

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
- 10,158 SF with 2, 178 SF of warehouse, including small R&D Lab space

For more information:

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General Building Information

| | |
|-------------------------------|---|
| Location: | 8055-8071 Flint Street, Lenexa, Kansas |
| Building Size: | One Story Building; 50,032 SF |
| Parking Ratio: | 149 Surface Spaces. 2.98/1,000 Square Feet |
| Design Features: | This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require drive-in loading |
| Building Construction: | Precast concrete panels and glass |
| Zoning: | BP-2 |
| Loading: | Drive-in and dock-high loading |
| 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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10,158 SF

| | |
|---------------------------------|---|
| Space Available: | 8071 Flint Street, Lenexa, Kansas |
| SF Available: | 10,158 SF total; 7,980 SF office and 2,178 SF warehouse |
| Design Features: | This multi-tenant facility is designed to accommodate those users seeking 4,500 square feet and up which require drive-in loading |
| Loading: | 2 drive-in & 2 dock-high |
| Clear Height: | 20' |
| Zoning: | BP-2 |
| Base Rent: | \$8.00 PSF Net, increasing 2.5% per year |
| Common Area Maintenance: | Approximately \$2.33 per square foot |
| Est. Real Estate Tax: | \$3.20 PSF (Est.) |
| Est. Insurance: | \$0.20 PSF (Est.) |
| Est. Park Maintenance: | Maximum \$0.08 per foot |

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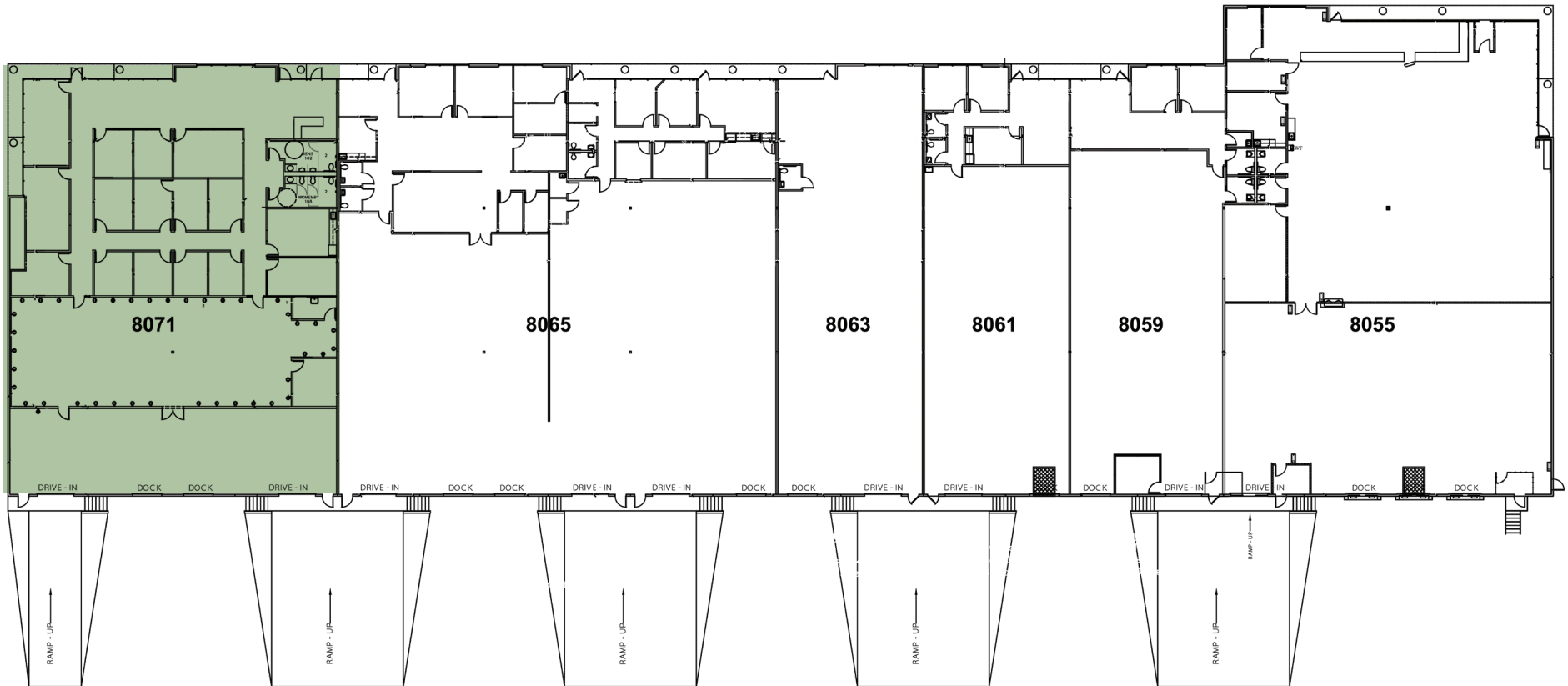
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Building 19

8055-8071 Flint Street

Floor Plan



1 floor plan
scale: 1/16" = 1'-0"
north