



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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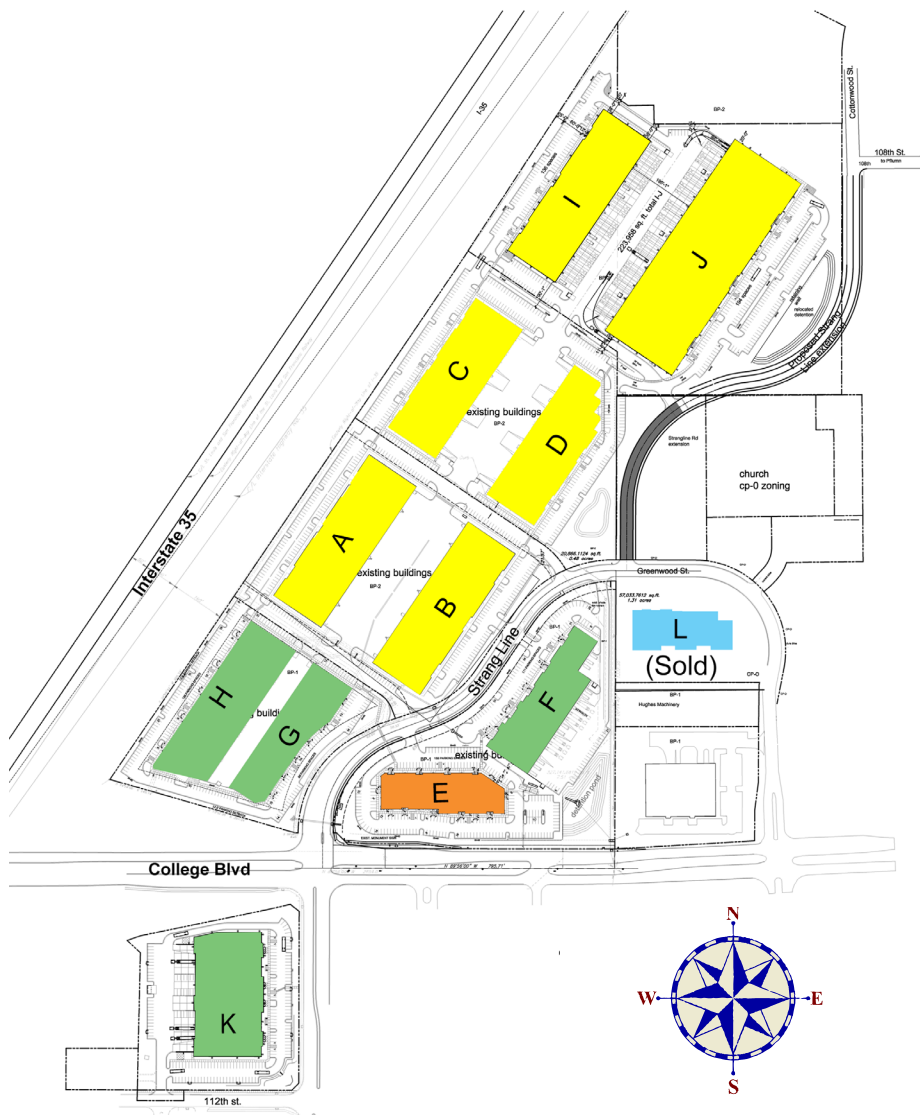
College Crossing Business Park

College Blvd. & Interstate 35, Lenexa, Kansas

For Lease

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

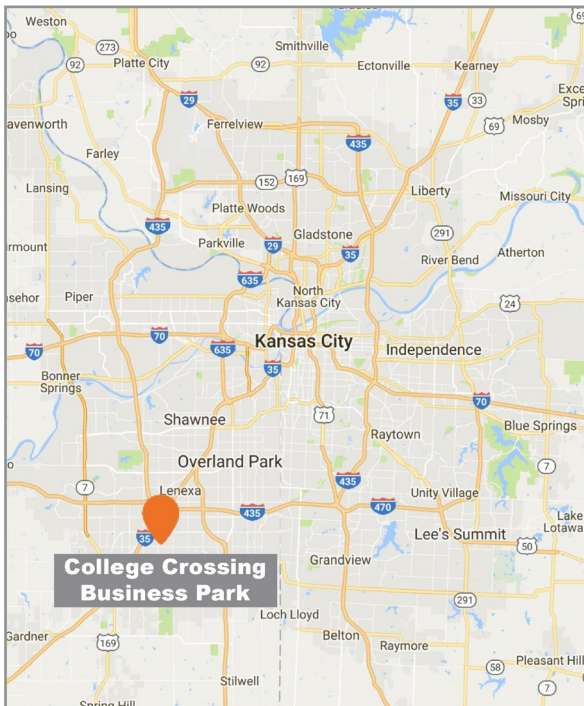


Bldg. A	-	77,035	SF
Bldg. B	-	77,035	SF
Bldg. C	-	70,589	SF
Bldg. D	-	65,900	SF
Bldg. E	-	35,454	SF
Bldg. F	-	49,662	SF
Bldg. G	-	33,218	SF
Bldg. H	-	45,047	SF
Bldg. I	-	77,038	SF
Bldg. J	-	147,246	SF
Bldg. K	-	66,916	SF
Bldg. L	-	SOLD	SF

