



## Space For Lease - Flex Warehouse Space with Offices

- Excellent freeway access and visibility
- High parking ratios
- Attractively landscaped business park setting
- Uses for office-warehouse/flex/showroom
- Interchange improvements at I-35 and 119th Street will be made to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements.

## For more information:

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cwead@blockllc.com

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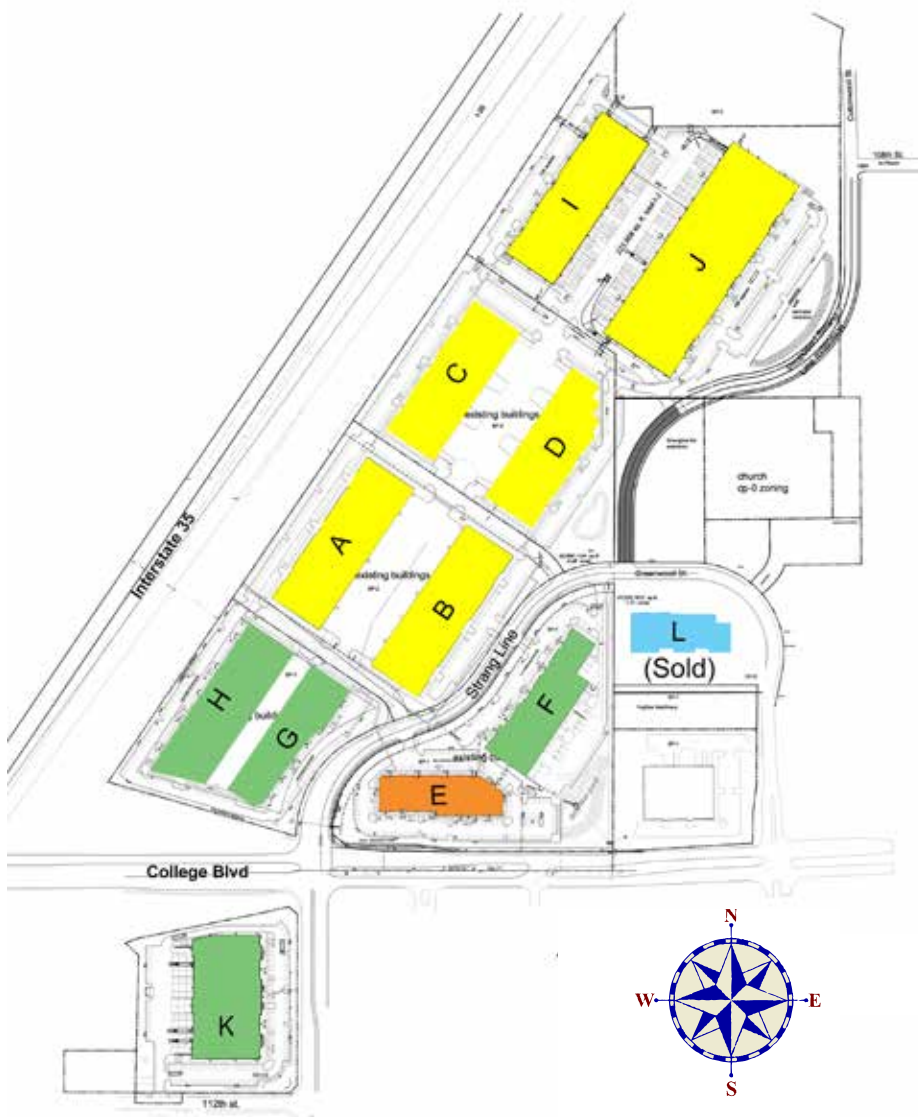
# College Crossing Business Park

College Blvd. & Interstate 35, Lenexa, Kansas

# For Lease

## 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 self-storage space

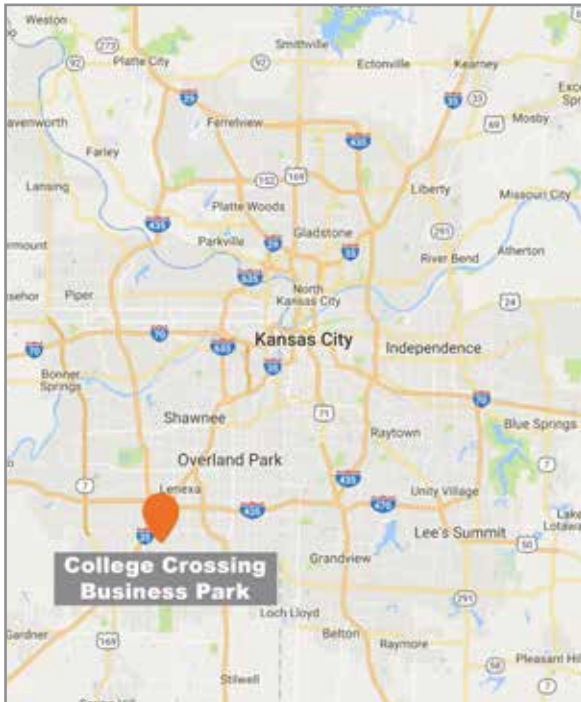


|         |   |         |    |
|---------|---|---------|----|
| Bldg. A | - | 77,035  | SF |
| Bldg. B | - | 77,035  | SF |
| Bldg. C | - | 70,589  | SF |
| Bldg. D | - | 65,900  | SF |
| Bldg. E | - | 35,454  | SF |
| Bldg. F | - | 49,662  | SF |
| Bldg. G | - | 33,218  | SF |
| Bldg. H | - | 45,047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

Total - 745,140 SF

## Business Park Features

- Consolidated Communications, Spectrum 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



