

# Building 26

8030-8034 Flint Street, Lenexa, Kansas



Pine Ridge  
Business Park

## 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
- Up to 15,416 SF available NOW

### For more information:

Kenneth G. Block, SIOR, CCIM  
816.932.5551

[kblock@blockllc.com](mailto:kblock@blockllc.com)

Andrew T. Block  
816.412.5873  
[ablock@blockllc.com](mailto:ablock@blockllc.com)

Hagen Vogel  
816.878.6338  
[hvogel@blockllc.com](mailto:hvogel@blockllc.com)

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## General Building Information

<b>Location:</b>	8030-8034 Flint Street, Lenexa, Kansas
<b>Building Size:</b>	One Story Building 54,906 Square Feet
<b>Parking Ratio:</b>	2018 surface spaces; 4 / 1,000 SF
<b>Year Constructed:</b>	November 2000
<b>Building Construction:</b>	Precast concrete panels and glass
<b>Zoning:</b>	BP-1
<b>Utilities:</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County Fiber Optics: Southwestern Bell and AT&T (In Park)

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15,416 SF

<b>Space Available:</b>	8030-8034 Flint Street, Lenexa, Kansas
<b>SF Available:</b>	15,416 SF Total 9,883 SF Office 5,533 SF Warehouse
<b>Loading:</b>	2 dock-high doors; 2 drive-in doors
<b>Clear Height:</b>	20' clear
<b>Sprinkler:</b>	Yes
<b>Base Rent:</b>	\$8.00 PSF NNN
<b>Common Area Maintenance:</b>	\$1.98 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF (Est.)
<b>Real Estate Taxes:</b>	\$3.32 PSF (Est.)
<b>Insurance:</b>	\$0.30 PSF (Est.)

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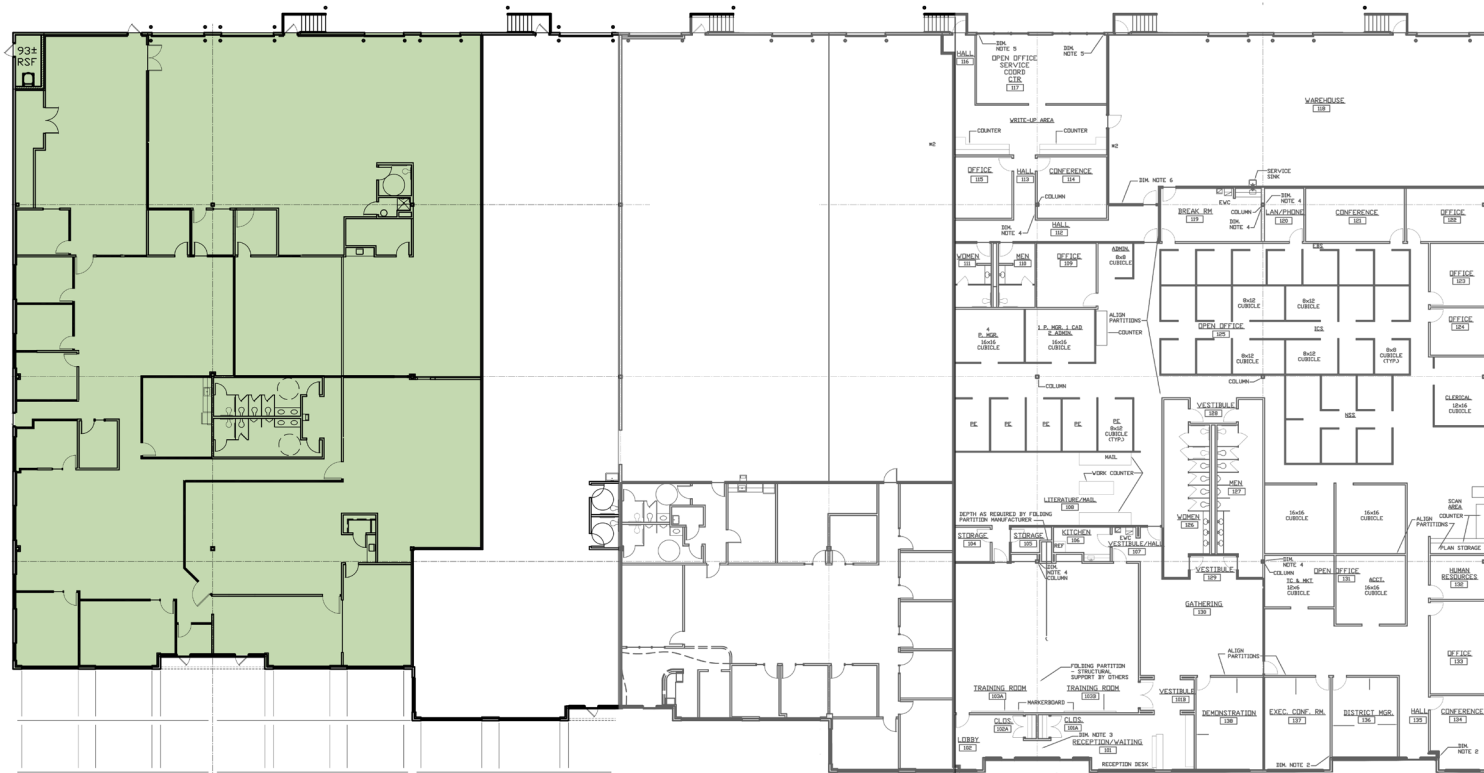
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## Floor Plan



9,883 SF Office  
5,533 SF Warehouse  
15,416 SF Total