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



College Crossing Business Park

College Blvd. & Interstate 35, Lenexa, Kansas

For Lease



4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

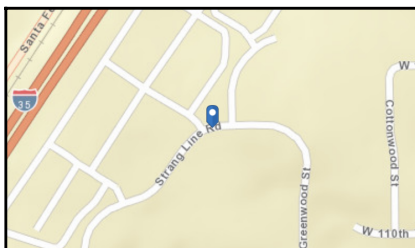
BLOCK
REAL ESTATE SERVICES, LLC

College Crossing Business Park

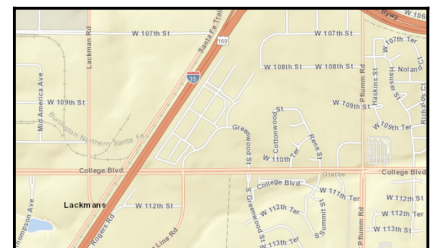
College Blvd. & Interstate 35, Lenexa, Kansas

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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

College Blvd. & Interstate 35, Lenexa, Kansas

For Lease

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

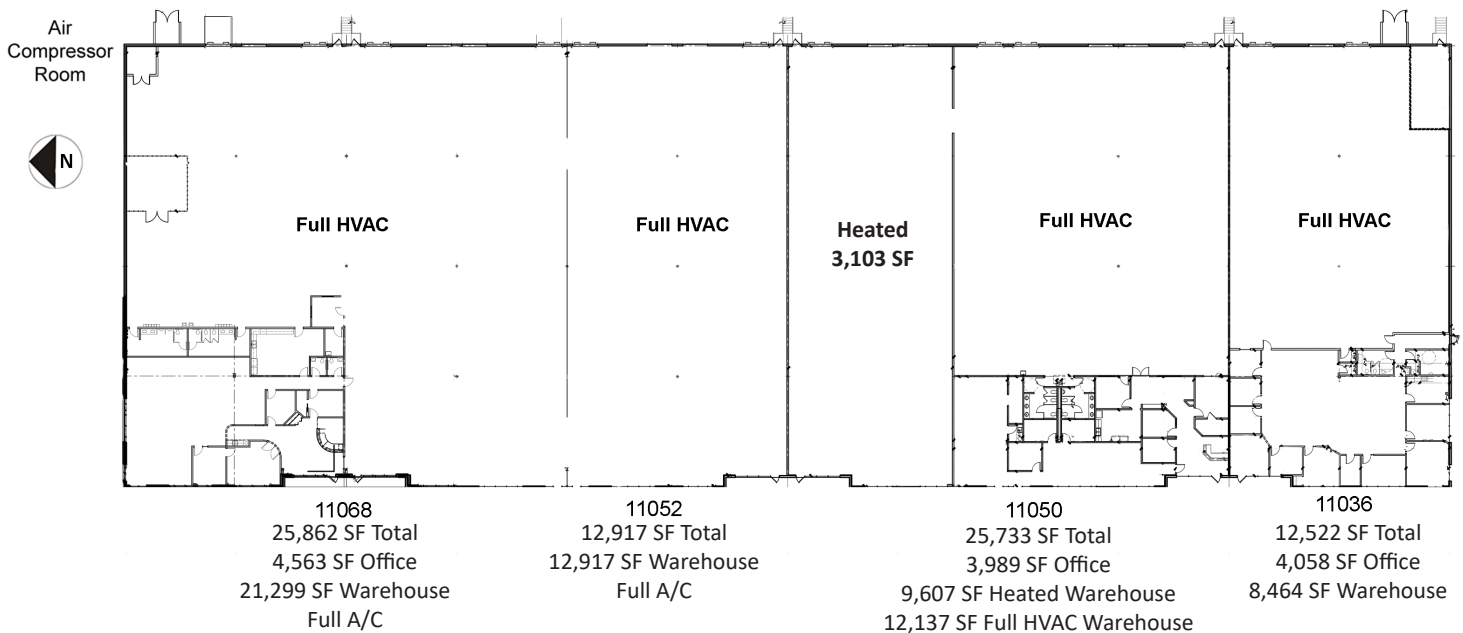
Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

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
TAX:	\$3.34 PSF
Total:	\$5.18 PSF



