

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
- Multiple technology and area amenities

For more information:

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General Building Information

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|-------------------------------|--|
| Location: | 8045-8057 Bond Street Lenexa, Kansas |
| Building Size: | One Story Building 29,770 Square Feet |
| Parking Ratio: | 123 surface spaces, 4 / 1,000 SF |
| Year Constructed: | 1999 |
| Building Construction: | Brick and glass |
| Zoning: | BP-2 |
| Utilities: | Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County |

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9,176 SF

| | |
|---------------------------------|---|
| Space Available: | 8055-8057 Bond Street Lenexa, Kansas |
| SF Available: | 9,176 SF total 3,643 SF office; 5,533 SF warehouse |
| Loading: | 2 dock-high, 1 drive-in |
| Clear Height: | 14' |
| Design Features: | This multi-tenant facility is designed to accommodate those users seeking approximately 3,547 square feet and up which require drive-in loading |
| Base Rent: | \$7.50 PSF Net, increasing 2% per year |
| Common Area Maintenance: | \$1.88 PSF (2021 estimate) |
| Est. Park Maintenance: | Maximum \$0.08 PSF (2021 estimate) |
| Taxes: | \$2.46 PSF (2021 estimate) |
| Insurance: | \$0.16 PSF (2021 estimate) |

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Building 25

8045-8057 Bond Street, Lenexa, Kansas

Floor Plan

8057 BOND
OFFICE = 5,341 SQFT
WHSE = 3,835 SQFT
TOTAL = 9,176 SQFT