# College Crossing Business Park

College Blvd. & Interstate 35, Lenexa, Kansas

# For Lease



4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

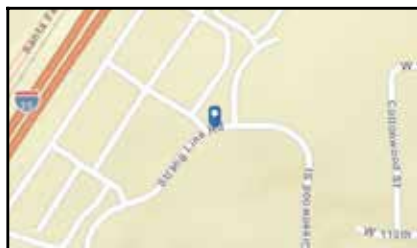
**BLOCK**  
REAL ESTATE SERVICES, LLC

# College Crossing Business Park

College Blvd. & Interstate 35, Lenexa, Kansas

# For Lease

## Traffic Counts



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day

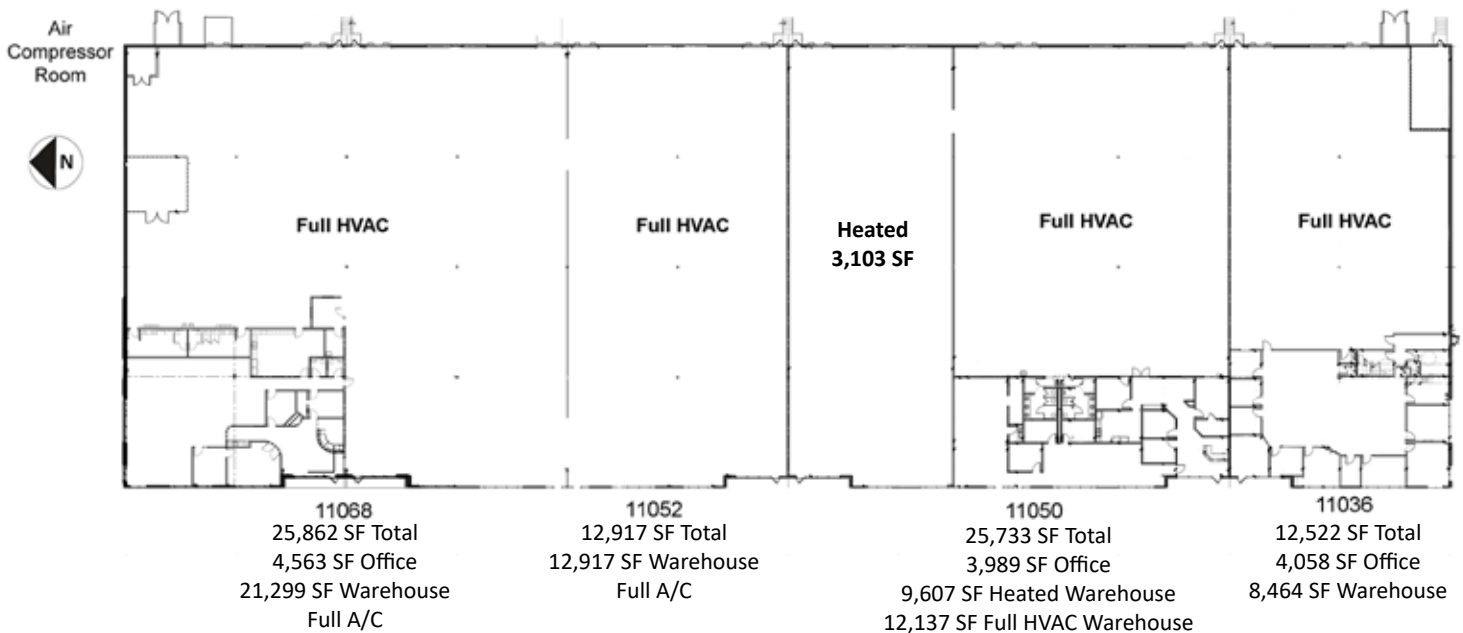


Source: ©2019 Kalibrate Technologies (Q4 2018).

## Building A - Office/Flex

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address Range:    | 11036-11068 Strang Line Road                                                                                                                                          |
| Column Spacing:   | 40' x 40'                                                                                                                                                             |
| Ceiling Height:   | 24' - 27'                                                                                                                                                             |
| Floor Thickness:  | 6" reinforced of 4,000 psi                                                                                                                                            |
| Sprinkler Type:   | E.S.F.R. (Early Suppression Fast Response)                                                                                                                            |
| HVAC:             | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type:    | 400 Watt Hi-Bay Metal Halide/LED                                                                                                                                      |
| Electric Service: | 400 amps, 3 Phase, 480 Volt (Typical)                                                                                                                                 |
| Loading:          | 9' x 10' Dock Doors - Manually Operated                                                                                                                               |
| Parking:          | 245 cars or 3:1,000. Outside lighting for parking areas                                                                                                               |

|                  |        |            |
|------------------|--------|------------|
|                  | CAM:   | \$1.57 PSF |
| Net Charges:     | INS:   | \$0.27 PSF |
| (2026 Estimates) | TAX:   | \$3.34 PSF |
|                  | Total: | \$5.18 PSF |



# College Crossing Business Park

College Blvd. & Interstate 35, Lenexa, Kansas

# For Lease

## Building B - Office/Flex

Address Range: 11006-11030 Strang Line Road

Column Spacing: 40' x 40'

Ceiling Height: 24' - 27'

Floor Thickness: 6" reinforced of 4,000 psi

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

HVAC: Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside.