College Crossing Business Park

College Blvd. & Interstate 35, Lenexa, Kansas

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

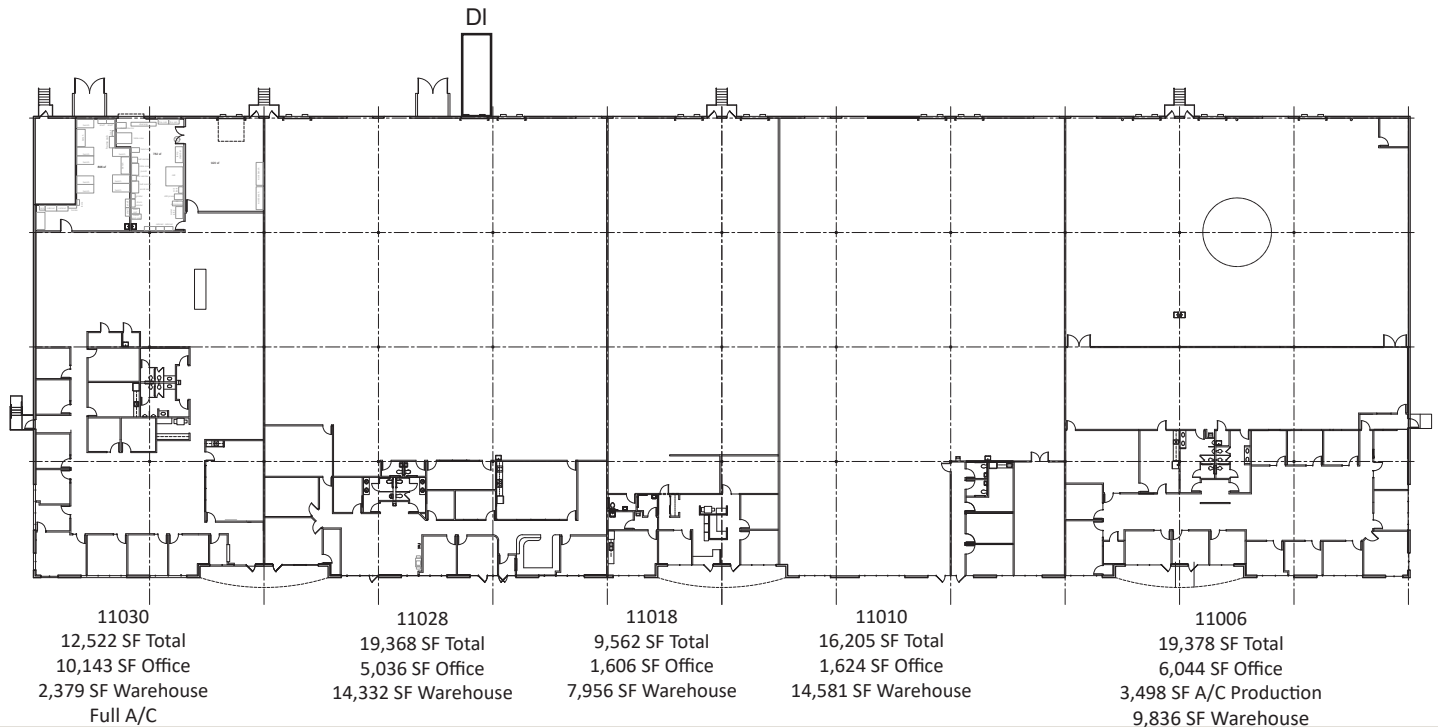
Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

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

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

Net Charges:
(2026 Estimates)

