

# College Crossing Business Park

College Blvd. & Interstate 35, Lenexa, Kansas

For Lease



## Space For Lease - Flex Warehouse Space with Offices

- Excellent freeway access and visibility
- High parking ratios
- Attractively landscaped business park setting
- Uses for office-warehouse/flex/showroom
- Interchange improvements at I-35 and 119th Street will be made to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements.

## For more information:

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## Park Site Plan



Large bay light industrial and office/warehouse/flex



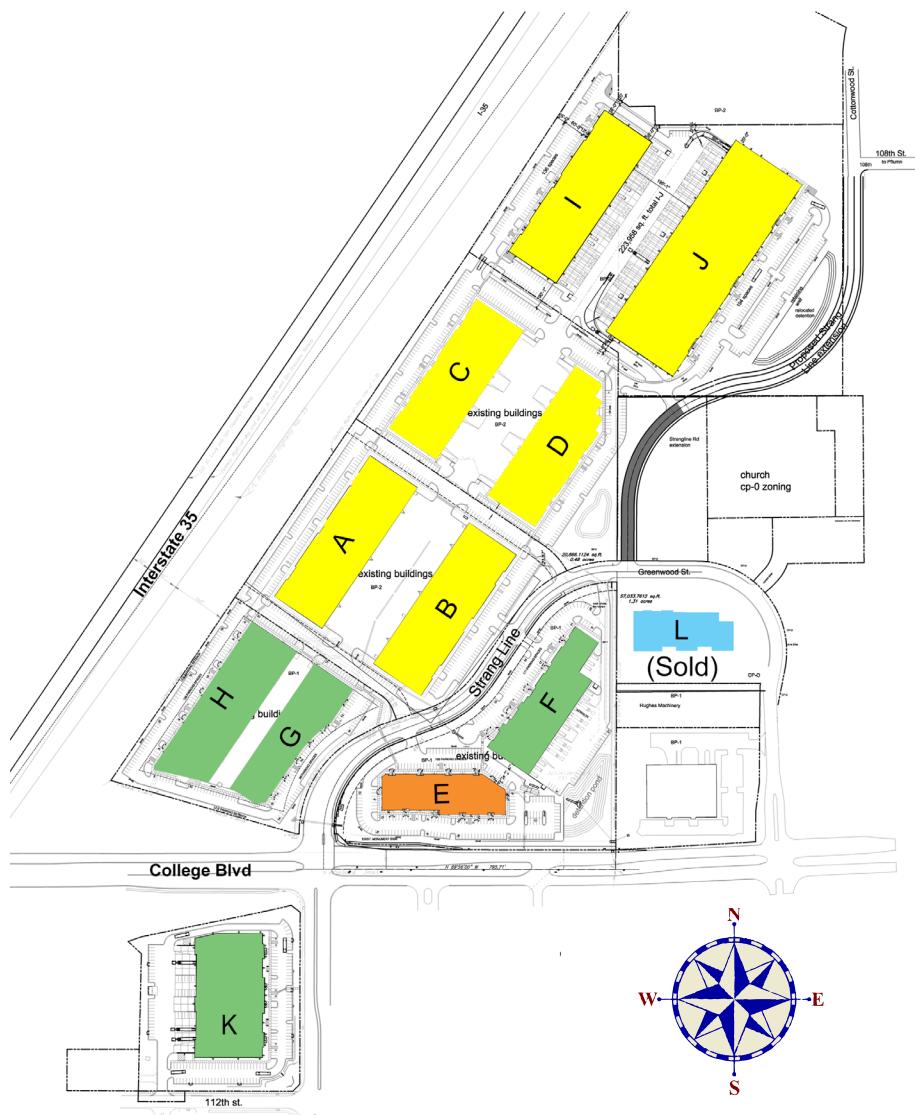
Smaller bay light industrial and office/warehouse/flex