Lighting Type: 400 Watt Hi-Bay Metal Halide/LED

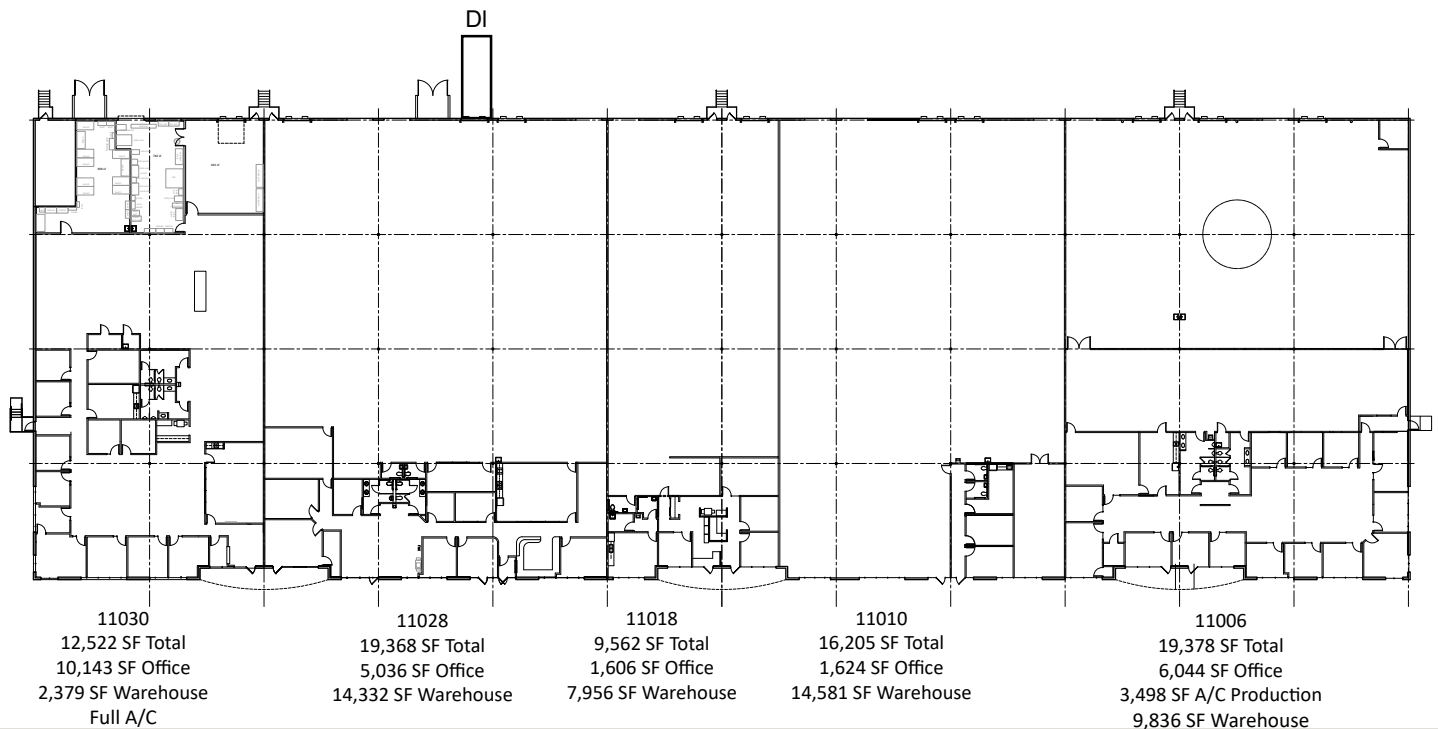
Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

Loading: 9' x 10' Dock Doors - Manually Operated

Parking: 245 cars or 3:1,000. Outside lighting for parking areas

Net Charges:  
(2026 Estimates)

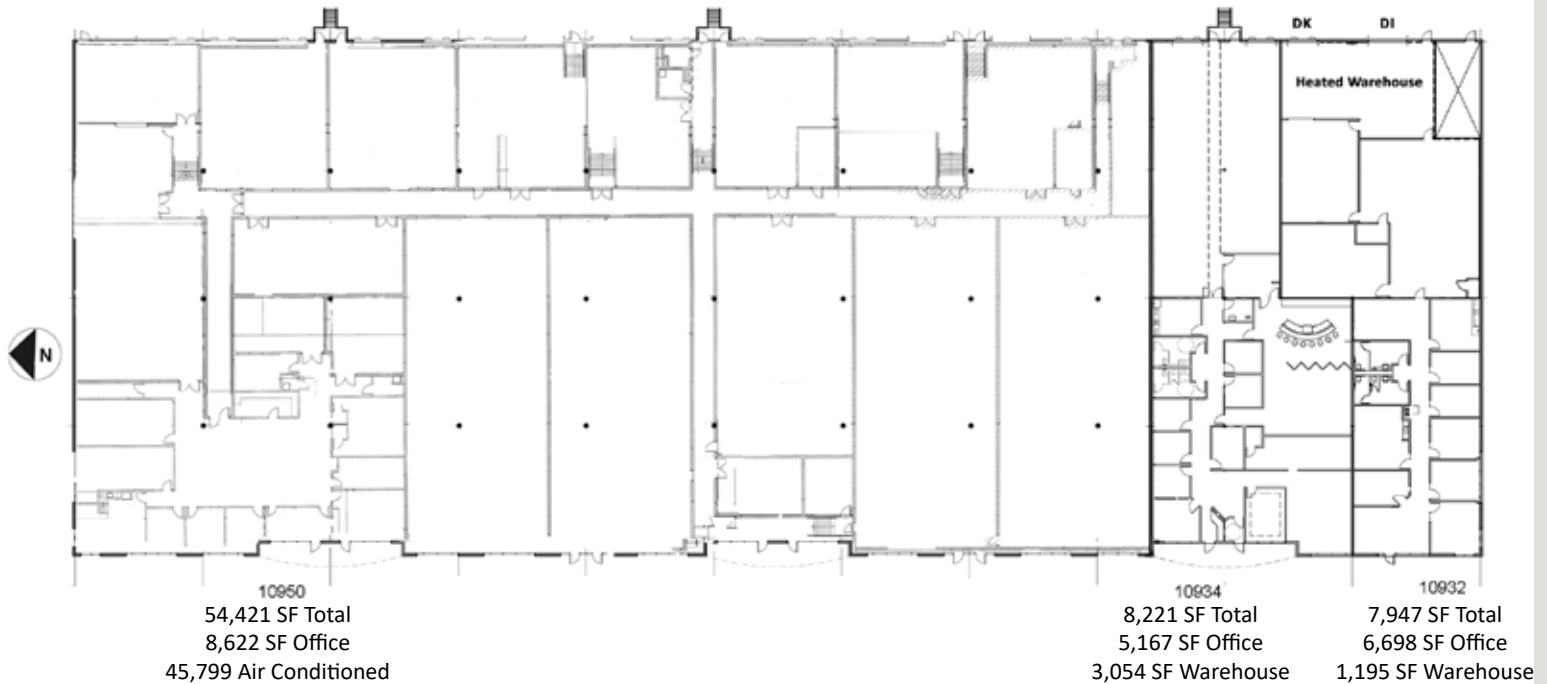
|             |                   |
|-------------|-------------------|
| CAM:        | \$1.57 PSF        |
| INS:        | \$0.27 PSF        |
| <u>TAX:</u> | <u>\$3.34 PSF</u> |
| Total:      | \$5.18 PSF        |



