

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

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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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 \$1.38 per square foot
Est. Real Estate Tax:	\$2.85 PSF (Est.)
Est. Insurance:	\$0.14 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 per foot

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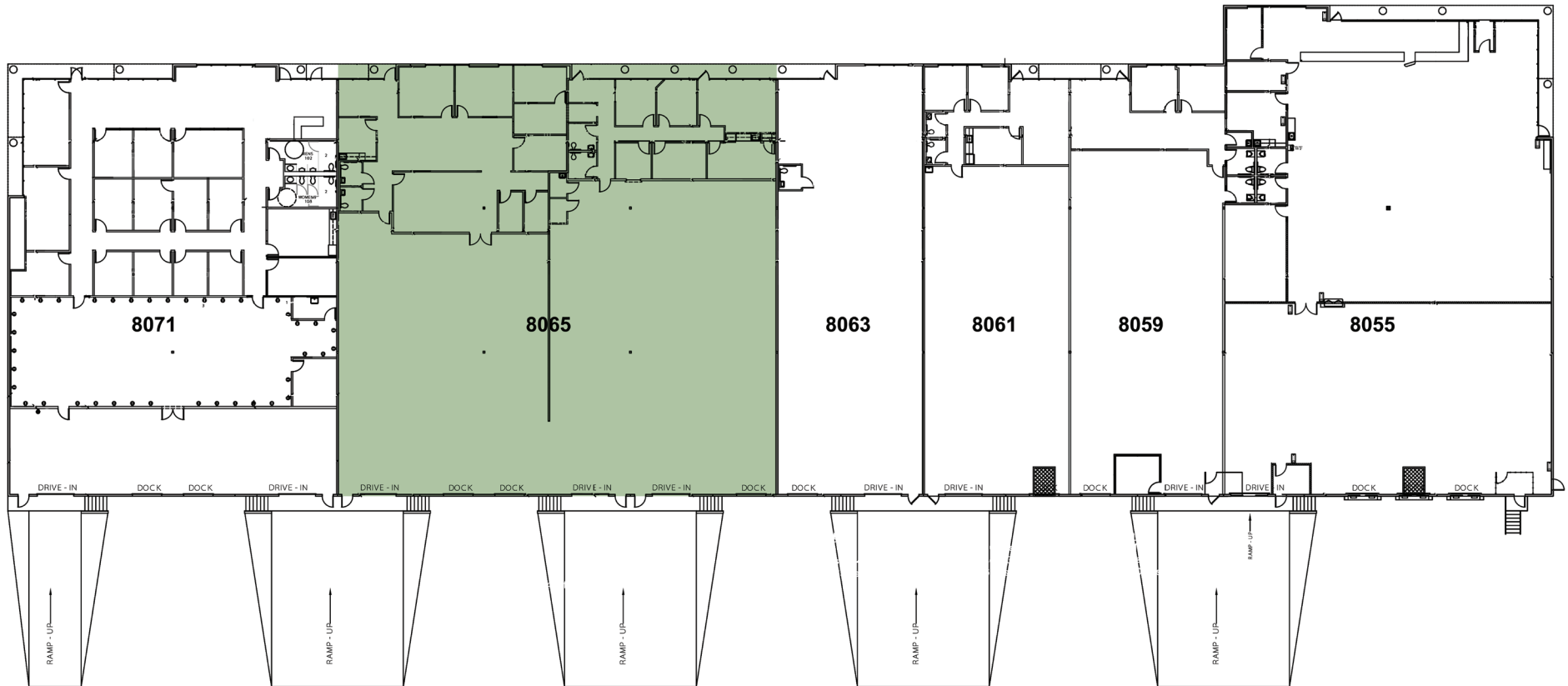
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Building 19

8055-8071 Flint Street

Floor Plan



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