One story office with direct entry to each suite



New construction planned self-storage space

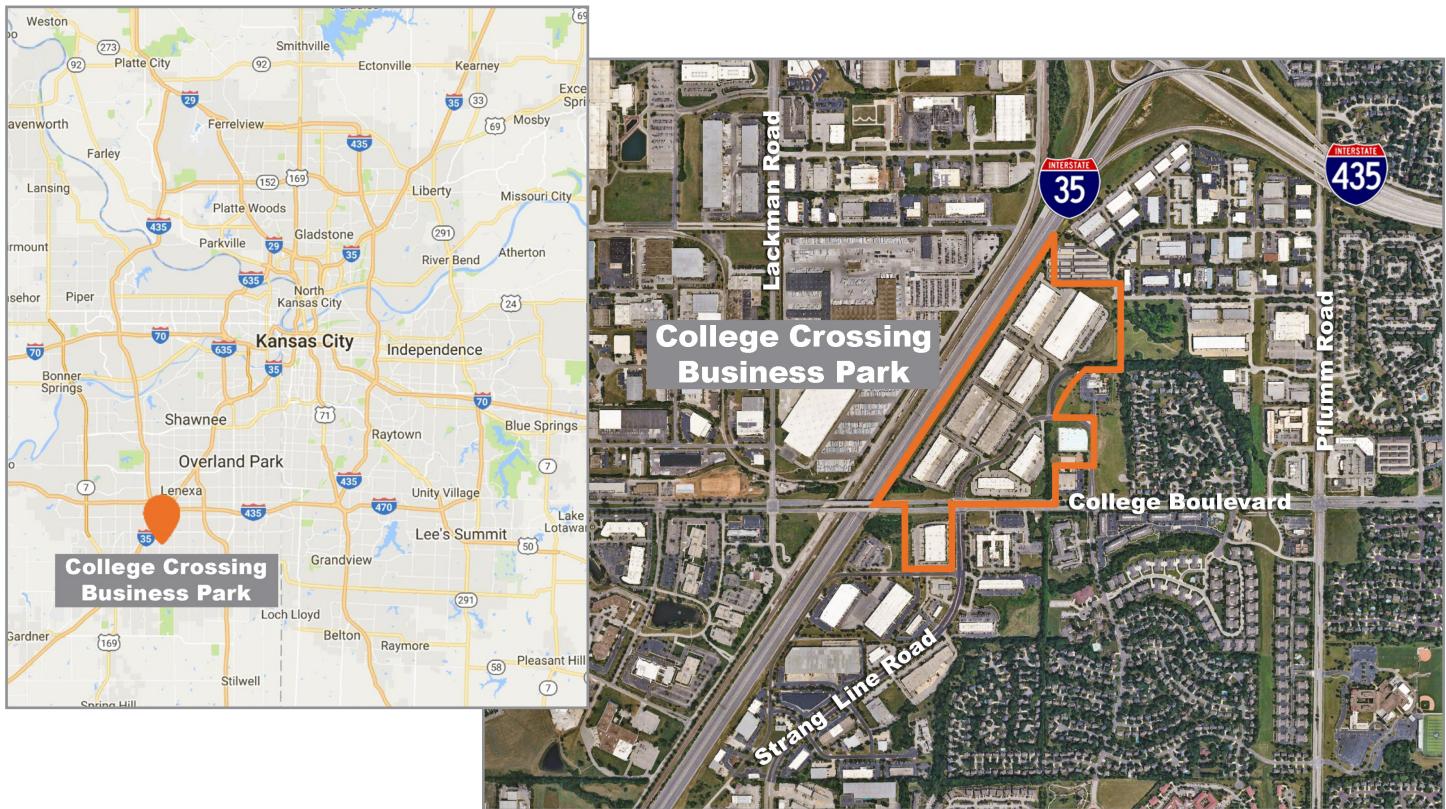


Bldg. A	-	77,035	SF
Bldg. B	-	77,035	SF
Bldg. C	-	70,589	SF
Bldg. D	-	65,900	SF
Bldg. E	-	35,454	SF
Bldg. F	-	49,662	SF
Bldg. G	-	33,218	SF
Bldg. H	-	45,047	SF
Bldg. I	-	77,038	SF
Bldg. J	-	147,246	SF
Bldg. K	-	66,916	SF
Bldg. L	-	SOLD	SF

Total - 745,140 SF

## Business Park Features

- Consolidated Communications, Spectrum Cable (Road Runner), Comcast Cable & AT&T offer every voice, internet, data service possible including T1, T3, DSL and equivalent services. American Fiber Systems (AFS) also have supplied fiber cables to 1&1 Internet for their large computer data center.
- Buildings A/B/C/D/I/J/L are BP-2 zoning, Planned Manufacturing. Permits predominately light industrial uses include wholesaling, manufacturing and warehouse operations in addition to research and office uses.
- Buildings E/F/G/H/K are BP-1 zoning, Planned Business Park. Permits predominately office or research type facilities with lower intensity or smaller scale manufacturing, warehousing and wholesaling.
- Landscaped grounds with underground lawn irrigation system
- Excellent freeway access to I-35, I-435 and Highway K-10
- Close proximity to major services and retail amenities at 119th Street and I-35 Retail Corridor
- Security Patrol



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4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

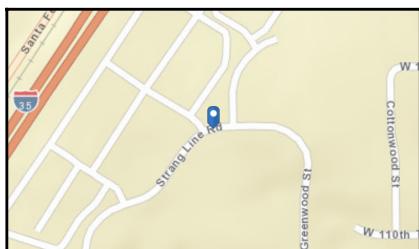
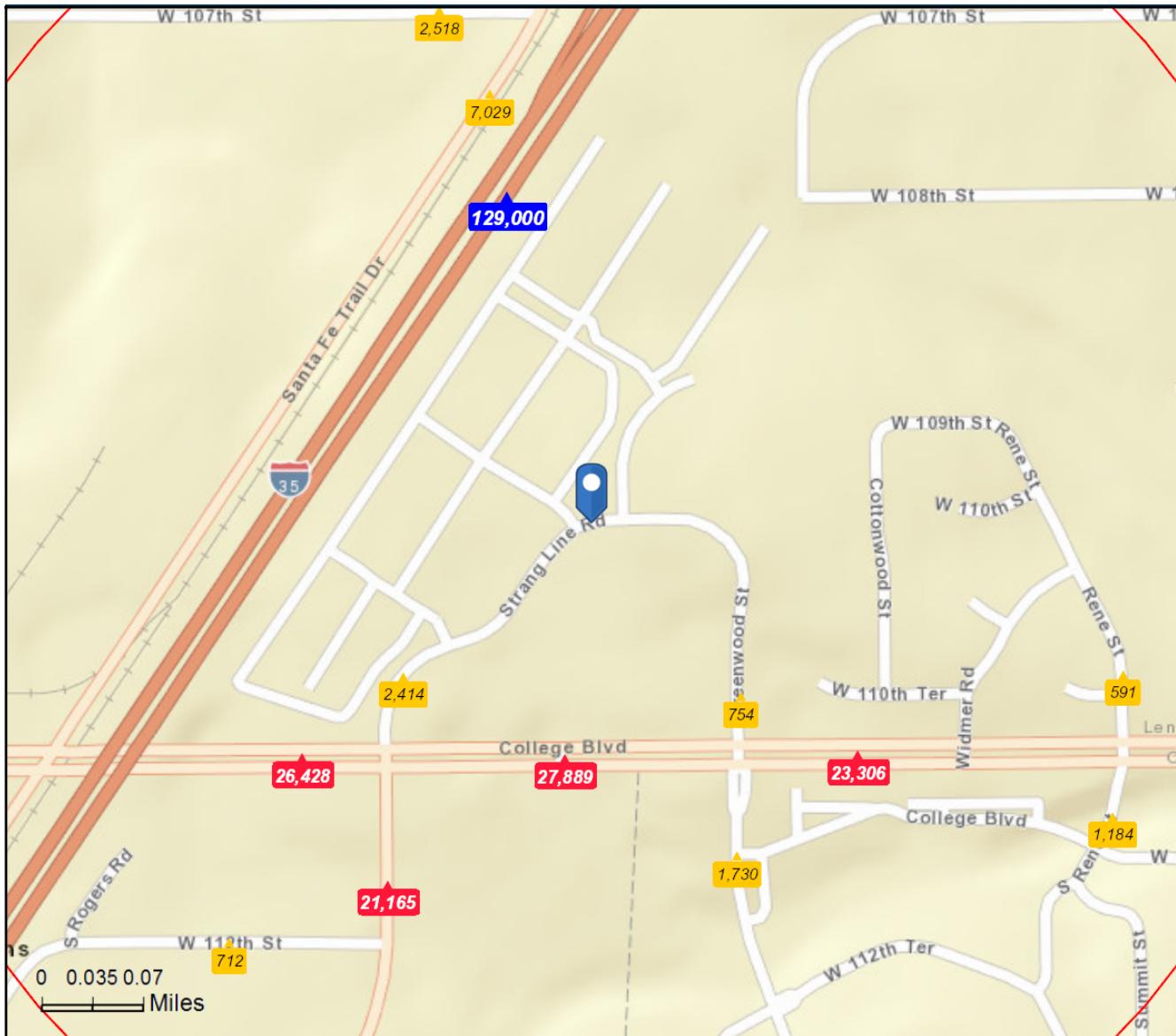
**BLOCK**  
REAL ESTATE SERVICES, LLC

# College Crossing Business Park

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## Traffic Counts



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2018).