## Building C - Office/Flex

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address Range:    | 10932-10950 Strang Line Road                                                                                                                                          |
| Column Spacing:   | 40' x 40'                                                                                                                                                             |
| Ceiling Height:   | 24' - 27'                                                                                                                                                             |
| Floor Thickness:  | 6" reinforced of 4,000 psi                                                                                                                                            |
| Sprinkler Type:   | E.S.F.R. (Early Suppression Fast Response)                                                                                                                            |
| HVAC:             | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type:    | 400 Watt Hi-Bay Metal Halide/LED                                                                                                                                      |
| Electric Service: | 400 amps, 3 Phase, 480 Volt (Typical)                                                                                                                                 |
| Loading:          | 9' x 10' Dock Doors - Manually Operated and 1 12' x 14' drive-in door                                                                                                 |
| Parking:          | 245 cars or 3:1,000. Outside lighting for parking areas                                                                                                               |

|                                  |        |                   |
|----------------------------------|--------|-------------------|
| Net Charges:<br>(2026 Estimates) | CAM:   | \$1.65 PSF        |
|                                  | INS:   | \$0.28 PSF        |
|                                  | TAX:   | <u>\$2.72</u> PSF |
|                                  | Total: | \$4.65 PSF        |

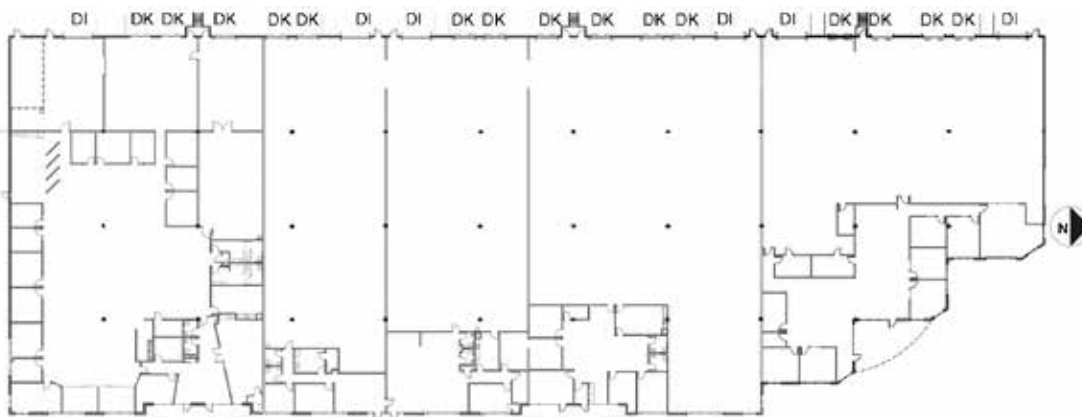


## Building D - Office/Flex

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address Range:    | 10902-10918 Strang Line Road                                                                                                                                                                                                 |
| Column Spacing:   | 40' x 40'                                                                                                                                                                                                                    |
| Ceiling Height:   | 24' - 27'                                                                                                                                                                                                                    |
| Floor Thickness:  | 6" reinforced of 4,000 psi                                                                                                                                                                                                   |
| Sprinkler Type:   | E.S.F.R. (Early Suppression Fast Response)                                                                                                                                                                                   |
| HVAC:             | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. Space 10922 is heated warehouse, the remainder is A/C. |
| Lighting Type:    | 400 Watt Hi-Bay Metal Halide/LED                                                                                                                                                                                             |
| Electric Service: | 400 amps of 440/277/3-phase with two step-down transformers                                                                                                                                                                  |
| Loading:          | 9' x 10' Dock Doors - Manually Operated and 1 12' x 14' drive-in door                                                                                                                                                        |
| Parking:          | 245 cars or 3:1,000. Outside lighting for parking areas                                                                                                                                                                      |
| Photos Link:      | Interior photos of suite #10916: <a href="https://photos.app.goo.gl/hCVqF1Lypkv8FV2r6">https://photos.app.goo.gl/hCVqF1Lypkv8FV2r6</a>                                                                                       |

|                |                         |
|----------------|-------------------------|
| Utility Costs: | Unit #10916             |
|                | 2018 Annual Expense:    |
|                | Gas: \$0.37 PSF         |
|                | Electricity: \$1.95 PSF |

|                  |                        |
|------------------|------------------------|
| Net Charges:     | CAM: \$1.65 PSF        |
| (2026 Estimates) | INS: \$0.28 PSF        |
|                  | <u>TAX: \$2.72 PSF</u> |
|                  | Total: \$4.65 PSF      |



|                         |                 |                 |                 |                 |
|-------------------------|-----------------|-----------------|-----------------|-----------------|
| 10916                   | 10914           | 10912           | 10908           | 10902-10906     |
| 16,986 SF Total         | 8,444 SF Total  | 9,841 SF Total  | 15,947 SF Total | 14,683 SF       |
| 14,637 SF Office        | 1,249 SF Office | 2,129 SF Office | 2,569 SF Office | 4,495 SF Office |
| 1,199 SF A/C Production | 7,195 SF Whse.  | 7,643 SF Whse.  | 13,378 SF Whse. | 10,188 SF Whse. |
| 1,150 SF Whse. - Heated |                 |                 |                 |                 |

### Electrical Info

#### 10902 - 277/480v 600amp

|          |            |
|----------|------------|
| A = 283v | A-B = 490v |
| B = 283v | A-C = 491v |
| C = 283v | B-C = 492v |

#### 10908 - 277/480v 200amp

|          |            |
|----------|------------|
| A = 282v | A-B = 488v |
| B = 282v | A-C = 488v |
| C = 283v | B-C = 489v |

#### 10912 - 277/480v 200amp

|          |            |
|----------|------------|
| A = 282v | A-B = 489v |
| B = 283v | A-C = 489v |
| C = 282v | B-C = 489v |

## Building E - Office/Showroom

Address Range: 11031-11085 Strang Line Road

Building Size: 35,454 ± SF

Building Description: Single story office/professional/medical/retail showroom building

|                                  |        |                   |                                                                                                     |
|----------------------------------|--------|-------------------|-----------------------------------------------------------------------------------------------------|
| Net Charges:<br>(2026 Estimates) | CAM:   | \$6.12 PSF        | *Note Operating expenses are included in the full service rental rate with a base year for increase |
|                                  | INS:   | \$0.37 PSF        |                                                                                                     |
|                                  | TAX:   | <u>\$2.82</u> PSF |                                                                                                     |
|                                  | Total: | \$9.31 PSF        |                                                                                                     |