CAM:	\$1.57 PSF
INS:	\$0.27 PSF
<u>TAX:</u>	<u>\$3.34 PSF</u>
Total:	\$5.18 PSF



College Crossing Business Park

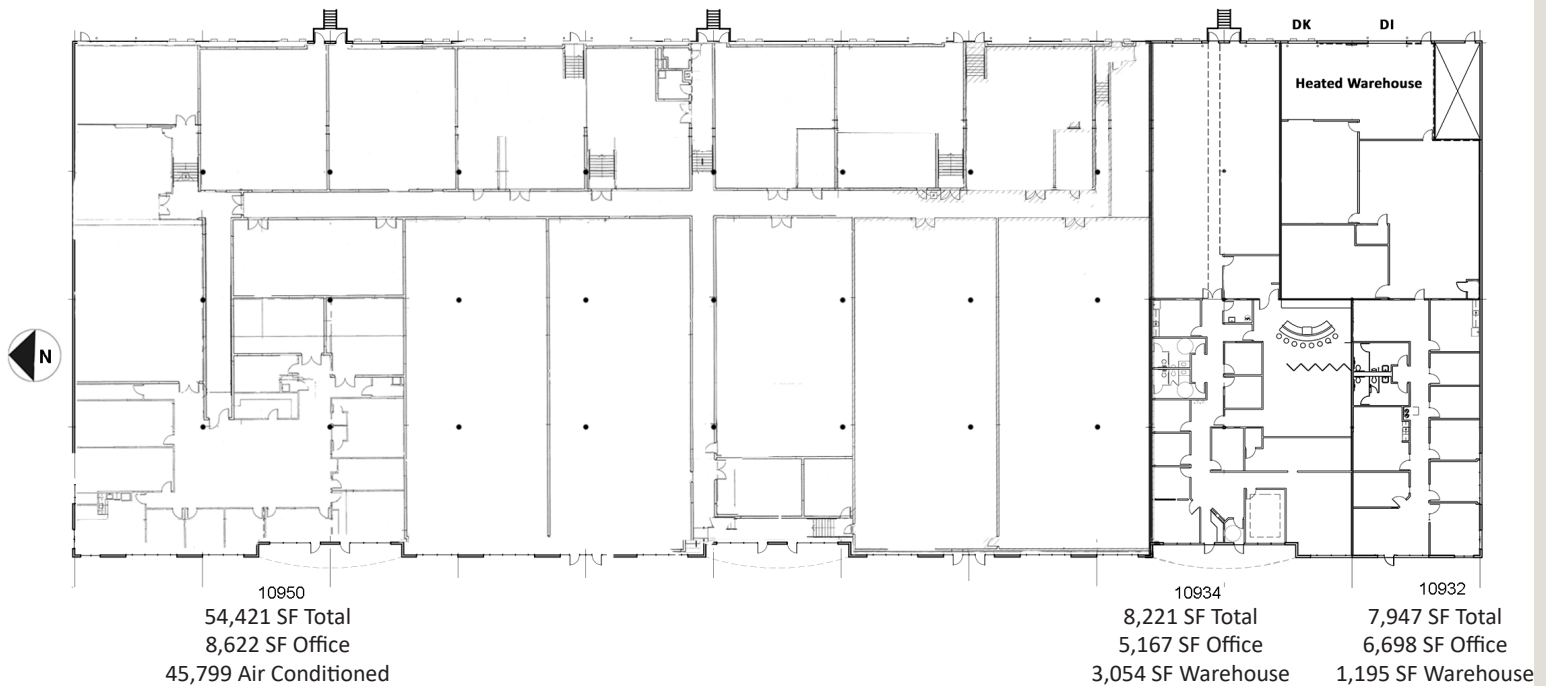
College Blvd. & Interstate 35, Lenexa, Kansas

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

Net Charges: (2026 Estimates)	CAM:	\$1.65 PSF
	INS:	\$0.28 PSF
	TAX:	<u>\$2.72</u> PSF
	Total:	\$4.65 PSF



College Crossing Business Park

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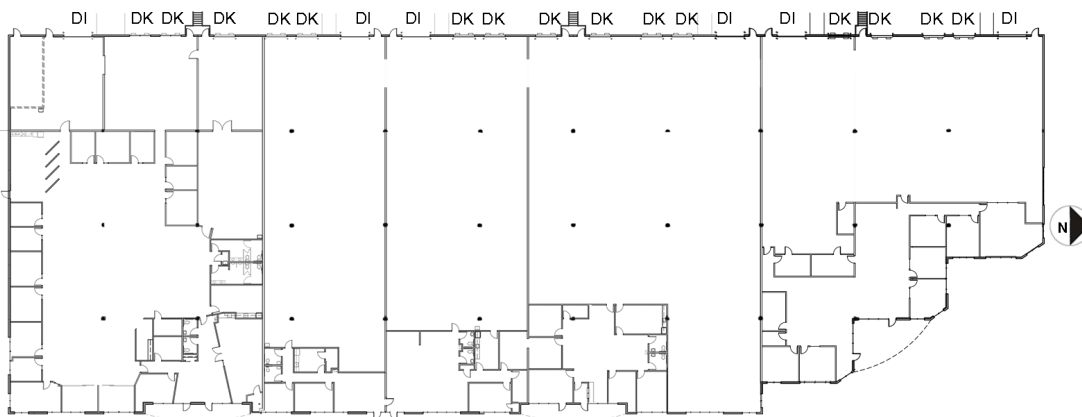
For Lease

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

Utility Costs:	Unit #10916	
	2018 Annual Expense:	
	Gas:	\$0.37 PSF
	Electricity:	\$1.95 PSF

Net Charges: (2026 Estimates)	CAM:	\$1.65 PSF
	INS:	\$0.28 PSF
	<u>TAX:</u>	<u>\$2.72 PSF</u>
	Total:	\$4.65 PSF



