

College Crossing Business Park - I & J

College Blvd. & Interstate 35, Lenexa, Kansas

For Lease



Brand New Industrial Buildings for Lease

- Buildings I & J can accommodate users 10,000-147,246 SF
- Excellent interstate access and visibility
- Buildings are ready for tenant finishes immediately!
- Shell net rates have been reduced to \$4.95 PSF for Building I and \$4.60 PSF for Building J!
- High parking ratios
- Attractively landscaped business park setting
- Uses for office-warehouse/flex/showroom
- 55% Tax Abatement for up to ten years
- 23,625 SF left at Building K on Southwest Corner of College Blvd and Strang Line Road

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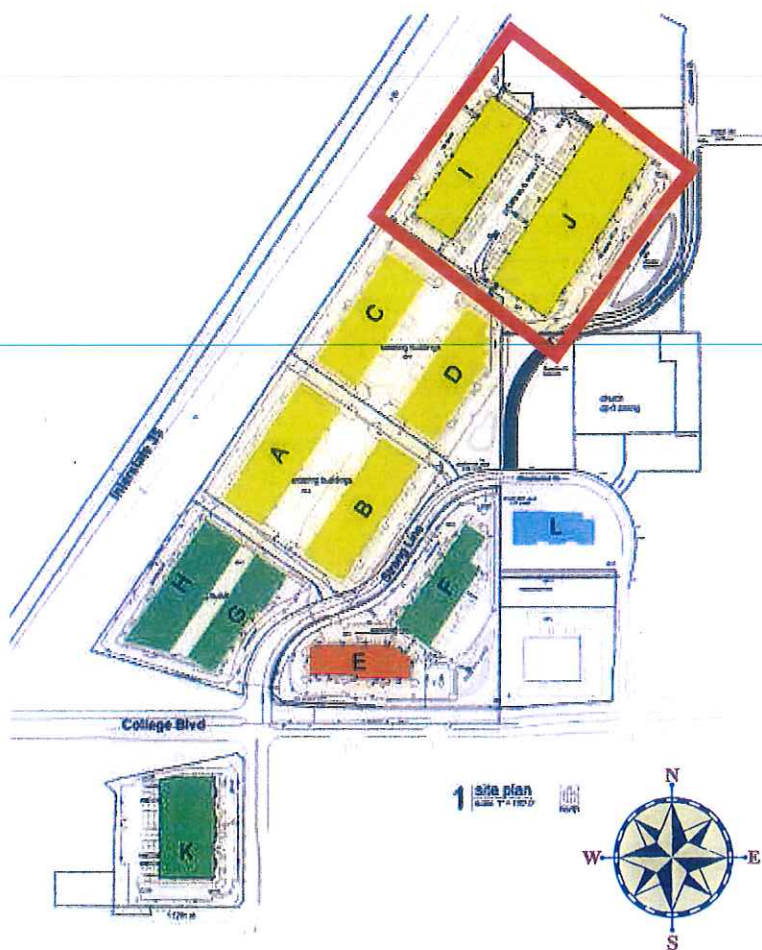
Park Site Plan

- Large bay light industrial and office/warehouse/flex
- Smaller bay light industrial and office/warehouse/flex
- One story office with direct entry to each suite
- New construction planned, light industrial office/warehouse/flex

Site Plan

Building	A	-	77,035	SF
Building	B	-	77,035	SF
Building	C	-	70,589	SF
Building	D	-	65,900	SF
Building	E	-	35,454	SF
Building	F	-	49,662	SF
Building	G	-	33,218	SF
Building	H	-	45,047	SF
Building	I	-	77,038	SF
Building	J	-	147,246	SF
Building	K	-	66,916	SF
Building	L	-	28,194	SF

