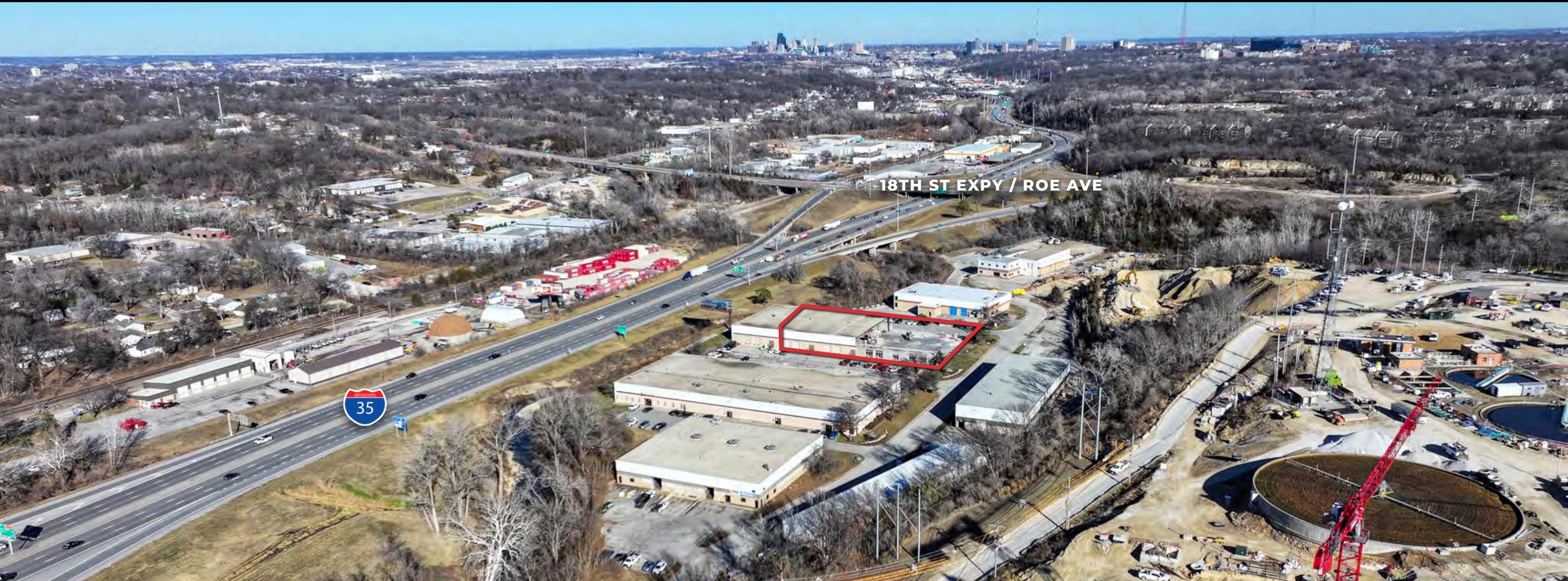


- ±32,000 SF AVAILABLE FOR LEASE
- NEW CONSTRUCTION - APRIL 2026 DELIVERY
- CLOSE PROXIMITY TO DOWNTOWN & JOHNSON COUNTY

# 1920

## FOXTRIDGE DR

KANSAS CITY, KANSAS



# 1920 FOXRIDGE

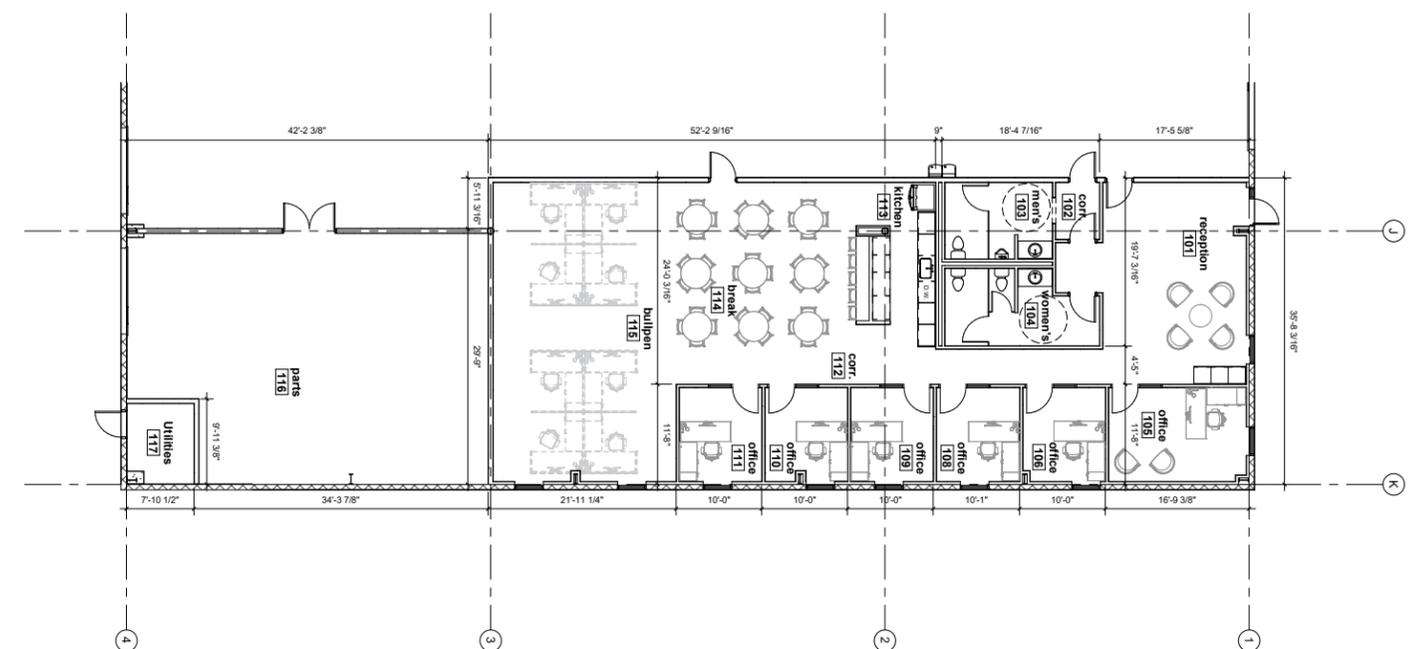
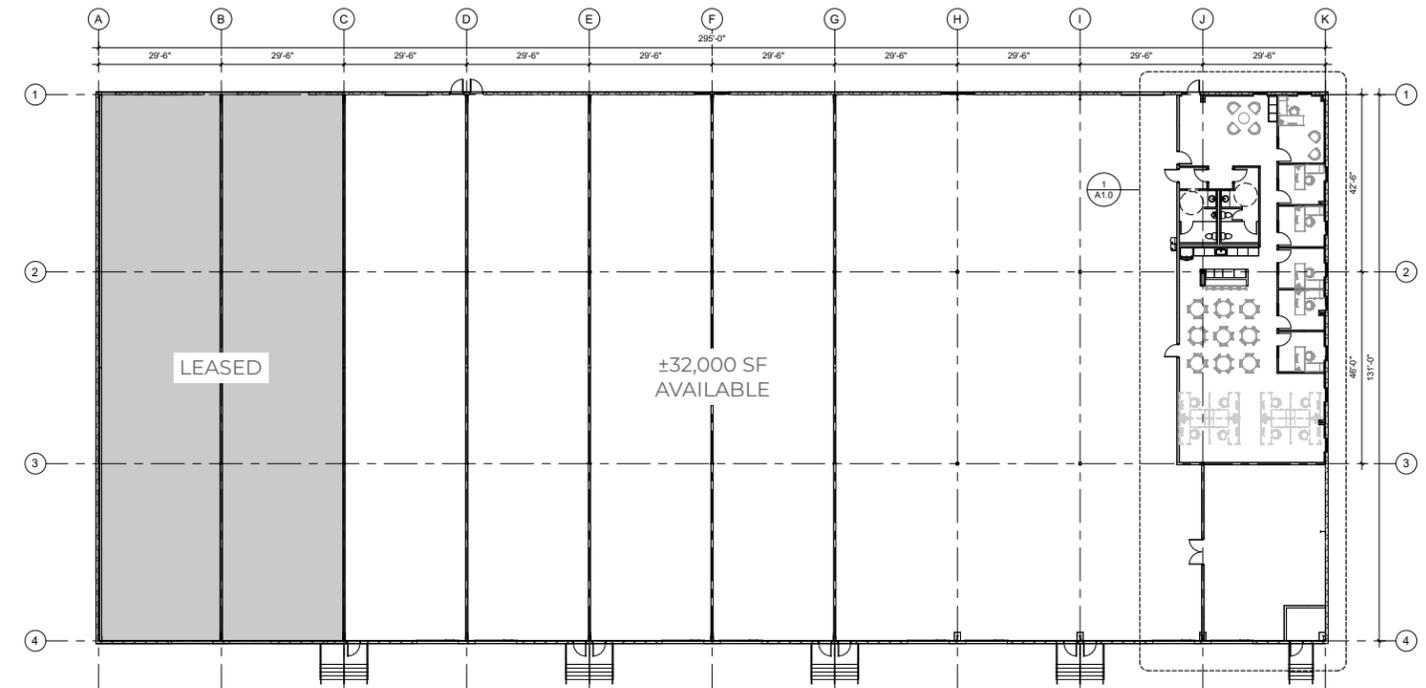
±32,000 SF - LAMAR & I-35

<b>BUILDING SIZE:</b>	±32,000 SF (±3,164 SF of Office)
<b>CLEAR HEIGHT:</b>	20-21'
<b>LOADING:</b>	Eight (8) 8' x 9' Dock-high Doors Two (2) 12' x 14' Drive-in Doors, Auto-openers
<b>NEW CONSTRUCTION:</b>	April 2026 Delivery
<b>OFFICE BUILDOUT:</b>	See Proposed Speculative Office Floor Plan Potential for build-to-suit
<b>HIGHWAY ACCESS:</b>	Immediate Access to I-35 & Lamar
<b>LEASE RATE:</b>	\$7.25 PSF NNN
<b>TAXES:</b>	\$2.03 PSF*
<b>INSURANCE:</b>	\$0.31 PSF*
<b>CAM:</b>	\$1.00 PSF*

\*Estimated based upon 2026 Budget, subject to variability.