# College Crossing Business Park

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## Building A - Office/Flex

Address Range:	11036-11068 Strang Line Road
Column Spacing:	40' x 40'
Ceiling Height:	24' - 27'
Floor Thickness:	6" reinforced of 4,000 psi
Sprinkler Type:	E.S.F.R. (Early Suppression Fast Response)
HVAC:	Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside.
Lighting Type:	400 Watt Hi-Bay Metal Halide/LED
Electric Service:	400 amps, 3 Phase, 480 Volt (Typical)
Loading:	9' x 10' Dock Doors - Manually Operated
Parking:	245 cars or 3:1,000. Outside lighting for parking areas
Net Charges: (2026 Estimates)	CAM: \$1.57 PSF INS: \$0.27 PSF <u>TAX:</u> <u>\$3.34 PSF</u> Total: \$5.18 PSF
	<p>Air Compressor Room</p> <p>N</p> <p><b>11068</b> 25,862 SF Total 4,563 SF Office 21,299 SF Warehouse Full A/C</p> <p><b>11052</b> 12,917 SF Total 12,917 SF Warehouse Full A/C</p> <p><b>Heated 3,103 SF</b></p> <p><b>11050</b> 25,733 SF Total 3,989 SF Office 9,607 SF Heated Warehouse 12,137 SF Full HVAC Warehouse</p> <p><b>11036</b> 12,522 SF Total 4,058 SF Office 8,464 SF Warehouse</p>

# College Crossing Business Park

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# For Lease

## Building B - Office/Flex

Address Range: 11006-11030 Strang Line Road

Column Spacing: 40' x 40'

Ceiling Height: 24' - 27'

Floor Thickness: 6" reinforced of 4,000 psi

Sprinkler Type: E.S.F.R. (Early Suppression Fast Response)

HVAC: Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside.

Lighting Type: 400 Watt Hi-Bay Metal Halide/LED

Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

Loading: 9' x 10' Dock Doors - Manually Operated

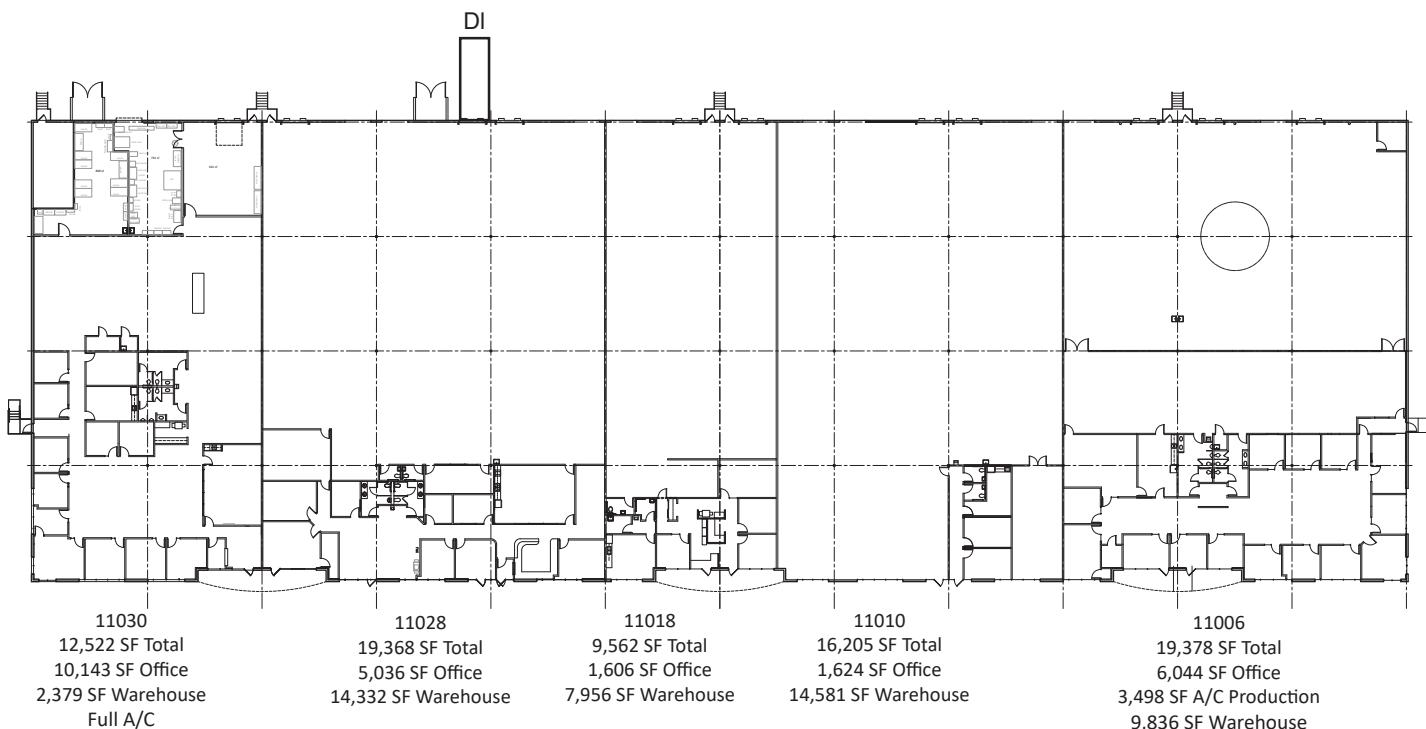
Parking: 245 cars or 3:1,000. Outside lighting for parking areas

CAM: \$1.57 PSF

Net Charges: INS: \$0.27 PSF

(2026 Estimates) TAX: \$3.34 PSF

Total: \$5.18 PSF



# College Crossing Business Park

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# For Lease

## Building C - Office/Flex

Address Range: 10932-10950 Strang Line Road

Column Spacing: 40' x 40'

Ceiling Height: 24' - 27'

Floor Thickness: 6" reinforced of 4,000 psi

Sprinkler Type: E.S.F.R. (Early Suppression Fast Response)

HVAC: Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside.