Total - 773,008 SF



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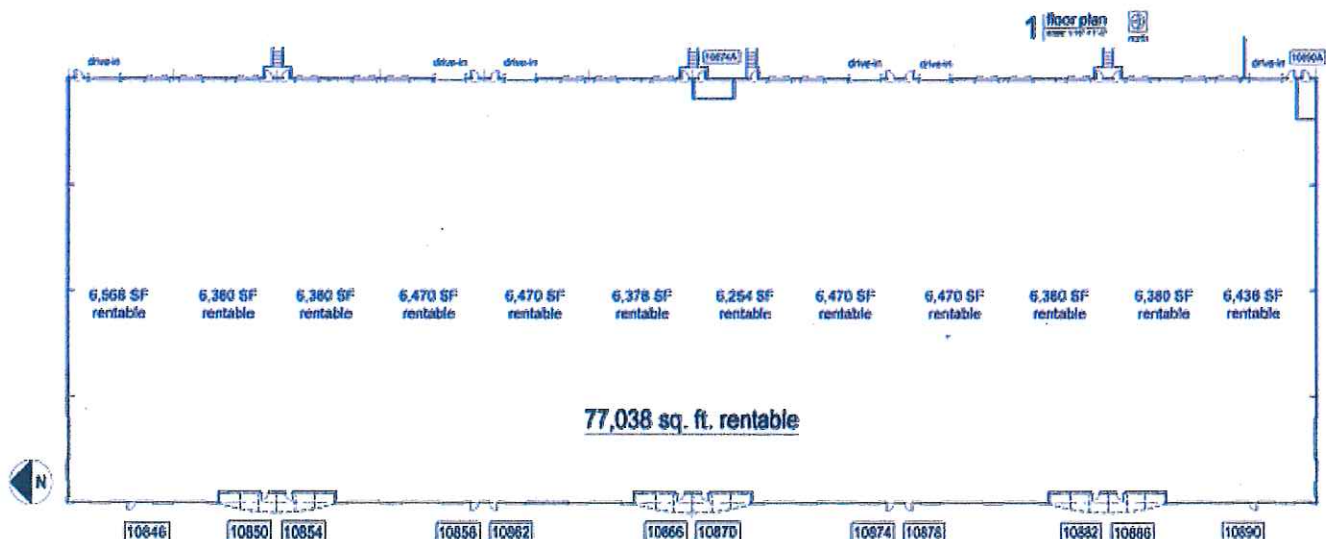
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Building I - Office-Warehouse/Flex/Showroom

Address Range:	10846 - 10890 Strang Line Road
Available Space:	12,000 SF up to 22,373 ± SF \$4.95 PSF (Shell Net Rate)
Column Spacing:	40' x 40'
Ceiling Height:	24' Clear Height
Floor Thickness:	6" Reinforced concrete
Sprinkler Type:	E.S.F.R. (Early Suppression Fast Response)
HVAC:	Warehouse typically Forced Air Gas overhead heaters designed at 50°F inside at 0°F outside
Lighting Type:	T-8 Fluorescent
Electric Service:	1600 AMP, 277/408 service planned to building
Loading:	17 - 9' x 10' Dock Doors 6 - 12' x 14' Drive-In Doors
Parking:	2.5 cars per 1,000 SF

Net Charges: (2016 Estimated)	CAM:	\$0.35	*Real estate taxes anticipated to be \$0.76 psf after \$55% real estate tax abatement, which is based on \$1.70 psf real taxes prior to abatement, for the first ten years. The amount also includes the Special Benefit District charge of \$0.11 psf.
	RE Taxes*:	\$0.87	
	Insurance:	\$0.11	
	Total:	\$1.33	



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Building J - Office-Warehouse/Flex/Showroom (to be built)

Address Range: 10800 -10836 Strang Line Road

Available Space: 23,000 SF up to 147,246 ± SF \$4.60 PSF (Shell Net Rate)

Column Spacing: 55' x 52'

Ceiling Height: 30' Clear Height

Floor Thickness: 6" Reinforced concrete

Sprinkler Type: E.S.F.R. (Early Suppression Fast Response)

HVAC: Warehouse typically Forced Air Gas overhead heaters designed at 50°F inside at 0°F outside

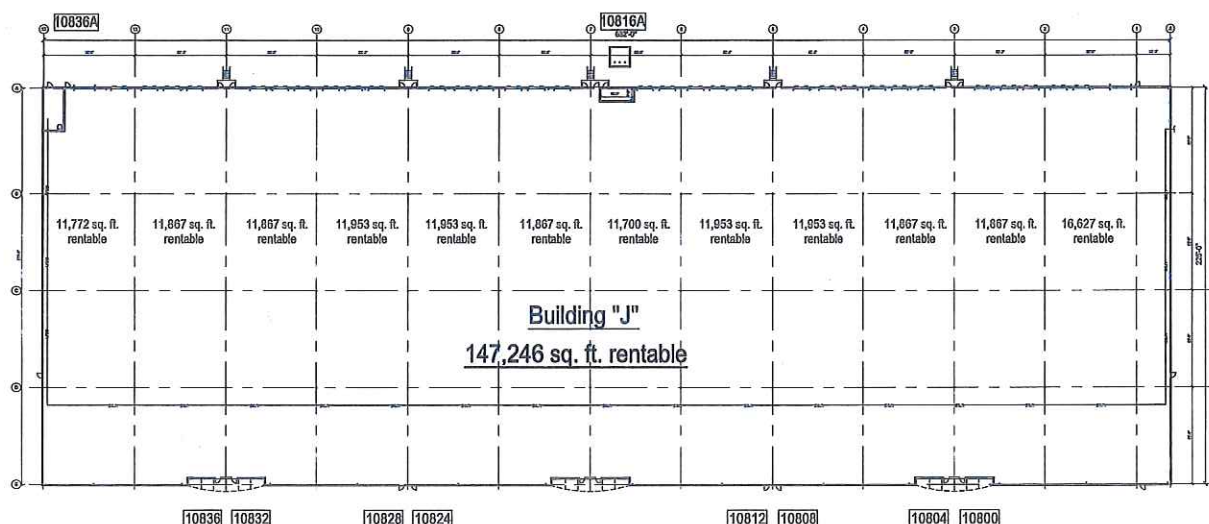
Lighting Type: T-8 Fluorescent

Electrical Service: 2000 amp, 277/408 services 3 phase service planned to the building