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

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.
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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	*Note Operating expenses are included in the full service rental rate with a base year for increase
	INS:	\$0.37 PSF	
	TAX:	<u>\$2.82</u> PSF	
	Total:	\$9.31 PSF	

Parking: 6 cars per 1,000

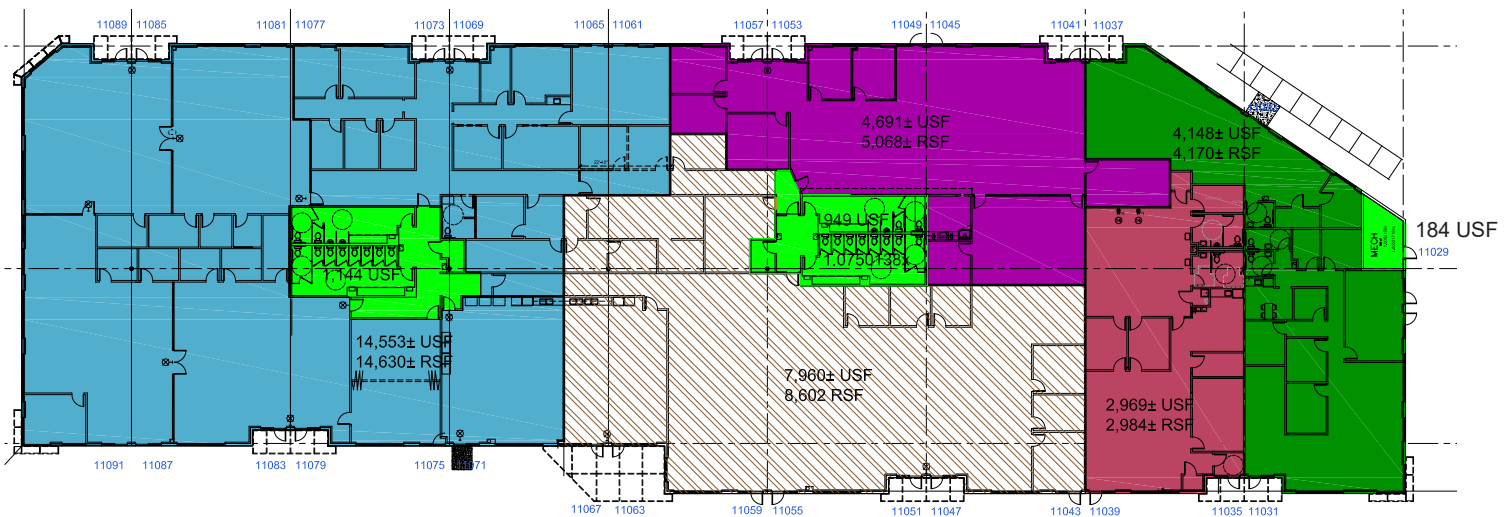
Sprinkler System: Full Sprinklered with Hazard System

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



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.

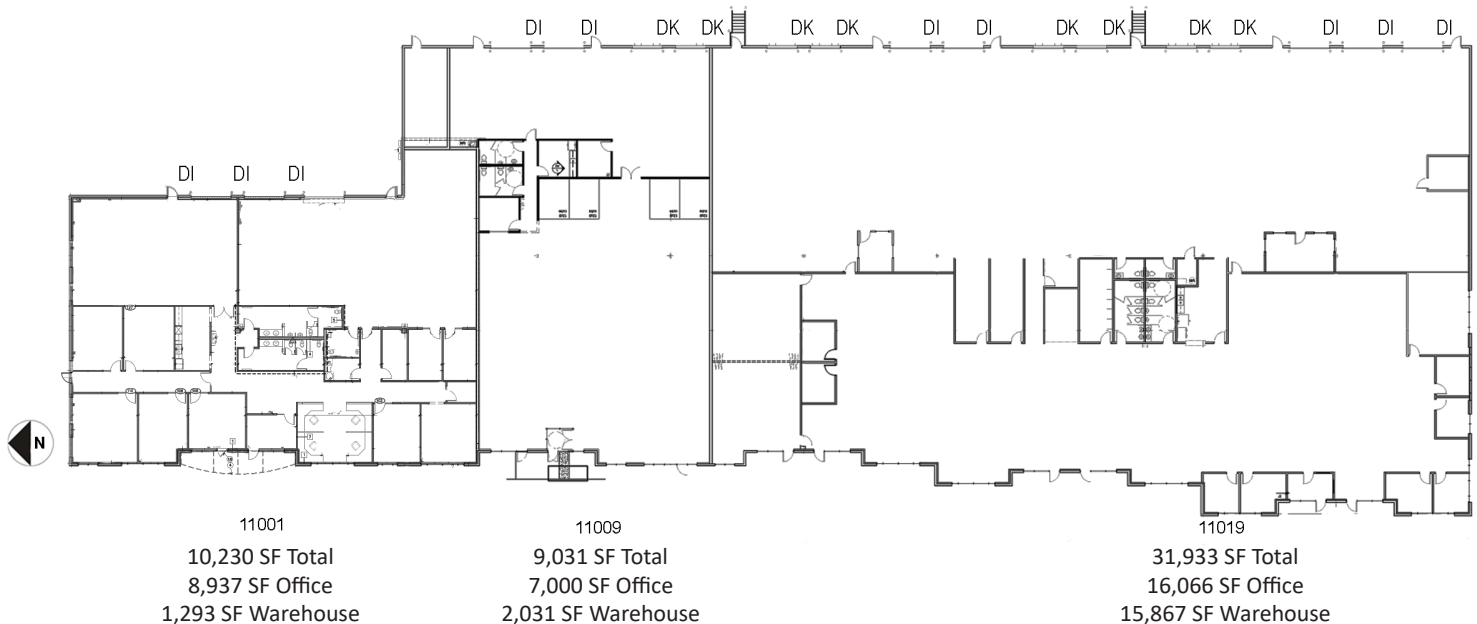
Lighting Type: 400 Watt Hi-Bay Metal Halide