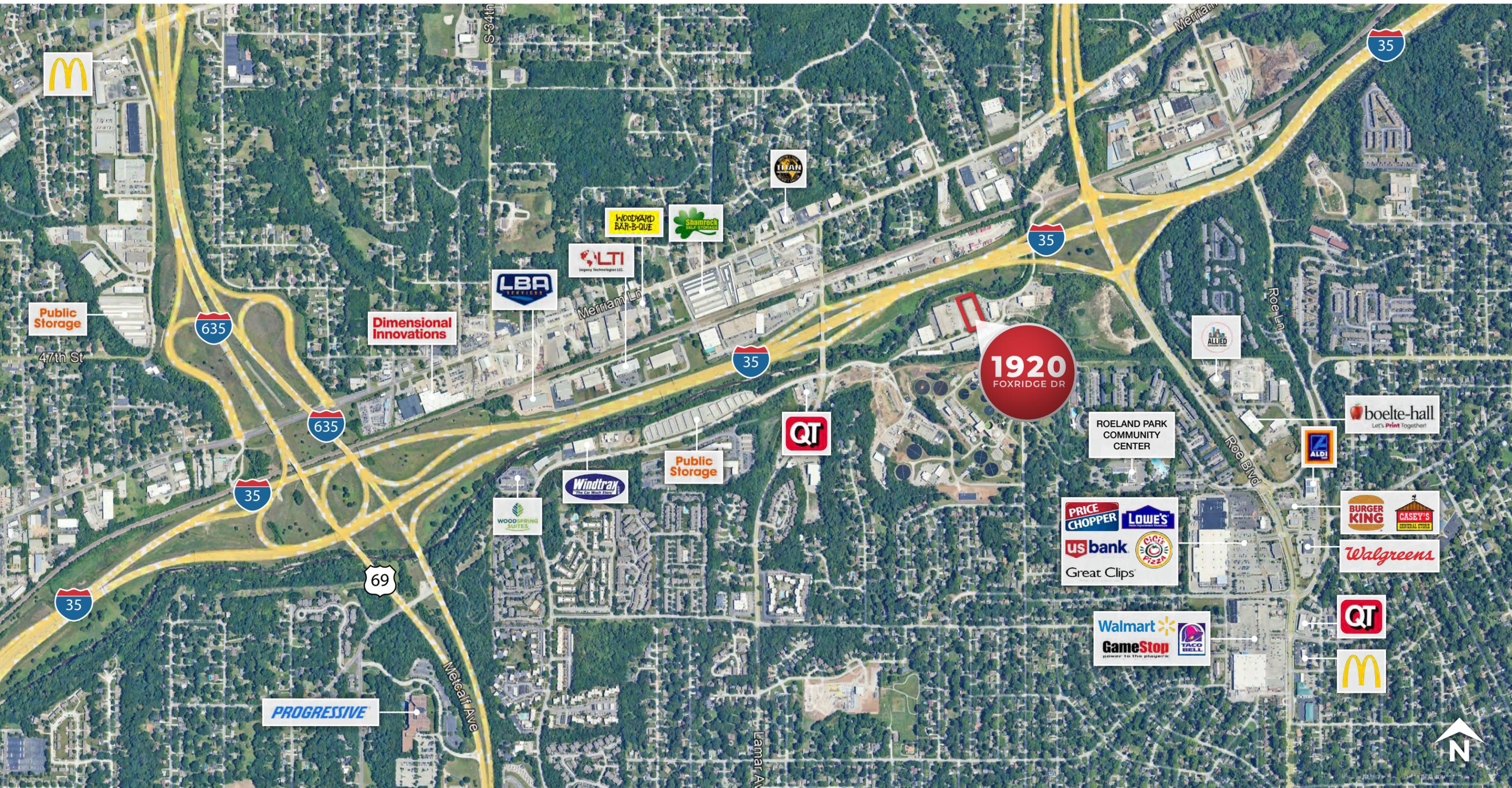
Photos of new construction in progress January 2026.



Proposed Speculative ±3,164 SF Office Floor Plan

# 1920 FOXRIDGE

±32,000 SF - LAMAR & I-35



# 1920 FOXRIDGE

±32,000 SF - LAMAR & I-35

## DRIVE TIMES

**2 MINUTES**  
INTERSTATE 35

**4 MINUTES**  
JOHNSON COUNTY

**6 MINUTES**  
INTERSTATE 70

**8 MINUTES**  
DOWNTOWN

**NAI Heartland**

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