

# Millennium Business Center

11301-27 Strang Line Road, Lenexa, KS

# For Lease



## Excellent Location Just South of College Blvd. & I-35

- Quick access to I-35 at 119th Street or I-435
- 75,000 SF Multi-tenant Flex Building - College Blvd. & Strang Line (I-35)
- Rear loaded (Drive-ins)
- 22' clear with E.S.F.R. Fire Sprinkler System

## For more information:

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## Building Specifications

Total Square Feet:	75,000 SF building with 2,053 SF Mezzanine
Column Spacing:	40' north/south x 50' east/west
Loading:	12' x 14' drive-in doors/9' x 10' dock-high doors
Ceiling Height:	22' Minimum
Floor Thickness:	6" reinforced concrete
Sprinkler:	E.S.F.R. (Early Suppression Fast Response)
Power:	400 amp, 120/208 volt, 3 phase - typical
Lighting:	Hi-Bay Metal Halide
Parking:	173 spaces total on the property, including the striped areas in the rear which provides 2.3 spaces per 1,000 square feet.
Zoning:	BP-1 (Planned Business Park)
Offering Rate:	

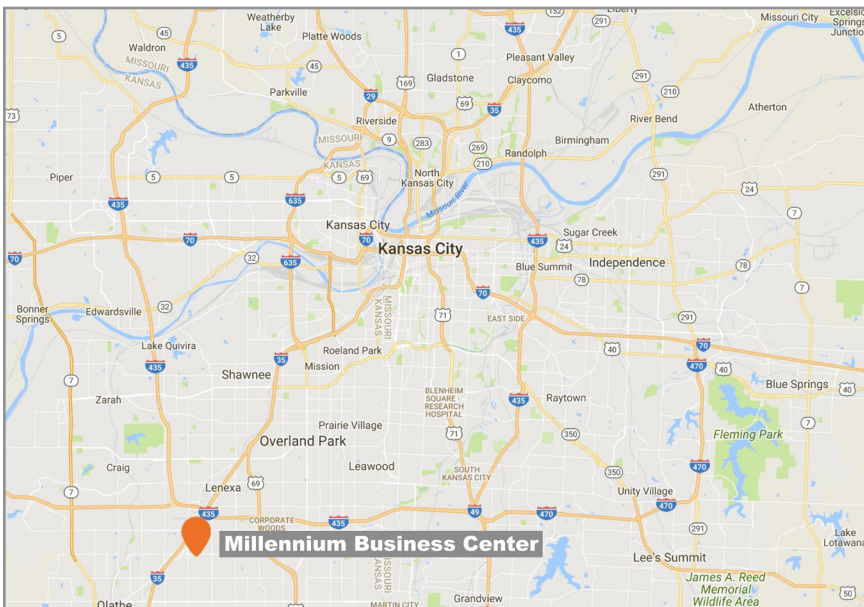
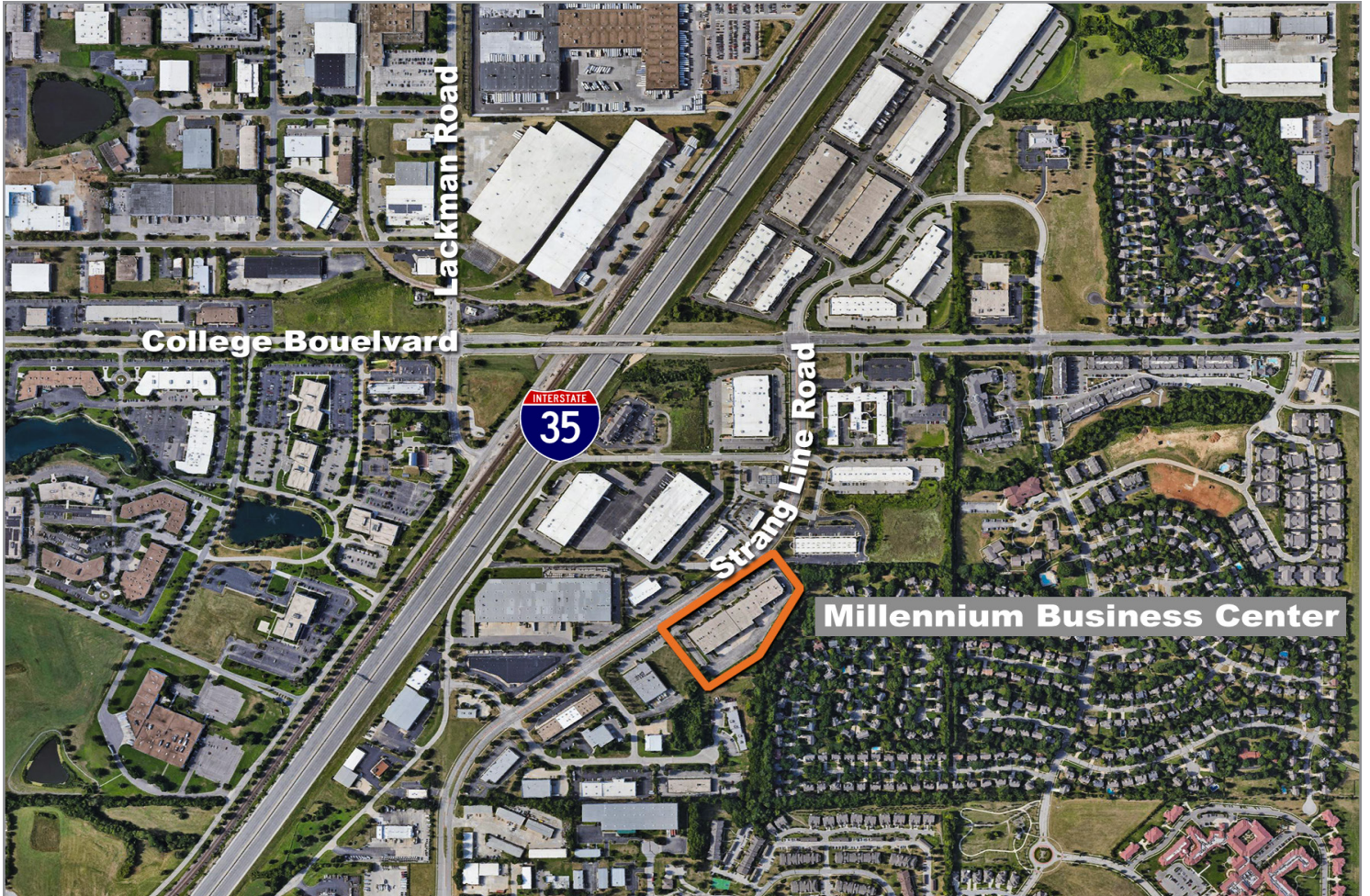
Net Charges: (2020 Est.)	CAM: \$1.76 PSF
	Taxes: \$2.66 PSF
	INS: \$0.09 PSF
	Total: \$4.51 PSF