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

Net Charges: (2026 Estimates)	CAM:	\$2.65 PSF
	INS:	\$0.28 PSF
	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.

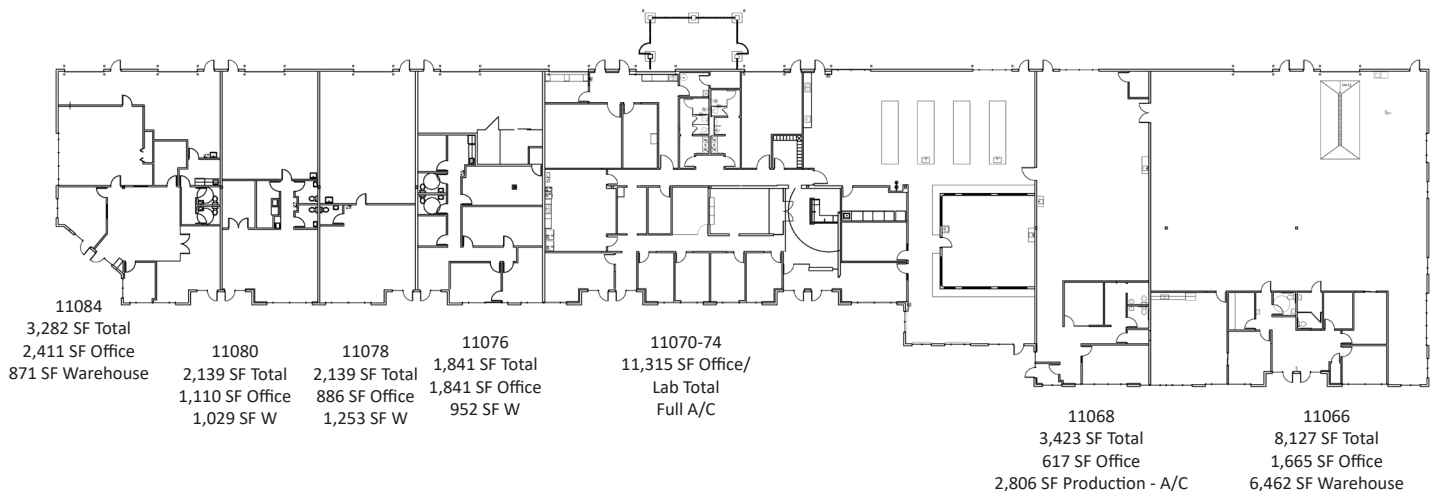
Lighting Type: 400 Watt metal halide high bay fixtures

