



**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

For more information:

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General Building Information

Location: 11300-11316 West 80th Street
Lenexa, Kansas

Building Size: One Story Building; 88,423 SF

Parking Ratio: 250 Surface Spaces; 2.46 / 1,000 SF

Design Features: This multi-tenant facility is designed to accommodate those users seeking 12,000 SF and up which require a drive-in and/or dock-high loading

Building Construction: Precast concrete panels and glass

Zoning: BP-1

Utilities: Electricity - Kansas City Power and Light
Gas - KPL Gas Services
Water - Water District #1 of Johnson County

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Building 23

11300-11316 West 80th Street, Lenexa, Kansas



Pine Ridge
Business Park

26,397 SF

Space Available: 11306 West 80th Street
Lenexa, Kansas

SF Available: 26,397 SF
7,892 Office SF; 18,505 Warehouse SF

Loading: 5 dock-high doors/ 1 ramp

Clear Height: 24'

Sprinkler: Yes

Base Rent: \$6.50 PSF (Est.)

Common Area Maintenance: \$1.25 PSF (Est.)

Est. Park Maintenance: Maximum \$0.08 PSF

Taxes: \$2.17 PSF (Est.)

Insurance: \$0.07 PSF (Est.)

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Pine Ridge
Business Park

Floor Plan