Parking: 6 cars per 1,000

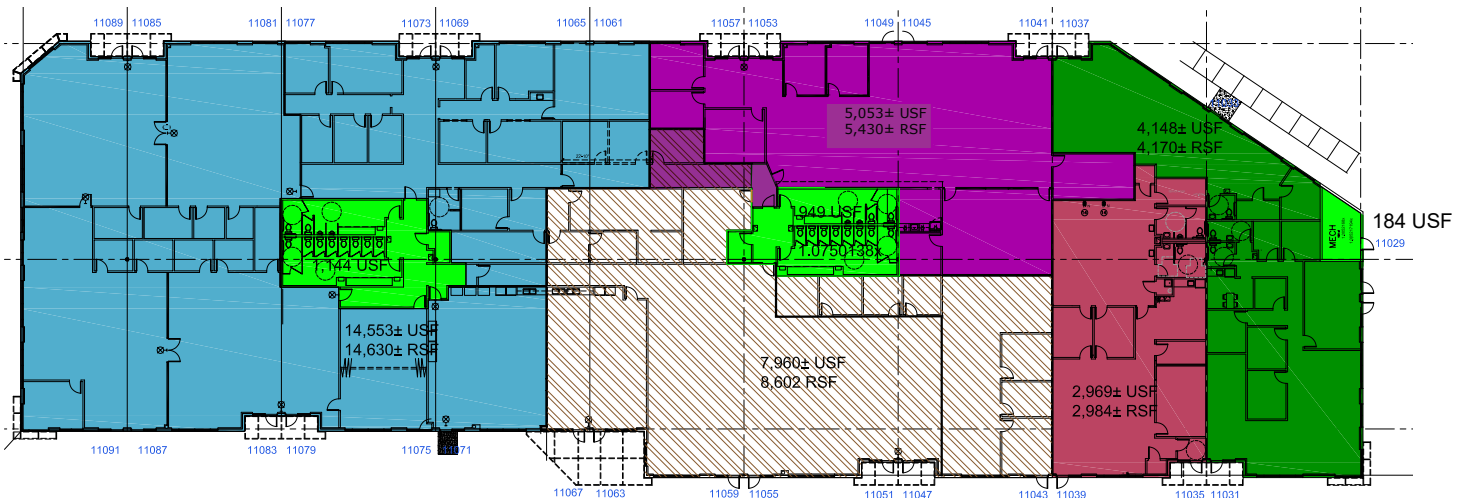
Sprinkler System: Full Sprinklered with Hazard System

HVAC: System is RTU's, screened per ordinance by 6' high parapet

Roof: TPO

Zoning: BP-1

Usages: Call center, sit down restaurant, fitness, day care, coffee shop, copy and mail center, professional/medical offices, and retail showroom



## Building F - Office/Warehouse/Flex/Showroom

Address Range: 11001-11019 Strang Line Road

Column Spacing: 40' x 40'

Ceiling Height: 22' Clear Height

Floor Thickness: 6" reinforced concrete

Sprinkler Type: Class I

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

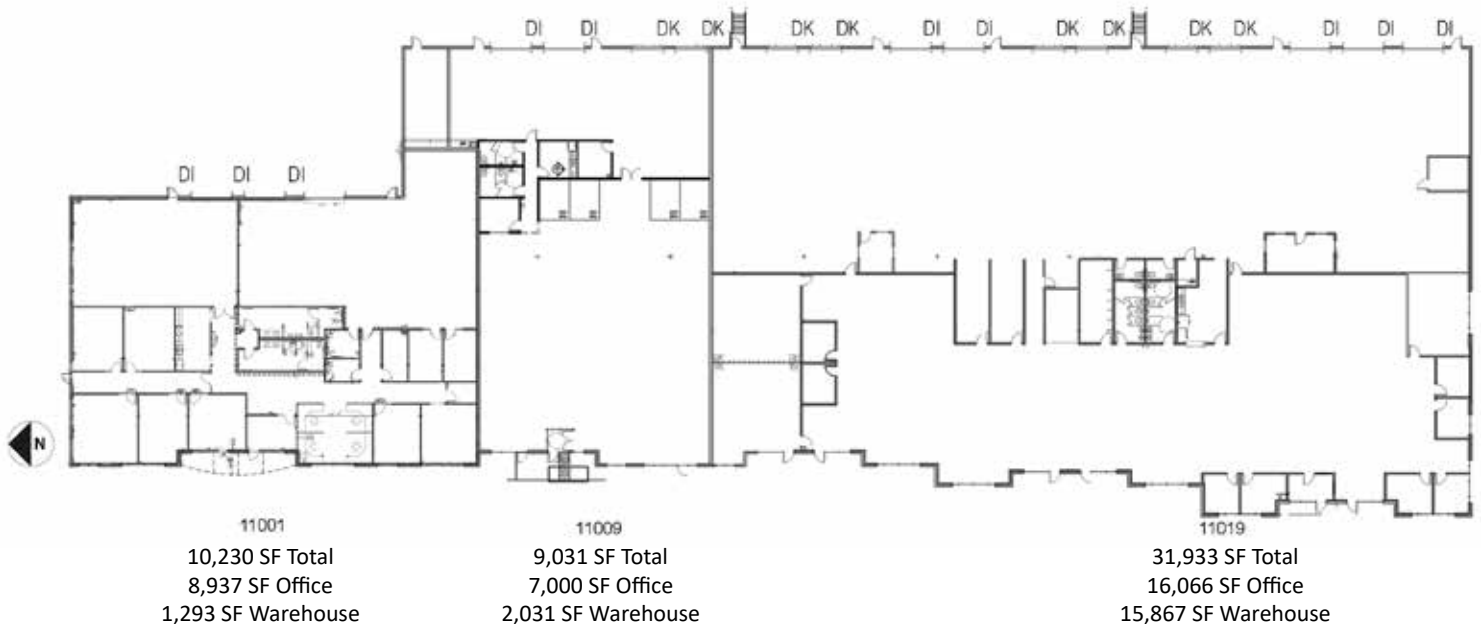
Lighting Type: 400 Watt Hi-Bay Metal Halide

Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

Loading: 2 - 9' x 10' Dock Doors; 2 - 12' x 14' Drive-In doors

Parking: 111 parking spaces

|                                  |        |            |
|----------------------------------|--------|------------|
| Net Charges:<br>(2026 Estimates) | CAM:   | \$2.65 PSF |
|                                  | INS:   | \$0.28 PSF |
|                                  | TAX:   | \$4.02 PSF |
|                                  | Total: | \$6.95 PSF |



## Building G - Office/Warehouse/Flex/Showroom

Address Range: 11066-11084 Strang Line Road

Building Size: 33,218 SF

Column Spacing: Varies

Ceiling Height: 18' Clear Height

Floor Thickness: 6" Reinforced concrete

Sprinkler Type: Class I

HVAC: Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside.

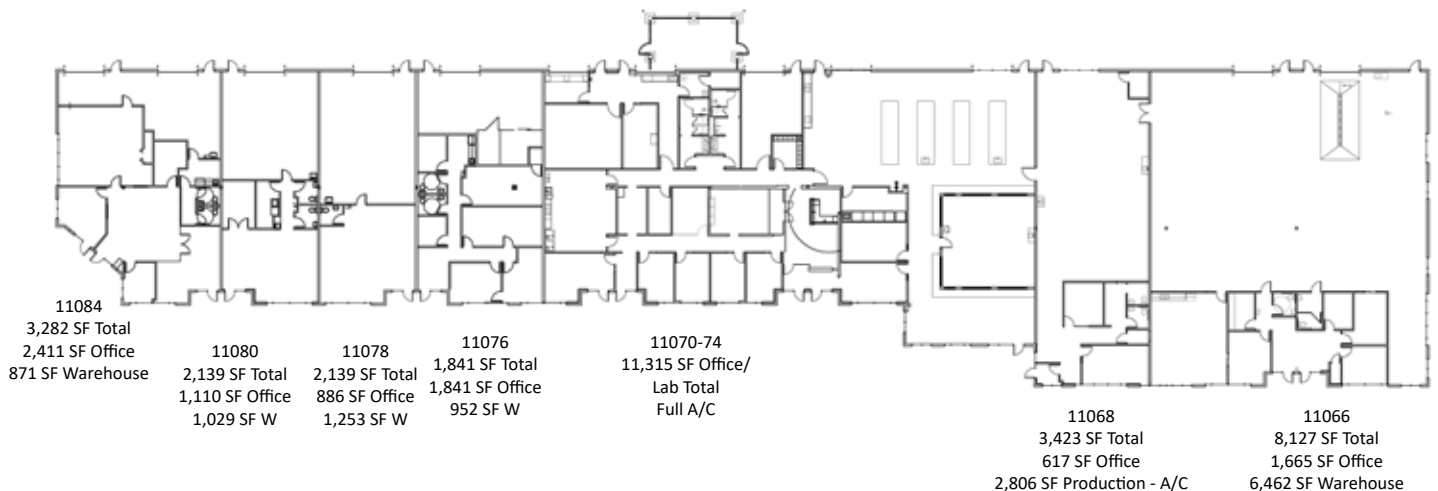
Lighting Type: 400 Watt metal halide high bay fixtures

Electric Service: 400 amps, 3 Phase, 480 Volt (Typical)

Loading: 12' x 14' Drive-In doors/dock-high loading available via hydraulic lifts

Parking: 98 parking spaces

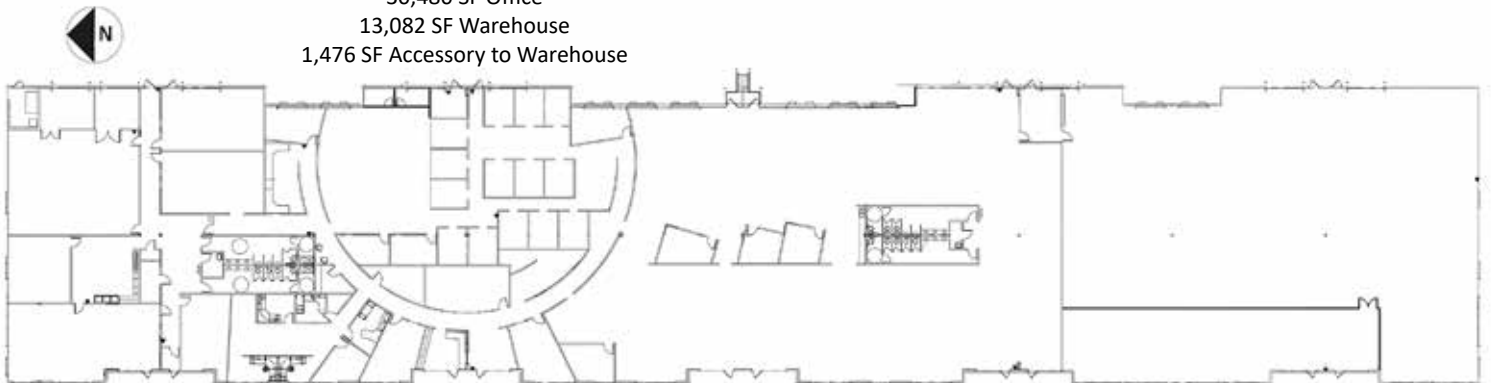
|                                  |             |                   |
|----------------------------------|-------------|-------------------|
| Net Charges:<br>(2026 Estimates) | CAM:        | \$2.83 PSF        |
|                                  | INS:        | \$0.27 PSF        |
|                                  | <u>TAX:</u> | <u>\$3.32 PSF</u> |
|                                  | Total:      | \$6.42 PSF        |



