Insurance:	\$0.19 per square foot
Est. Park Maintenance:	Maximum \$0.08 per foot

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Building 18

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26,981 SF

Space Available:	8033-8041 Flint Street, Lenexa, Kansas
SF Available:	26,981
Office SF:	17,953
Warehouse SF:	9,028
Design Features::	This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require dock and drive-in loading
Loading:	6 Dock-high
Clear Height:	20'
Zoning:	BP-2
Base Rent:	\$7.50 PSF Net
Common Area Maintenance:	Approximately \$2.29 per square foot
Est. Real Estate Tax:	\$3.04 per square foot
Est. Insurance:	\$0.19 per square foot
Est. Park Maintenance:	Maximum \$0.08 per foot

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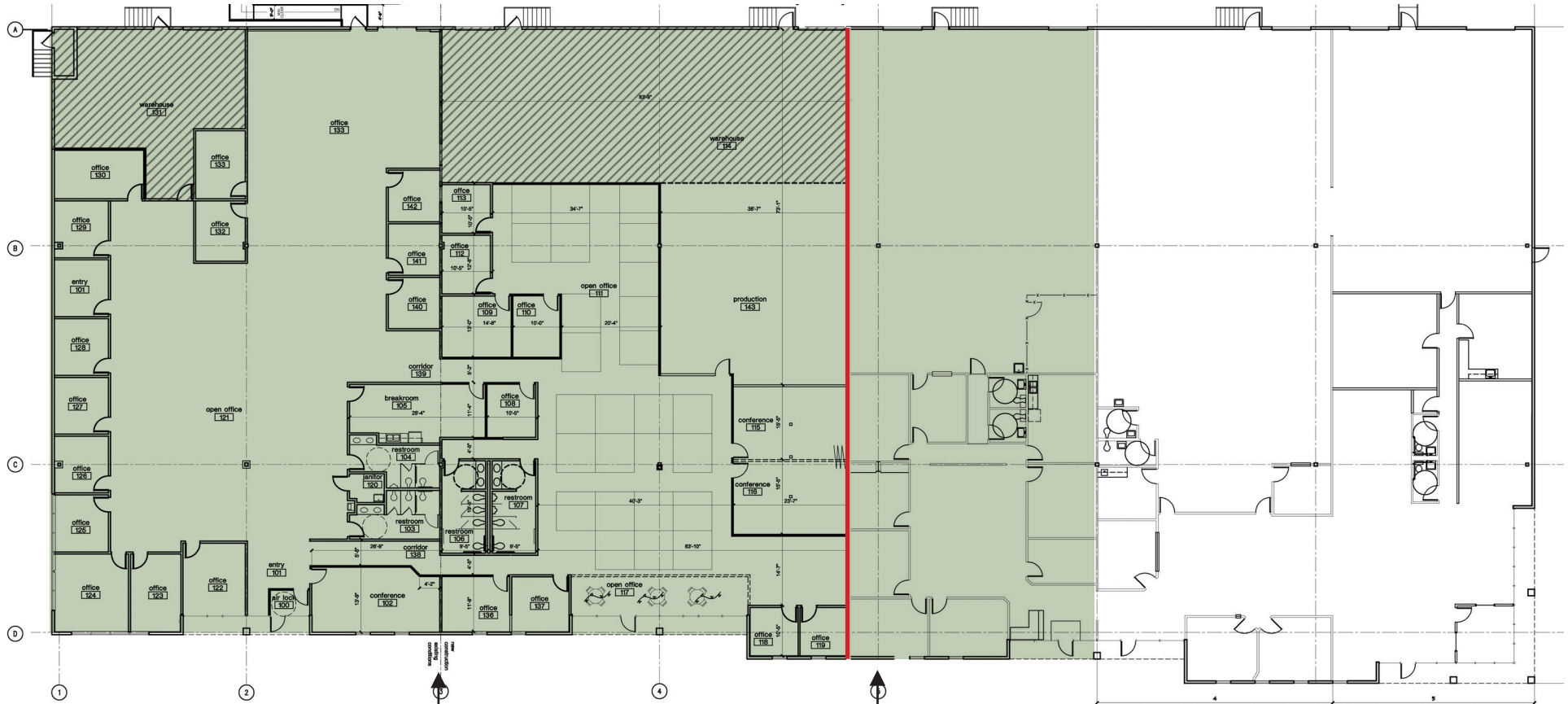
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Building 18

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Building Floor Plan



8033 FLINT STREET

TOTAL: 20,357 SF
OFFICE: 15,018 SF
WHSE: 5,339 SF

8033-8041 FLINT STREET

TOTAL: 26,981 SF
OFFICE: 17,953 SF
WHSE: 9,028 SF

8041 FLINT STREET

TOTAL: 6,624 SF
OFFICE: 2,935 SF
WHSE: 3,689 SF