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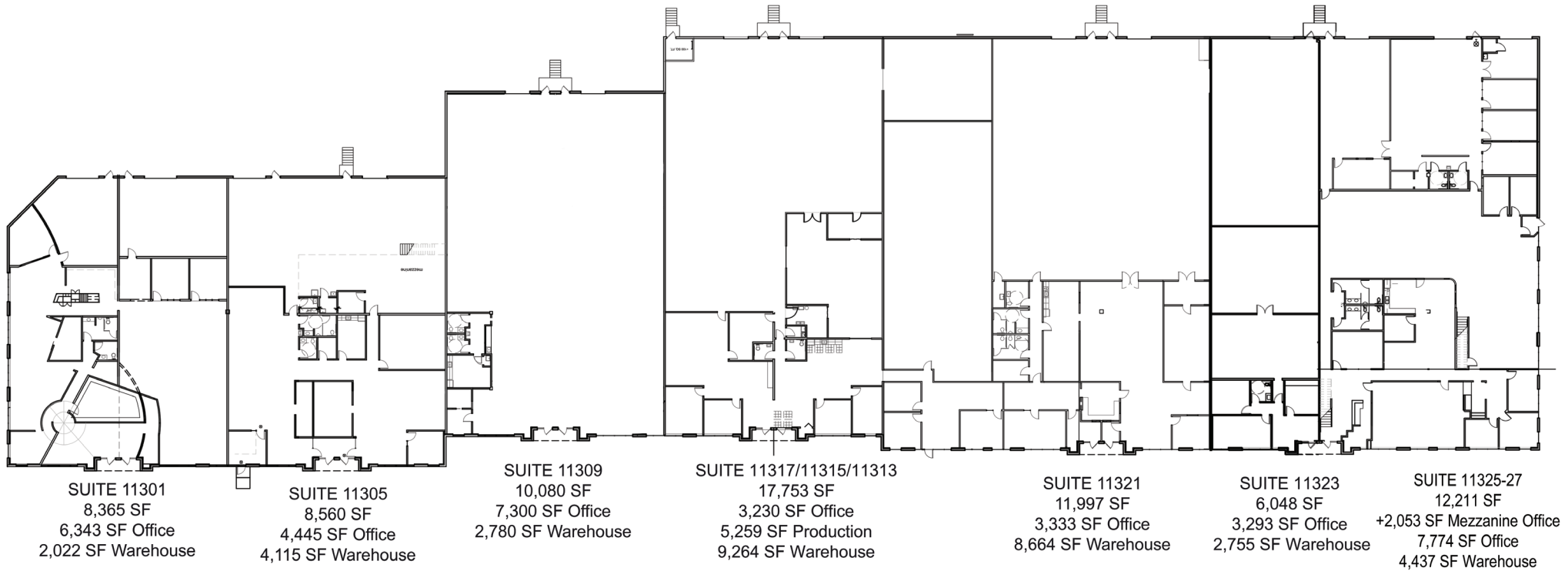
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816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
REAL ESTATE SERVICES, LLC