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

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

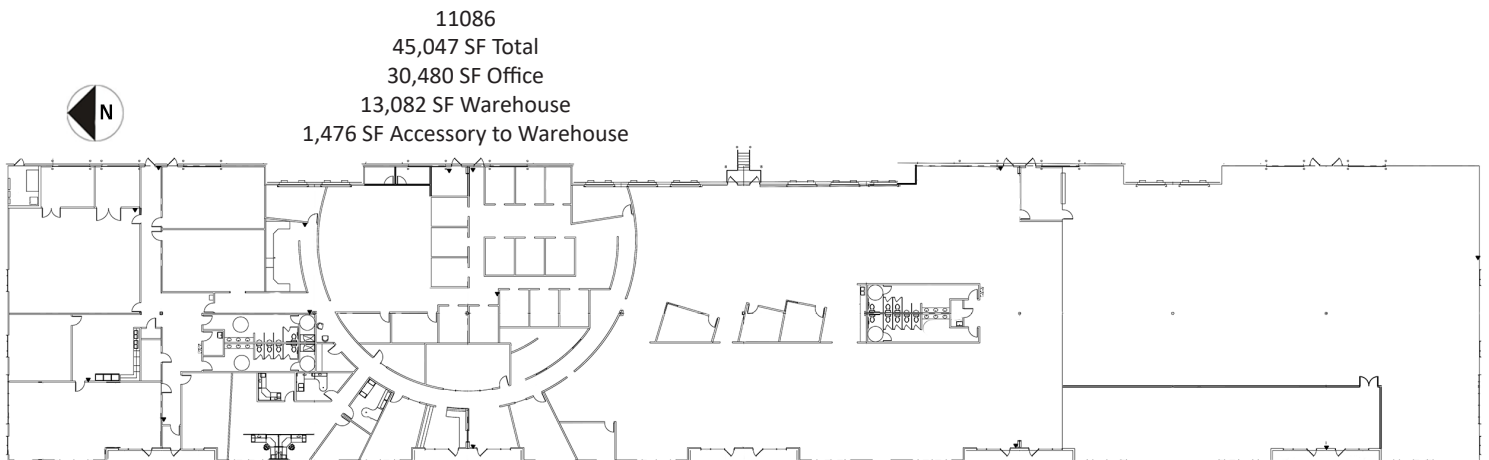
Parking: 98 parking spaces

Net Charges: (2026 Estimates)	CAM:	\$4.30 PSF
	INS:	\$0.27 PSF
	TAX:	\$3.32 PSF
	Total:	\$7.89 PSF



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)	<div>CAM: \$4.30 PSF</div> <div>INS: \$0.27 PSF</div> <div>TAX: <u>\$3.32</u> PSF</div> <div>Total: \$7.89 PSF</div>



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>
	TOTAL:	\$2.09

*(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

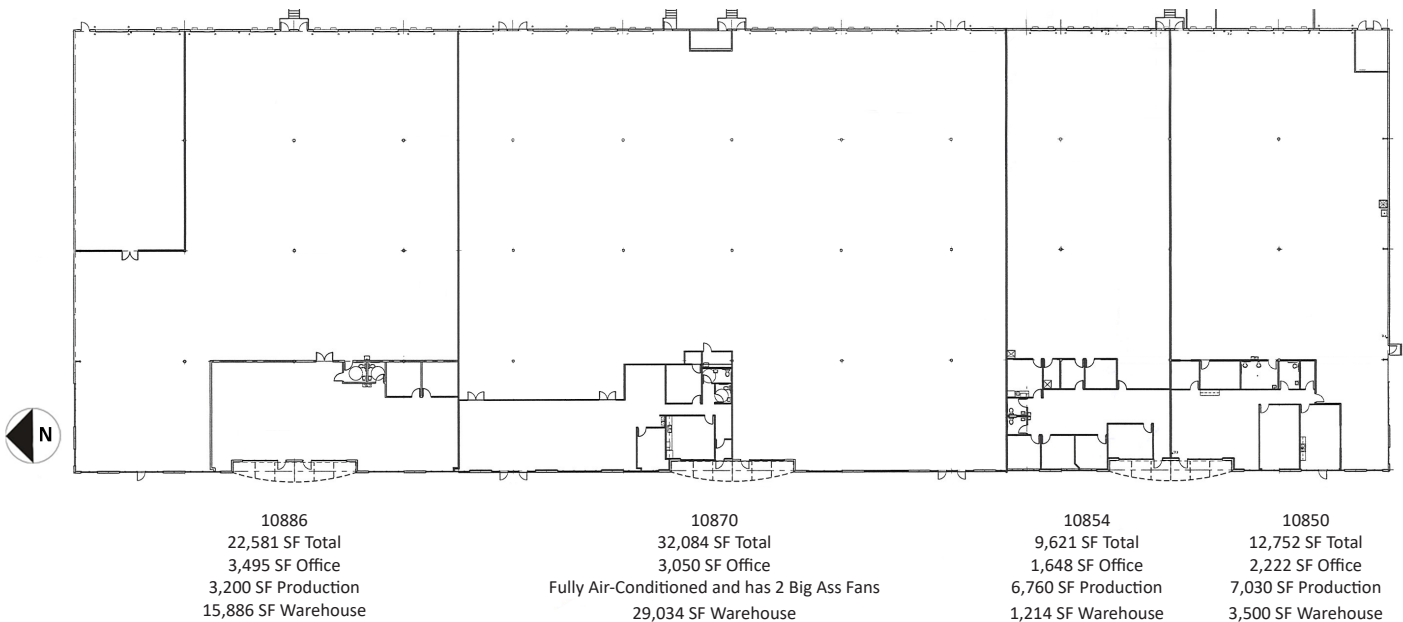
College Blvd. & Interstate 35, Lenexa, Kansas

