

**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

**For more information:**

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## General Building Information

<b>Location:</b>	8055-8071 Flint Street, Lenexa, Kansas
<b>Building Size:</b>	One Story Building; 50,108 Square Feet
<b>Parking Ratio:</b>	149 Surface Spaces. 2.98/1,000 Square Feet
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking 7,500 square feet and up which require drive-in loading
<b>Building Construction:</b>	Precast concrete panels and glass
<b>Zoning:</b>	BP-2
<b>Loading:</b>	Drive-in and dock-high loading
<b>Clear Height:</b>	20'
<b>Utilities (Lessee):</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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13,874 SF

**Space Available:** 8065 Flint Street, Lenexa, Kansas

**SF Available:** 13,874 SF total; 3,529 SF office and 10,345 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:** 3 drive-in & 3 dock-high

**Clear Height:** 20'

**Zoning:** BP-2

**Base Rent:** \$6.50 PSF Net, increasing 2% per year

**Common Area Maintenance:** Approximately \$1.44 per square foot

**Est. Real Estate Tax:** \$2.11 per square foot

**Est. Insurance:** \$0.08 per square foot

**Est. Park Maintenance:** Maximum \$0.08 per foot

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5,098 SF

**Space Available:** 8059 Flint Street, Lenexa, Kansas

**SF Available:** 5,098 SF total; 1,051 SF office and 4,047 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:** 1 drive-in & 1 dock-high

**Clear Height:** 20'

**Zoning:** BP-2

**Base Rent:** \$6.50 PSF Net, increasing 2% per year

**Common Area Maintenance:** Approximately \$1.44 per square foot

**Est. Real Estate Tax:** \$2.11 per square foot

**Est. Insurance:** \$0.08 per square foot

**Est. Park Maintenance:** Maximum \$0.08 per foot

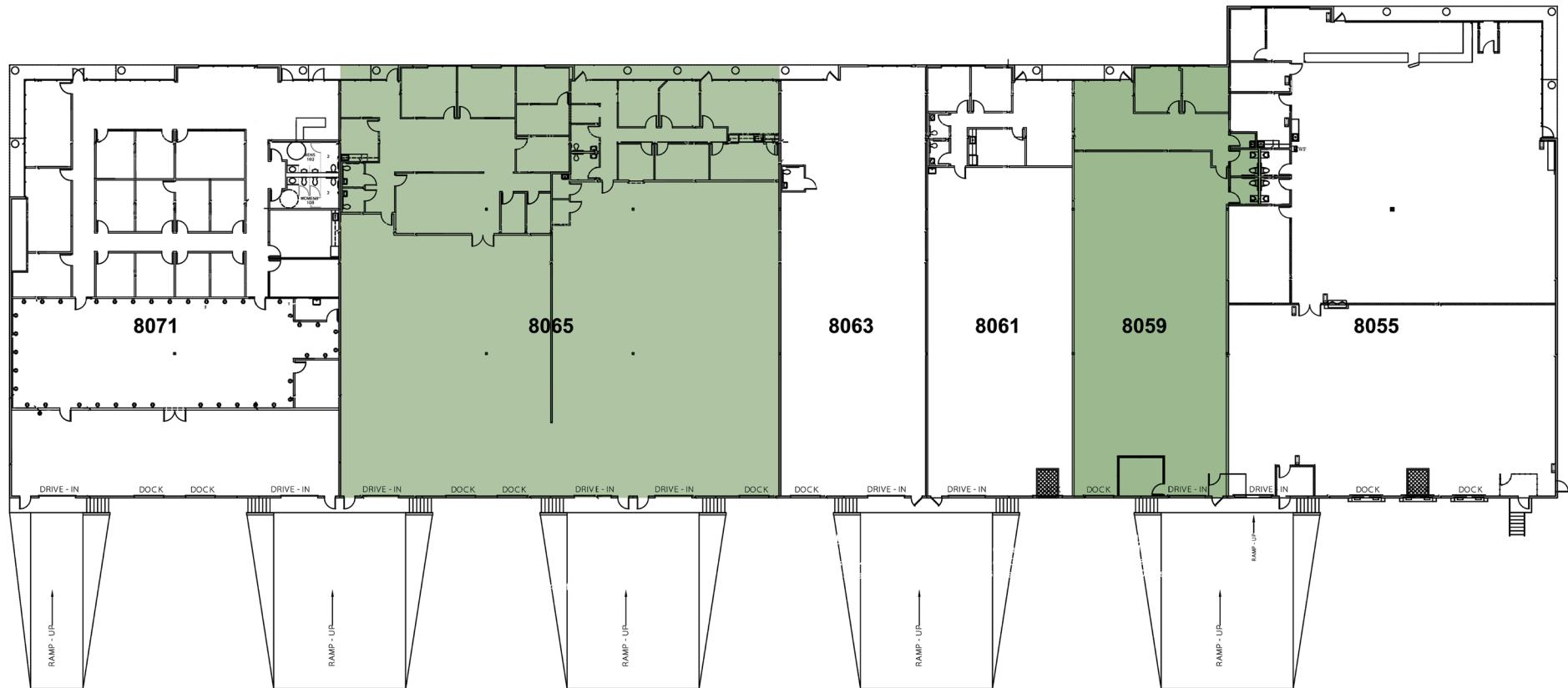
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Floor Plan



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