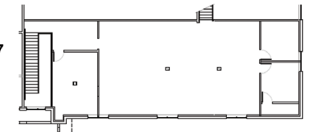
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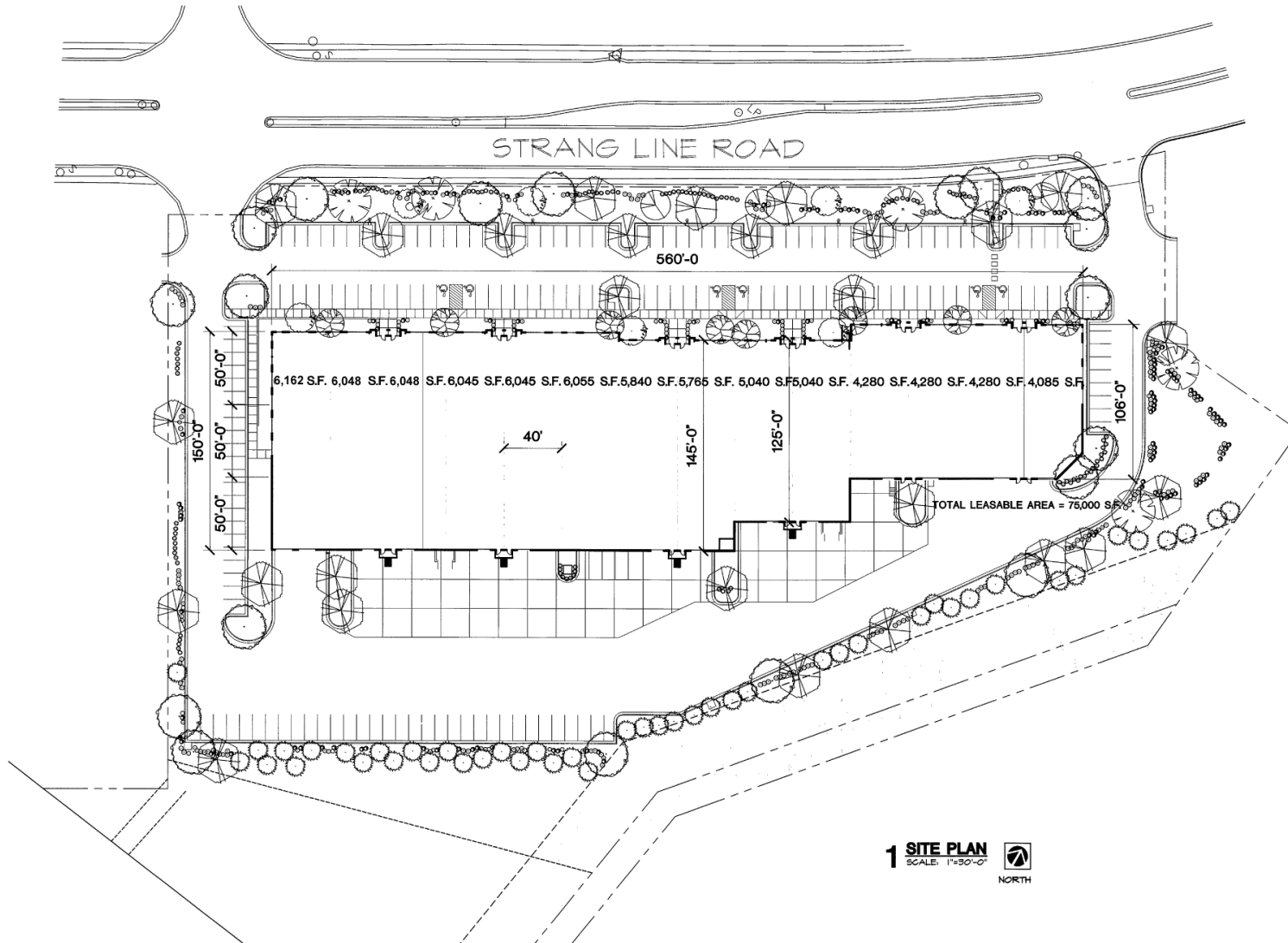
(Mezzanine - Above 11325-27  
all office with windows)