Loading: 32 - 9' x 10' Docks
2 - 12' x 14' Drive-In Doors

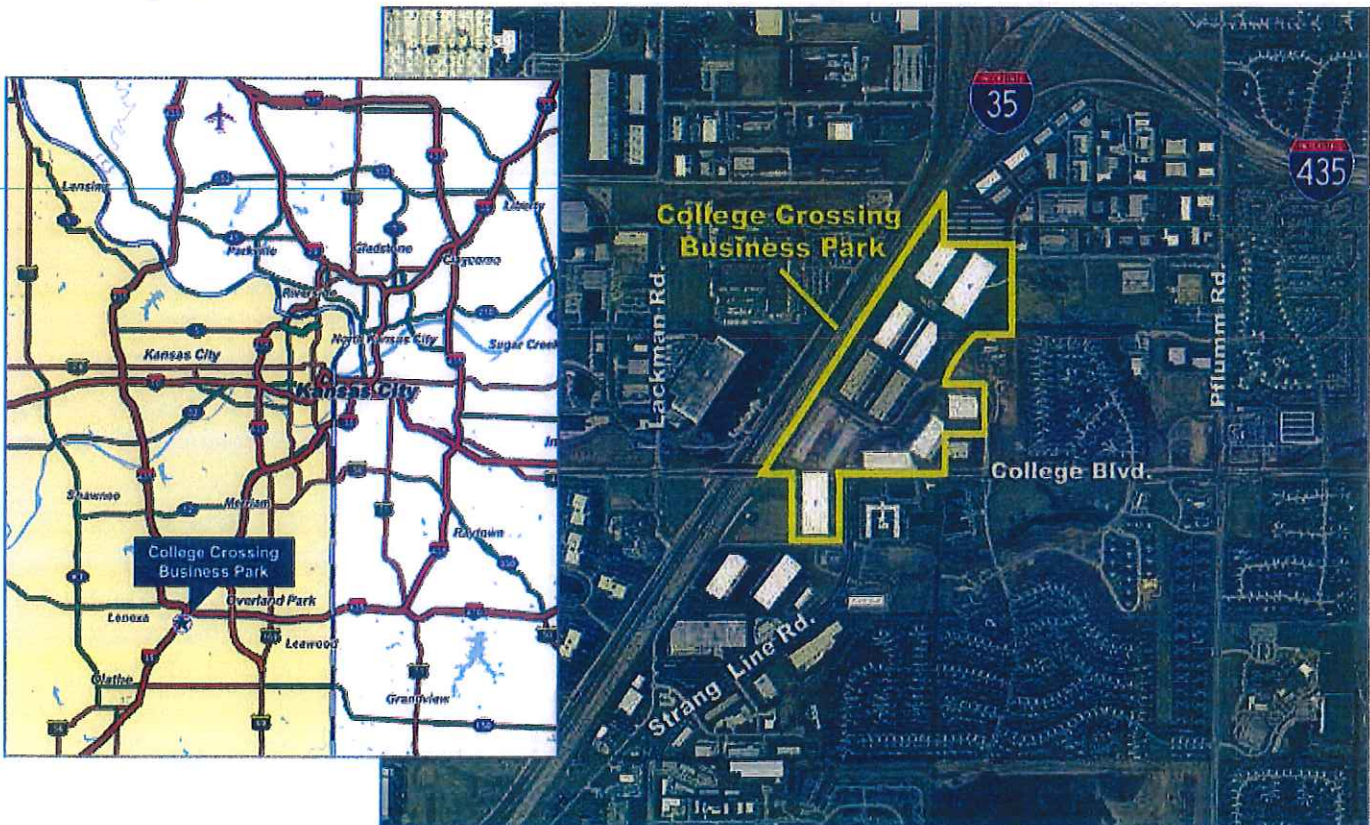
Parking: 2.5 cars per 1,000 SF

Net Charges: (2016 Estimated)	CAM:	\$0.35	*Real estate taxes anticipated to be \$0.76 psf after \$55% real estate tax abatement, which is based on \$1.70 psf real taxes prior to abatement, for the first ten years. The amount also includes the Special Benefit District charge of \$0.11 psf.
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Business Park Features