## Building H - Office/Warehouse/Flex/Showroom

|                                  |                                                                                                                                                                       |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address Range:                   | 11080-11088 Strang Line Road                                                                                                                                          |
| Building Size:                   | 45,047 SF                                                                                                                                                             |
| Column/Bay Spacing:              | 40 or 50' N/S x2) 48' bays deep E/W<br>4) 50' bays, 2) 40' bays, 4) 50' bays with building dimensions of 480' long by 96' deep                                        |
| Ceiling Height:                  | 18' Clear Height                                                                                                                                                      |
| Floor Thickness:                 | 6" reinforced concrete                                                                                                                                                |
| Sprinkler Type:                  | Class I                                                                                                                                                               |
| HVAC:                            | Ceiling hung forced air natural gas fired unit heaters in warehouse and combination roof top HVAC units for all offices. Warehouse heated to 49 degrees at 0 outside. |
| Lighting Type:                   | 400 Watt metal halide high bay fixtures                                                                                                                               |
| Electric Service:                | 2000 Amp main panel with 120/208V, 3-Ph, 4-wire                                                                                                                       |
| Loading:                         | 1- 12' x 14' drive-in door; dock-high loading available                                                                                                               |
| Parking:                         | 128 plus 22 future at rear loading areas, for a total of 150. 6 are ADA and perhaps more future parking based on future dock door usage at south end                  |
| Address Range:                   | 11080 Ste A, 11080 Ste B, 11082 Ste A, 11082 Ste B, 11084 Ste A, 11084 Ste B, 11086 Ste A, 11086 Ste B, 11088 Ste A, 11088 Ste B, 11090 Mech/Fire room at NEC         |
| Net Charges:<br>(2026 Estimates) | CAM: \$4.30 PSF<br>INS: \$0.27 PSF<br>TAX: \$3.32 PSF<br>Total: \$7.89 PSF                                                                                            |

11086  
45,047 SF Total  
30,480 SF Office  
13,082 SF Warehouse  
1,476 SF Accessory to Warehouse



## Building H - Continued

The previous Tenant incurred the following during its occupancy. These are averages for their costs on a per square foot basis for the entire Building H that they occupied as a single tenant.

|                           |                          |               |
|---------------------------|--------------------------|---------------|
| Building Operating Costs: | Custodial/Janitorial:    | \$0.41        |
|                           | HVAC/PM Contract*:       | \$0.08        |
|                           | Electricity – Meter 1**: | \$0.51        |
|                           | Electricity – Meter 2**: | \$0.71        |
|                           | Gas:                     | <u>\$0.38</u> |
|                           | <b>TOTAL:</b>            | <b>\$2.09</b> |

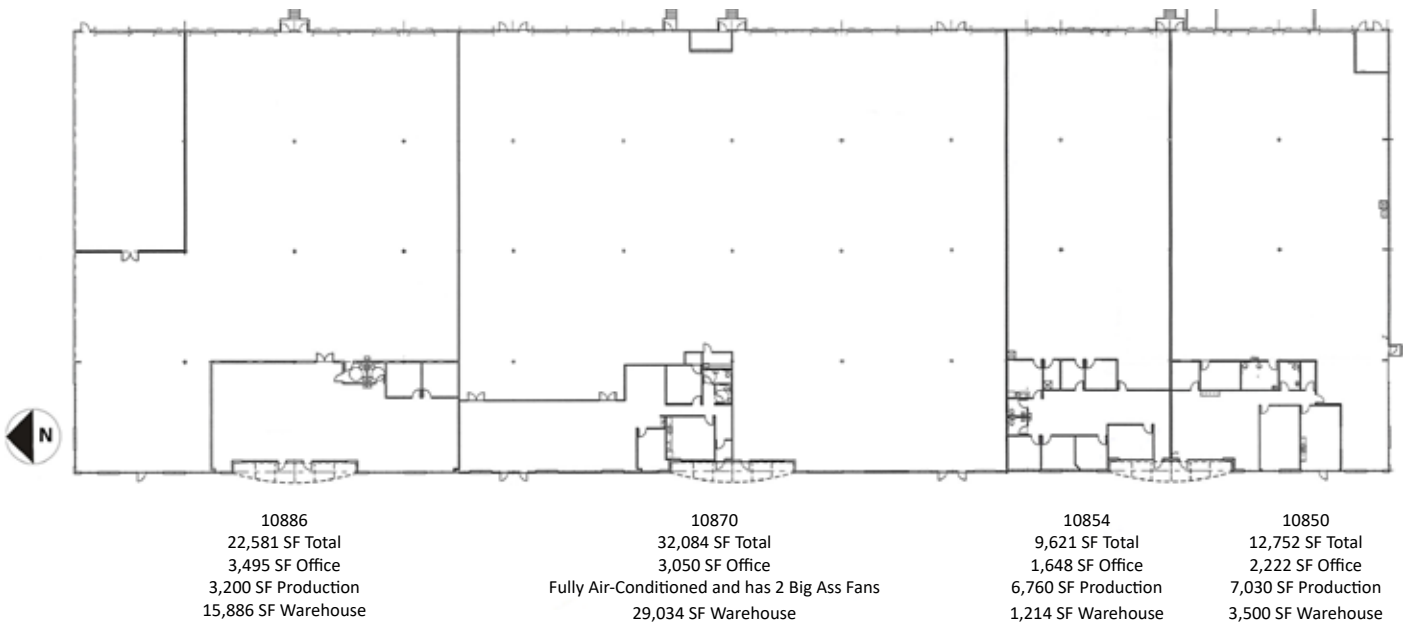
\*(11 combination rooftop units serve the building, tonnage/BTU and condition reports available)

\*\*Portion of the square footage of the building – Meter #2 is likely the north end and Meter #1 likely the south end

## Building I - Office-Warehouse/Flex/Showroom

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Address Range:    | 10850-10886 Strang Line Road                                                               |
| Building Size:    | 77,038 Square Feet                                                                         |
| 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-5/LED                                                                                    |
| Electric Service: | 1600 AMP, 277/408 service planned to building                                              |
| Loading:          | 17 - 9' x 10' Dock Doors<br>6 - 12' x 14' Drive-In Doors                                   |
| Parking:          | 2.5 cars per 1,000 SF                                                                      |

|                                  |                   |                   |
|----------------------------------|-------------------|-------------------|
| Net Charges:<br>(2026 Estimates) | CAM:              | \$1.41 PSF        |
|                                  | RE Taxes:         | \$3.24 PSF        |
|                                  | <u>Insurance:</u> | <u>\$0.29 PSF</u> |
|                                  | Total:            | \$4.94 PSF        |