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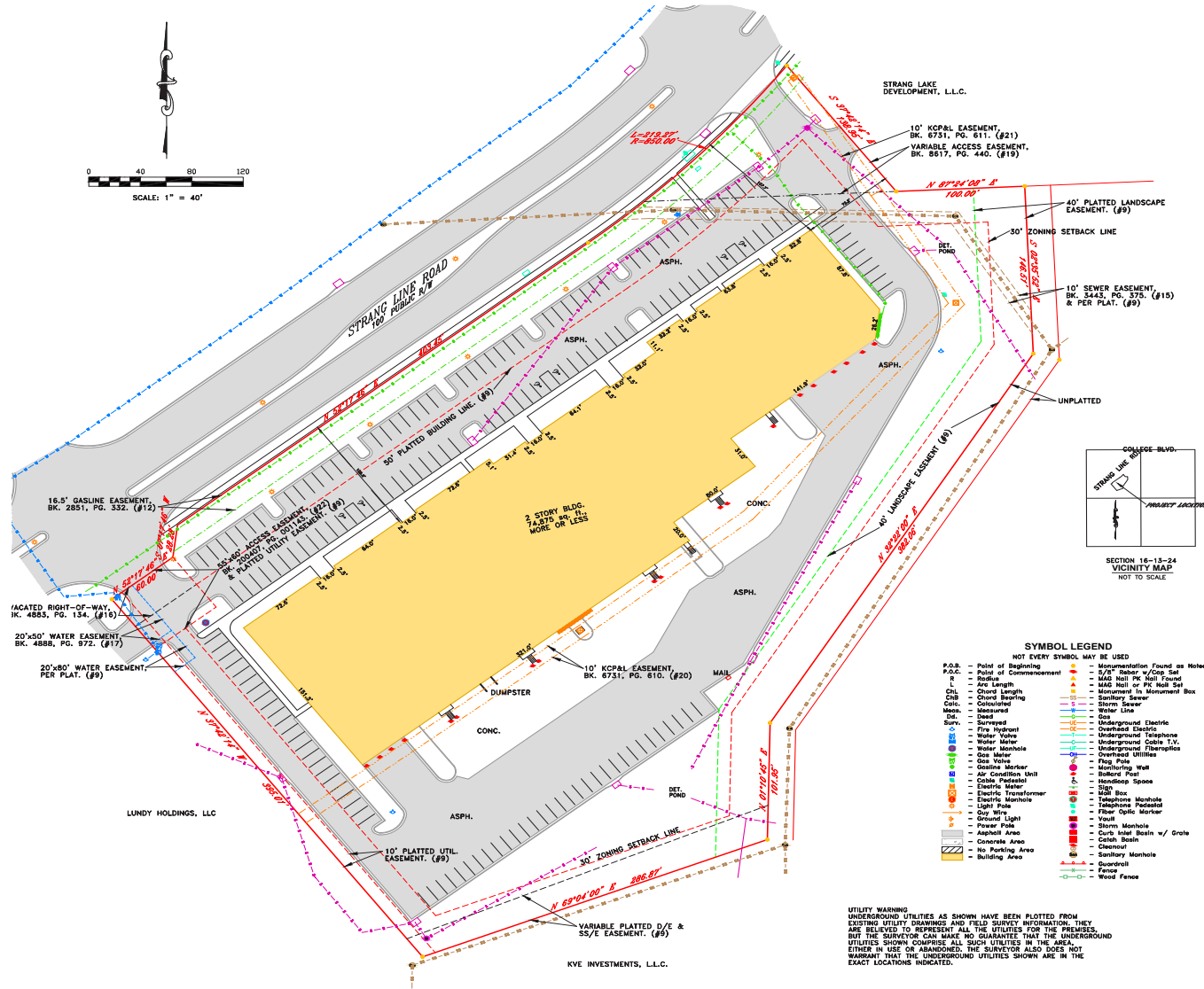
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