- SureWest Communications, Time Warner Cable (Road Runner), Comcast Cable & AT&T offer every voice, internet, data service possible including T1, T3, DSL and equivalent services. American Fiber Systems(AFS) also have supplied fiber cables to 1&1 Internet for their large computer data center.
- Buildings A/B/C/D/I/J/L are BP-2 zoning, Planned Manufacturing. Permits predominately light industrial uses include wholesaling, manufacturing and warehouse operations in addition to research and office uses.
- Buildings E/F/G/H/K are BP-1 zoning, Planned Business Park. Permits predominately office or research type facilities with lower intensity or smaller scale manufacturing, warehousing and wholesaling.
- Landscaped grounds with underground lawn irrigation system
- Excellent freeway access to I-35, I-435 and Highway K-10
- Close proximity to major services and retail amenities at 119th Street and I-35 Retail Corridor
- Security Patrol

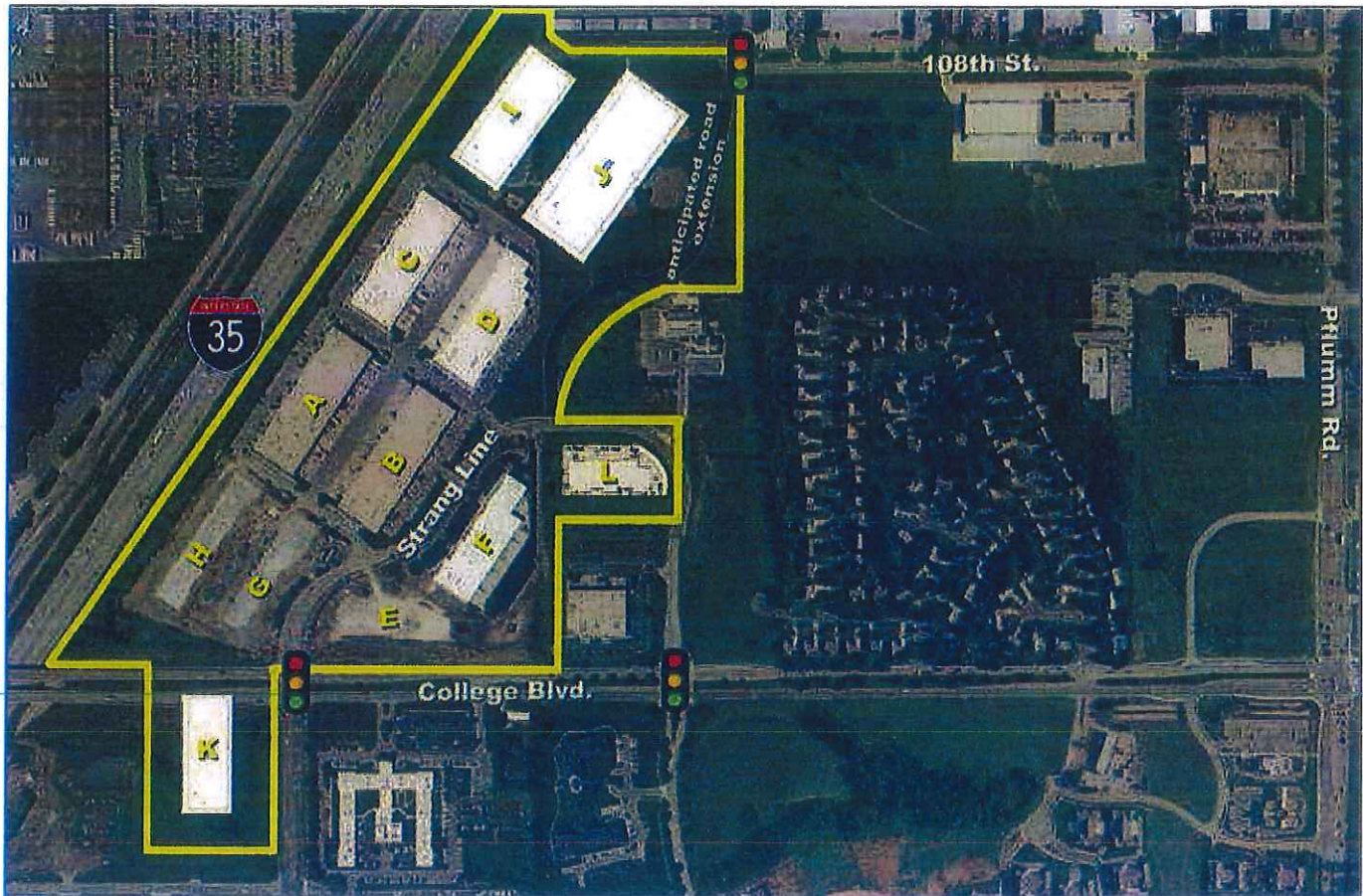


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Aerial



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BLOCK
REAL ESTATE SERVICES, LLC

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Site Plan- Buildings I & J