## Building J - Office-Warehouse/Flex/Showroom

Address Range: 10800-10836 Strang Line Road

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 Forced Air Gas overhead heaters designed at 50°F inside at 0°F outside

Lighting Type: T-5/LED

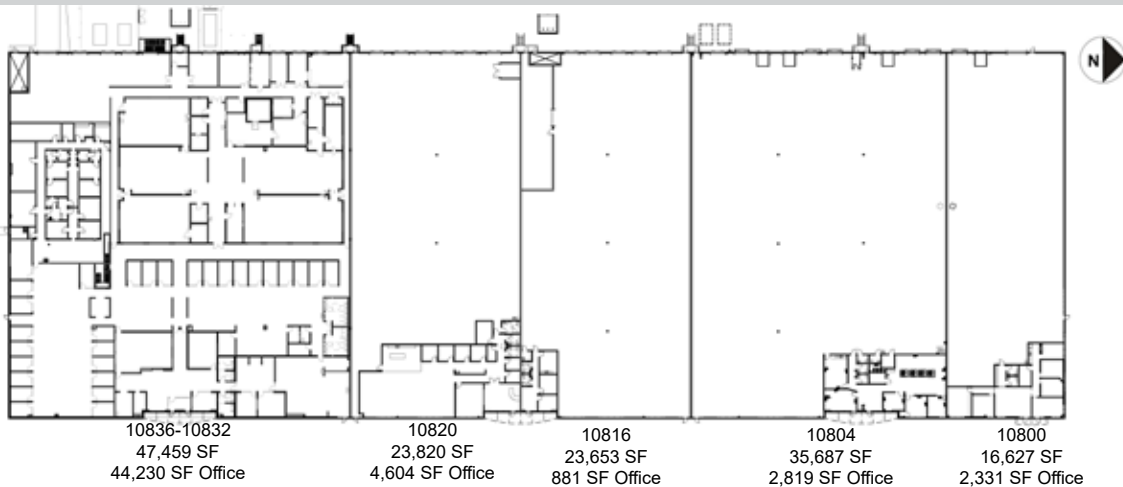
Initial design was with 2,400 amps of 480 volt 3-phase 4 wire service. The house panel is designed for 200 amps of 480 volt power to operate exterior lights, fire pump & house panel, lawn sprinkler, etc.

Electrical Service: Suite 10800 - 200 amps, 480 volt panel  
Suite 10804 - 400 amps, 480 volt panel  
Suite 10828-36 – complete separate service of 1,000 amps, 480 volt panel  
Suite 10816 - 400 amps, 480 volt panel  
Available – 1,200 amps, 480 volt panel  
750 Kva Transformer On Site

Loading: 32 - 9' x 10' Docks (can add ramps for drive-in access)  
1 - 12' x 14' Drive-In Door

Parking: 2.5 cars per 1,000 SF

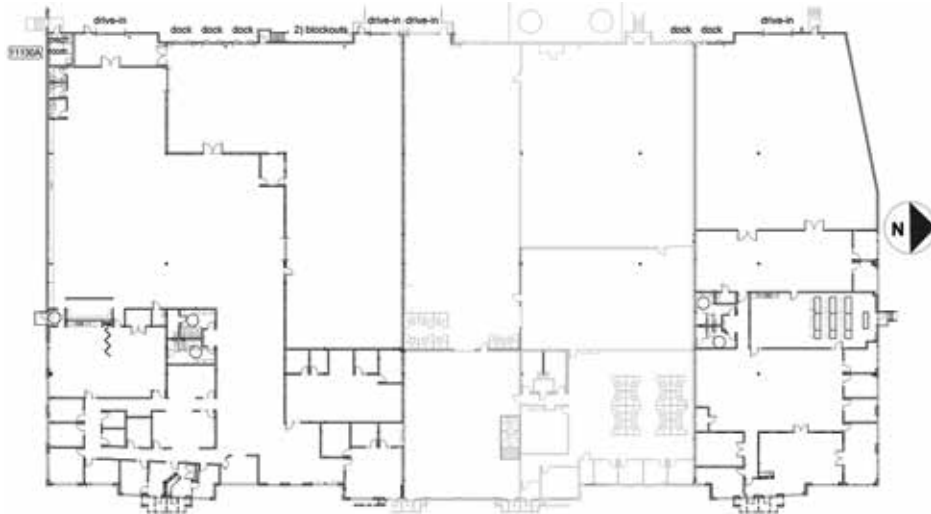
Net Charges: CAM: \$1.41 PSF  
(2026 Estimates) RE Taxes: \$3.24 PSF  
Insurance: \$0.29 PSF  
Total: \$4.94 PSF



## Building K - Office/Warehouse/Flex/Showroom

|                    |                                                                                            |
|--------------------|--------------------------------------------------------------------------------------------|
| Address Range:     | 11102-11130 Strang Line Road                                                               |
| Building Size:     | 66,916 Square Feet                                                                         |
| Column Spacing:    | 46' x 50'                                                                                  |
| Clear Height:      | 22' 6" - 25"                                                                               |
| 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/LED                                                                                    |
| Electrical System: | 1600 amps 480v/277a                                                                        |
| Loading:           | 5- 9' x 10' Docks and 4 12' x 14' Drive-In Doors (7 block-outs for dock-doors)             |
| Parking:           | 2.5 cars per 1,000 SF                                                                      |

|                                  |                   |                   |
|----------------------------------|-------------------|-------------------|
| Net Charges:<br>(2026 Estimates) | CAM:              | \$2.34 PSF        |
|                                  | Taxes:            | \$3.38 PSF        |
|                                  | <u>Insurance:</u> | <u>\$0.36 PSF</u> |
|                                  | Total:            | \$6.09 PSF        |



11130-11122  
28,733 RSF Total  
10,558 RSF Office  
8,630 RSF Lab/Production  
9,545 RSF Warehouse

11118-11110  
23,625 RSF Total  
4,340 RSF Office  
19,285 RSF Warehouse

11106-11102  
14,558 RSF Total  
6,837 RSF Office  
1,730 RSF Shop  
5,991 RSF Warehouse