Lighting Type: 400 Watt Hi-Bay Metal Halide/LED

Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

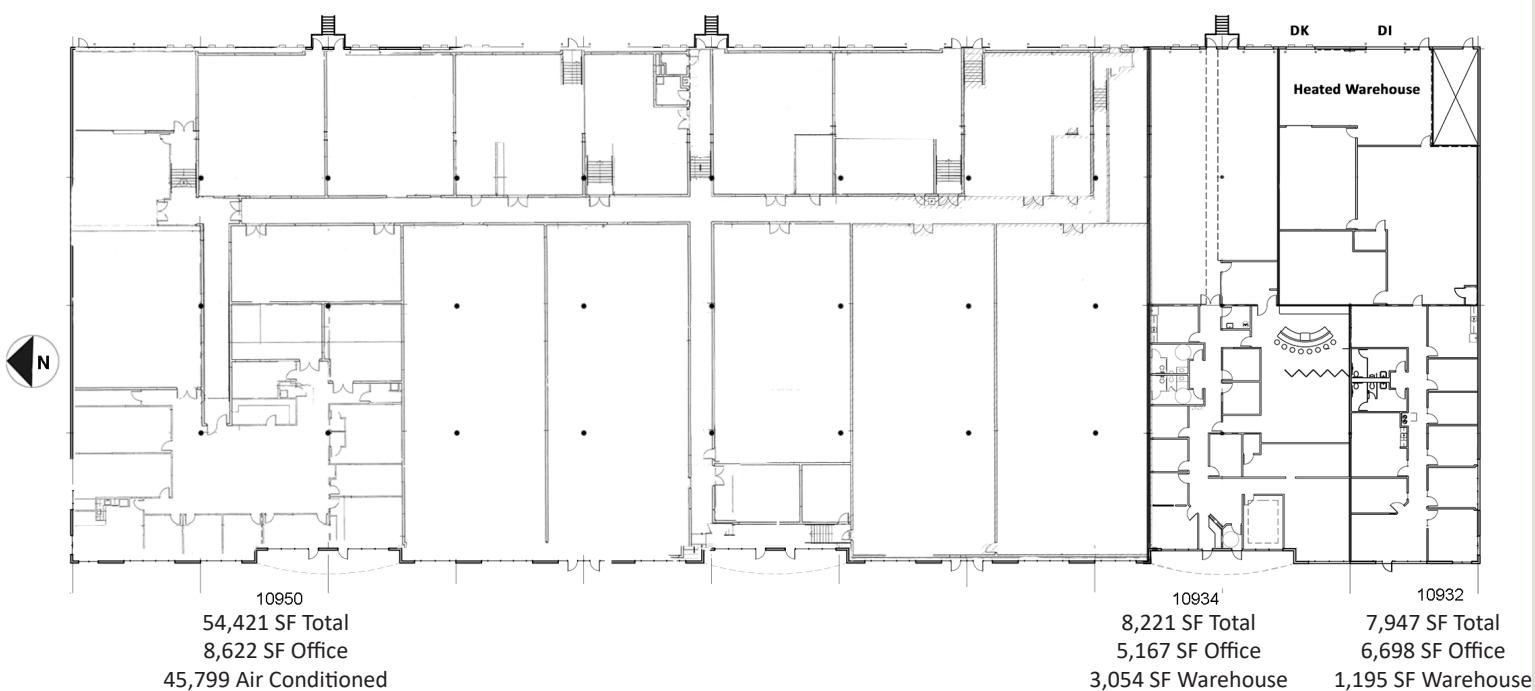
Loading: 9' x 10' Dock Doors - Manually Operated and 1 12' x 14' drive-in door

Parking: 245 cars or 3:1,000. Outside lighting for parking areas

CAM: \$1.65 PSF

Net Charges: INS: \$0.28 PSF  
(2026 Estimates) TAX: \$2.72 PSF

Total: \$4.65 PSF



# College Crossing Business Park

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# For Lease

## Building D - Office/Flex

Address Range: 10902-10918 Strang Line Road

Column Spacing: 40' x 40'

Ceiling Height: 24' - 27'

Floor Thickness: 6" reinforced of 4,000 psi

Sprinkler Type: E.S.F.R. (Early Suppression Fast Response)

HVAC: Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. Space 10922 is heated warehouse, the remainder is A/C.

Lighting Type: 400 Watt Hi-Bay Metal Halide/LED

Electric Service: 400 amps of 440/277/3-phase with two step-down transformers

Loading: 9' x 10' Dock Doors - Manually Operated and 1 12' x 14' drive-in door

Parking: 245 cars or 3:1,000. Outside lighting for parking areas

Photos Link: Interior photos of suite #10916: <https://photos.app.goo.gl/hCVqF1Lypkv8FV2r6>

Unit #10916

2018 Annual Expense:

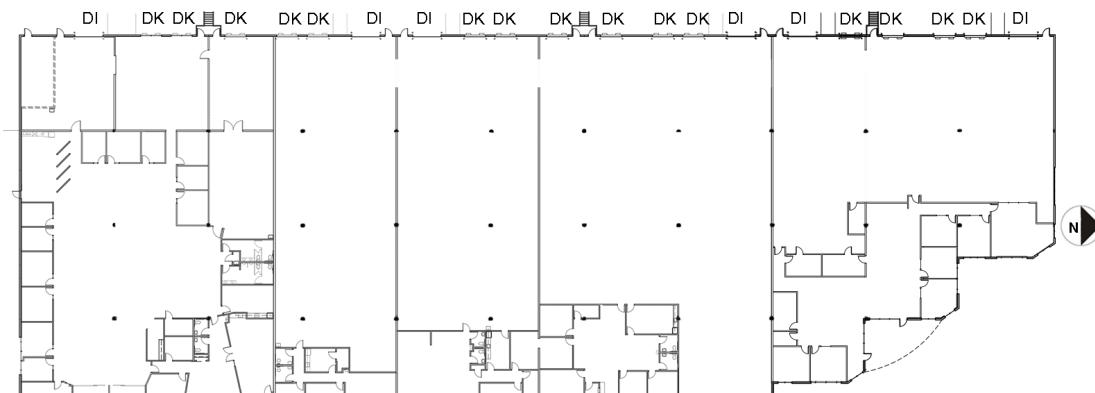
Utility Costs:  
Gas: \$0.37 PSF  
Electricity: \$1.95 PSF