For Lease

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>	<u>\$0.29 PSF</u>	
	Total:	\$4.94 PSF	



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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

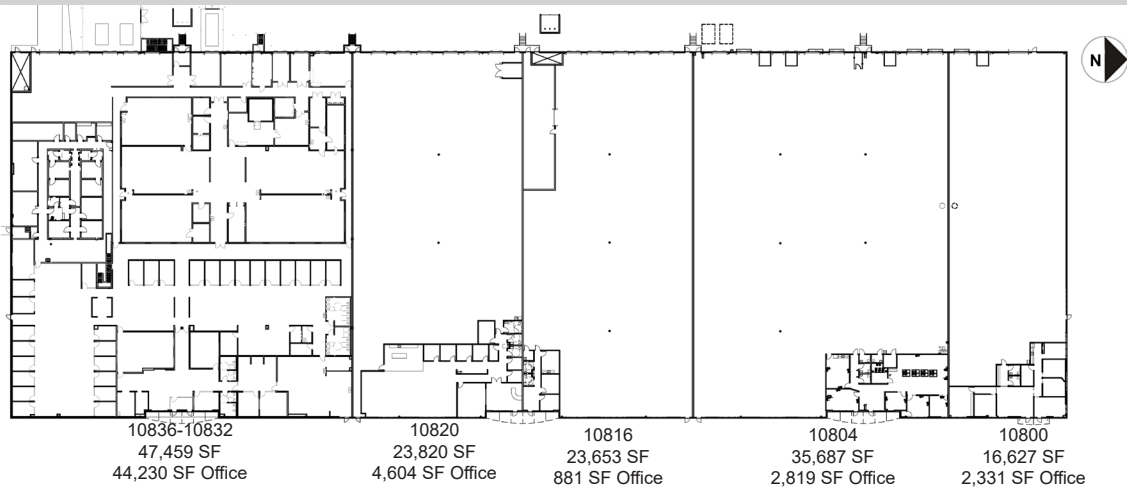
Initial design was with 2,400 amps of 480 volt 3-phase 4 wire service. The house panel is designed for 200 amps of 480 volt power to operate exterior lights, fire pump & house panel, lawn sprinkler, etc.

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: (2026 Estimates)	CAM:	\$1.41 PSF	*RE Taxes 55% Abatement thru 2025
	RE Taxes:	\$3.24 PSF*	
	Insurance:	\$0.29 PSF	
	Total:	\$4.94 PSF	



College Crossing Business Park

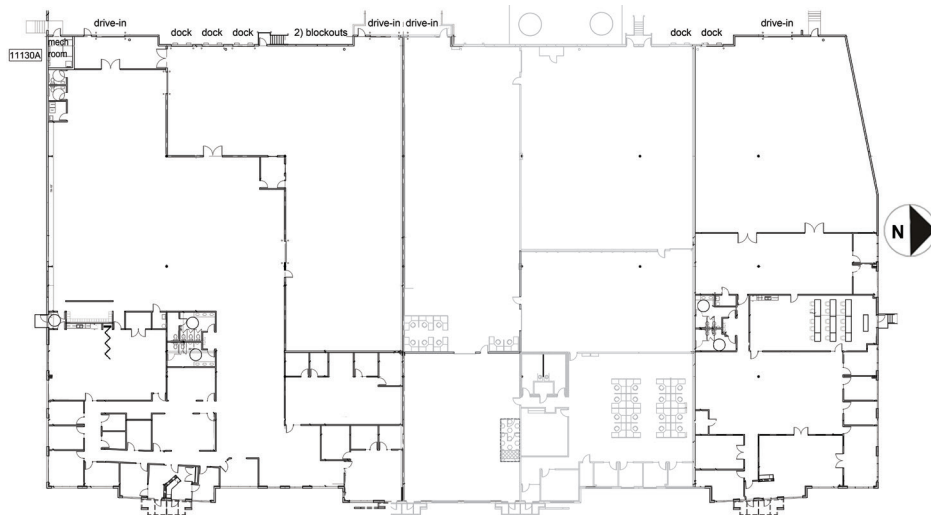
College Blvd. & Interstate 35, Lenexa, Kansas

For Lease

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)	CAM:	\$2.34 PSF
	Taxes:	\$3.38 PSF
	<u>Insurance:</u>	<u>\$0.36 PSF</u>
	Total:	\$6.09 PSF



11130-11122
28,733 RSF Total
10,558 RSF Office
8,630 RSF Lab/Production
9,545 RSF Warehouse

11118-11110
23,625 RSF Total
4,340 RSF Office
19,285 RSF Warehouse

11106-11102
14,558 RSF Total
6,837 RSF Office
1,730 RSF Shop
5,991 RSF Warehouse