CAM: \$1.65 PSF

Net Charges: INS: \$0.28 PSF

(2026 Estimates) TAX: \$2.72 PSF

Total: \$4.65 PSF



10916  
16,986 SF Total  
14,637 SF Office  
1,199 SF A/C Production  
1,150 SF Whse. - Heated

10914  
8,444 SF Total  
1,249 SF Office  
7,195 SF Whse.

10912  
9,841 SF Total  
2,129 SF Office  
7,643 SF Whse.

10908  
15,947 SF Total  
2,569 SF Office  
13,378 SF Whse.

10902-10906  
14,683 SF  
4,495 SF Office  
10,188 SF Whse.

### Electrical Info

10902 - 277/480v 600amp

A = 283v A-B = 490v  
B = 283v A-C = 491v  
C = 283v B-C = 492v

10908 - 277/480v 200amp

A = 282v A-B = 488v  
B = 282v A-C = 488v  
C = 283v B-C = 489v

10912 - 277/480v 200amp

A = 282v A-B = 489v  
B = 283v A-C = 489v  
C = 282v B-C = 489v

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## Building E - Office/Showroom

Address Range: 11031-11085 Strang Line Road

Building Size: 35,454 ± SF

Building Description: Single story office/professional/medical/retail showroom building

Net Charges:  
(2026 Estimates)

CAM:	\$6.12 PSF
INS:	\$0.37 PSF
TAX:	<u>\$2.82</u> PSF
Total:	\$9.31 PSF

\*Note Operating expenses are included in the full service rental rate with a base year for increase

Parking: 6 cars per 1,000

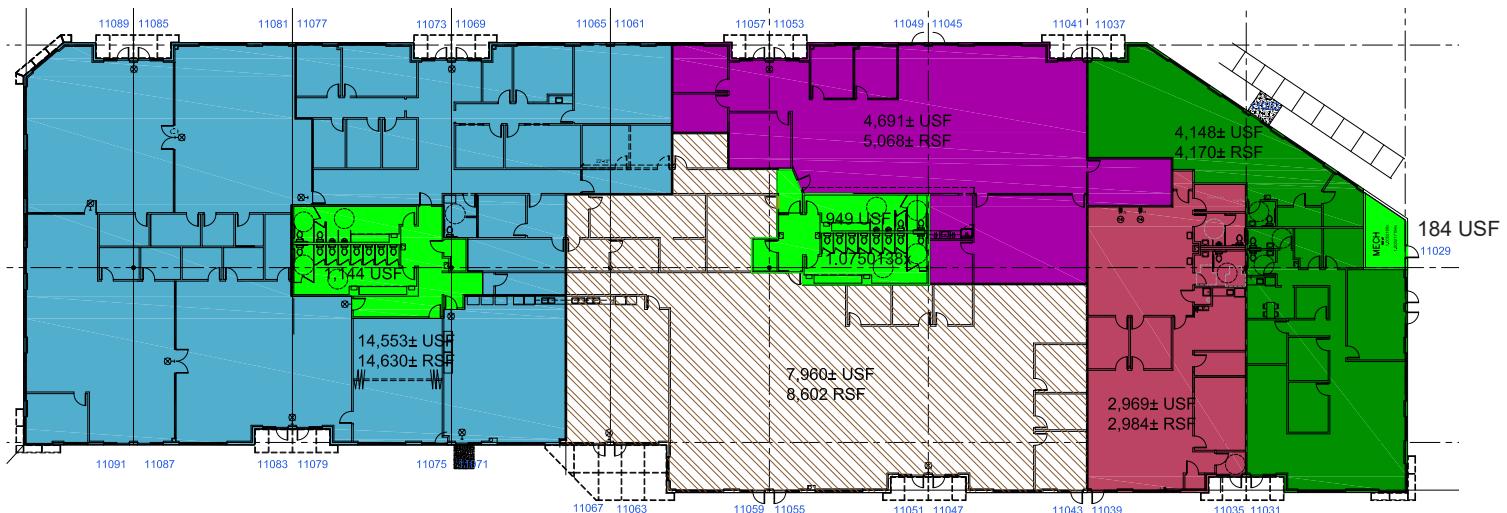
Sprinkler System: Full Sprinklered with Hazard System

HVAC: System is RTU's, screened per ordinance by 6' high parapet

Roof: TPO

Zoning: BP-1

Usages: Call center, sit down restaurant, fitness, day care, coffee shop, copy and mail center, professional/medical offices, and retail showroom



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## Building F - Office/Warehouse/Flex>Showroom

Address Range: 11001-11019 Strang Line Road

Column Spacing: 40' x 40'

Ceiling Height: 22' Clear Height

Floor Thickness: 6" reinforced concrete

Sprinkler Type: Class I

HVAC: Warehouse typically Forced Air Gas overhead heaters designed at 50°F at 0° degrees outside.

Lighting Type: 400 Watt Hi-Bay Metal Halide

Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

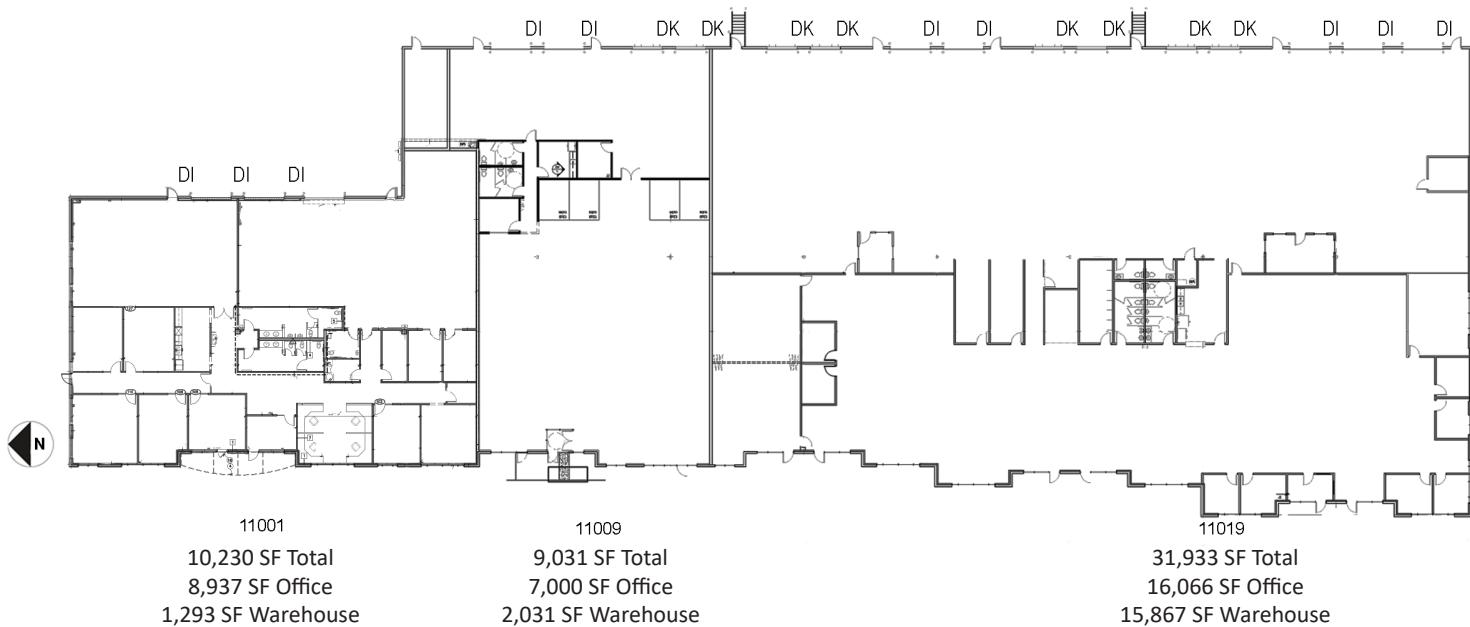
Loading: 2 - 9' x 10' Dock Doors; 2 - 12' x 14' Drive-In doors

Parking: 111 parking spaces

CAM: \$2.65 PSF

Net Charges: INS: \$0.28 PSF  
(2026 Estimates) TAX: \$4.02 PSF

Total: \$6.95 PSF



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## Building G - Office/Warehouse/Flex>Showroom

Address Range: 11066-11084 Strang Line Road

Building Size: 33,218 SF

Column Spacing: Varies

Ceiling Height: 18' Clear Height

Floor Thickness: 6" Reinforced concrete

Sprinkler Type: Class I

HVAC: Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside.

Lighting Type: 400 Watt metal halide high bay fixtures

Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

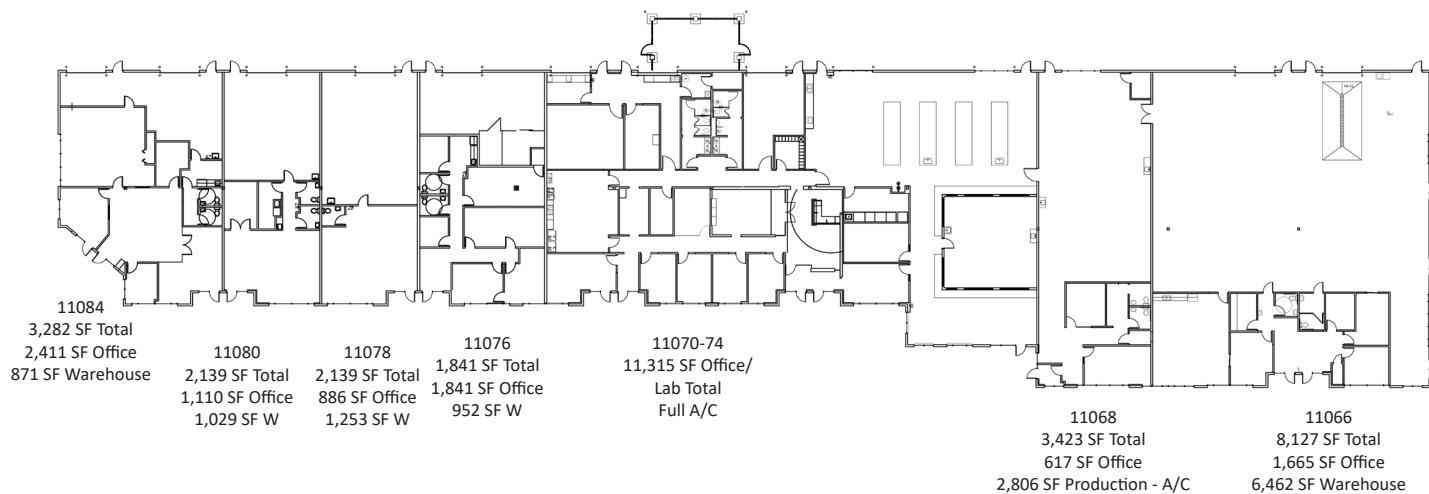
Loading: 12' x 14' Drive-In doors/dock-high loading available via hydraulic lifts

Parking: 98 parking spaces

CAM: \$4.30 PSF

Net Charges:  
(2026 Estimates) INS: \$0.27 PSF  
TAX: \$3.32 PSF

Total: \$7.89 PSF



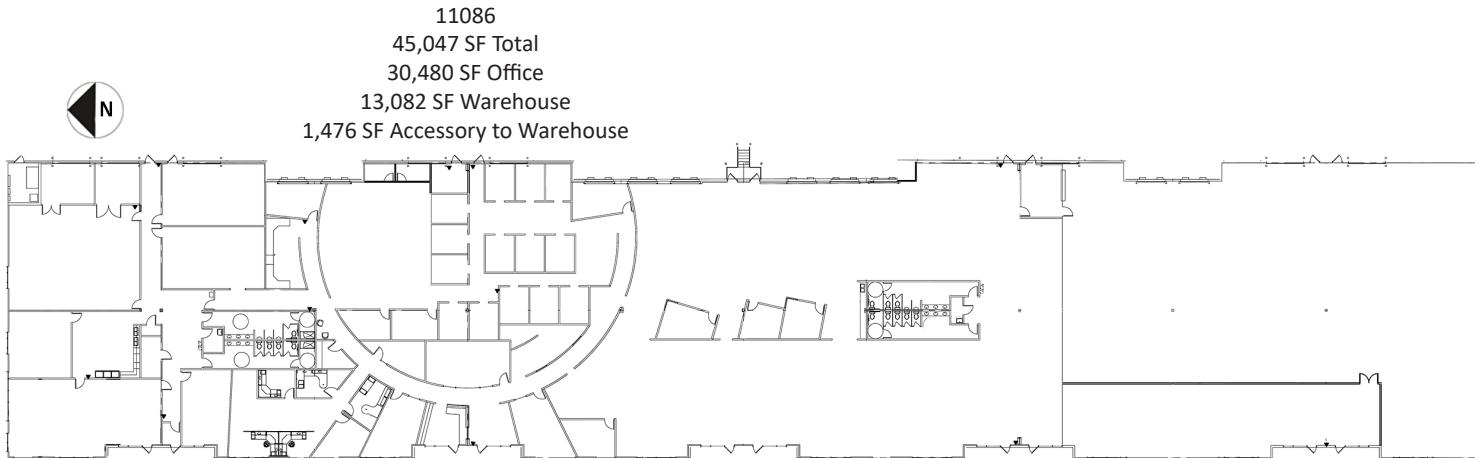
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## Building H - Office/Warehouse/Flex>Showroom

Address Range:	11080-11088 Strang Line Road
Building Size:	45,047 SF
Column/Bay Spacing:	40 or 50' N/S x2) 48' bays deep E/W 4) 50' bays, 2) 40' bays, 4) 50' bays with building dimensions of 480' long by 96' deep
Ceiling Height:	18' Clear Height
Floor Thickness:	6" reinforced concrete
Sprinkler Type:	Class I
HVAC:	Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside.
Lighting Type:	400 Watt metal halide high bay fixtures
Electric Service:	2000 Amp main panel with 120/208V, 3-Ph, 4-wire
Loading:	1- 12' x 14' drive-in door; dock-high loading available
Parking:	128 plus 22 future at rear loading areas, for a total of 150. 6 are ADA and perhaps more future parking based on future dock door usage at south end
Address Range:	11080 Ste A, 11080 Ste B, 11082 Ste A, 11082 Ste B, 11084 Ste A, 11084 Ste B, 11086 Ste A, 11086 Ste B, 11088 Ste A, 11088 Ste B, 11090 Mech/Fire room at NEC
Net Charges: (2026 Estimates)	CAM: \$4.30 PSF INS: \$0.27 PSF TAX: <u>\$3.32 PSF</u> Total: \$7.89 PSF



## Building H - Continued

The previous Tenant incurred the following during its occupancy. These are averages for their costs on a per square foot basis for the entire Building H that they occupied as a single tenant.

**Building Operating Costs:**

Custodial/Janitorial:	\$0.41
HVAC/PM Contract*:	\$0.08
Electricity – Meter 1**:	\$0.51
Electricity – Meter 2**:	\$0.71
Gas:	<u>\$0.38</u>
<b>TOTAL:</b>	<b>\$2.09</b>

\*(11 combination rooftop units serve the building, tonnage/BTU and condition reports available)

\*\*Portion of the square footage of the building – Meter #2 is likely the north end and Meter #1 likely the south end

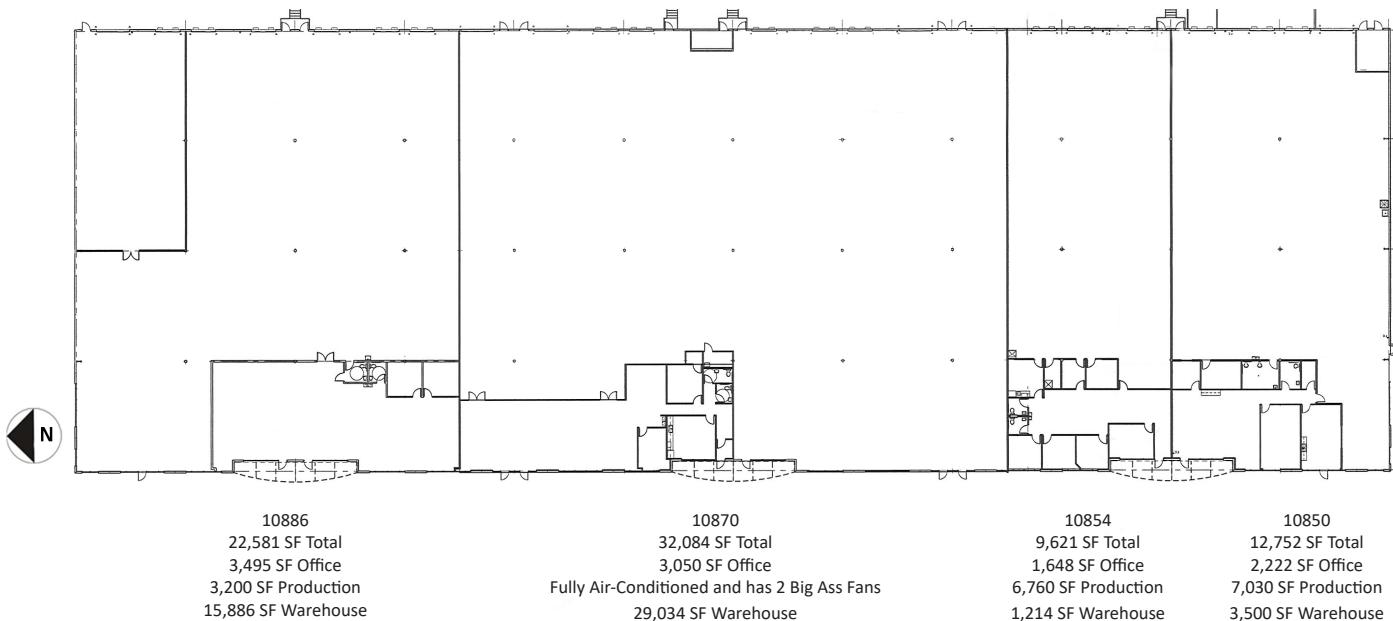
# College Crossing Business Park

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## Building I - Office-Warehouse/Flex>Showroom

Address Range:	10850-10886 Strang Line Road
Building Size:	77,038 Square Feet
Column Spacing:	40' x 40'
Ceiling Height:	24' Clear Height
Floor Thickness:	6" Reinforced concrete
Sprinkler Type:	E.S.F.R. (Early Suppression Fast Response)
HVAC:	Warehouse typically Forced Air Gas overhead heaters designed at 50°F inside at 0°F outside
Lighting Type:	T-5/LED
Electric Service:	1600 AMP, 277/408 service planned to building
Loading:	17 - 9' x 10' Dock Doors 6 - 12' x 14' Drive-In Doors
Parking:	2.5 cars per 1,000 SF
Net Charges: (2026 Estimates)	CAM: \$1.41 PSF *RE Taxes 55% Abatement thru 2026 RE Taxes: \$3.24 PSF* <u>Insurance:</u> \$0.29 PSF Total: \$4.94 PSF



# College Crossing Business Park

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## Building J - Office-Warehouse/Flex>Showroom

Address Range: 10800-10836 Strang Line Road

Column Spacing: 55' x 52'

Ceiling Height: 30' Clear Height

Floor Thickness: 6" Reinforced concrete

Sprinkler Type: E.S.F.R. (Early Suppression Fast Response)

HVAC: Warehouse Forced Air Gas overhead heaters designed at 50°F inside at 0°F outside

Lighting Type: T-5/LED

Initial design was with 2,400 amps of 480 volt 3-phase 4 wire service. The house panel is designed for 200 amps of 480 volt power to operate exterior lights, fire pump & house panel, lawn sprinkler, etc.

Electrical Service: Suite 10800 - 200 amps, 480 volt panel

Suite 10804 - 400 amps, 480 volt panel

Suite 10828-36 – complete separate service of 1,000 amps, 480 volt panel

Suite 10816 - 400 amps, 480 volt panel

Available – 1,200 amps, 480 volt panel

750 Kva Transformer On Site

Loading: 32 - 9' x 10' Docks (can add ramps for drive-in access)

1 - 12' x 14' Drive-In Door

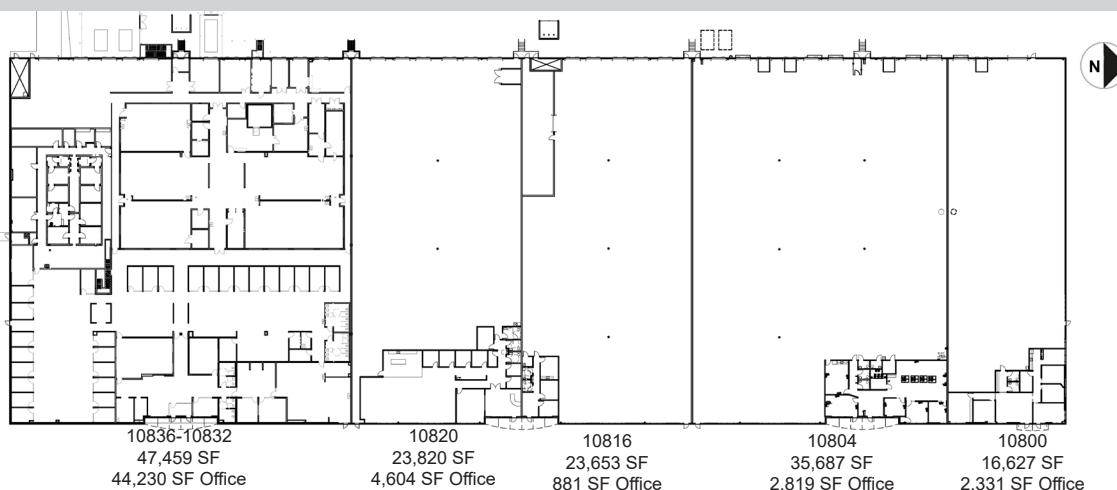
Parking: 2.5 cars per 1,000 SF

Net Charges: CAM: \$1.41 PSF \*RE Taxes 55% Abatement thru 2025

(2026 Estimates) RE Taxes: \$3.24 PSF\*

Insurance: \$0.29 PSF

Total: \$4.94 PSF



# College Crossing Business Park

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## Building K - Office/Warehouse/Flex>Showroom

Address Range:	11102-11130 Strang Line Road								
Building Size:	66,916 Square Feet								
Column Spacing:	46' x 50'								
Clear Height:	22' 6" - 25"								
Floor Thickness:	6" Reinforced concrete								
Sprinkler Type:	E.S.F.R. (Early Suppression Fast Response)								
HVAC:	Warehouse typically Forced Air Gas overhead heaters designed at 50°F inside at 0°F outside								
Lighting Type:	T-8/LED								
Electrical System:	1600 amps 480v/277a								
Loading:	5- 9' x 10' Docks and 4 12' x 14' Drive-In Doors (7 block-outs for dock-doors)								
Parking:	2.5 cars per 1,000 SF								
Net Charges: (2026 Estimates)	<table><tr><td>CAM:</td><td>\$2.34 PSF</td></tr><tr><td>Taxes:</td><td>\$3.38 PSF</td></tr><tr><td><u>Insurance:</u></td><td><u>\$0.36 PSF</u></td></tr><tr><td>Total:</td><td>\$6.09 PSF</td></tr></table>	CAM:	\$2.34 PSF	Taxes:	\$3.38 PSF	<u>Insurance:</u>	<u>\$0.36 PSF</u>	Total:	\$6.09 PSF
CAM:	\$2.34 PSF								
Taxes:	\$3.38 PSF								
<u>Insurance:</u>	<u>\$0.36 PSF</u>								
Total:	\$6.09 PSF								

