

Building L

8326-8340 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

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

For more information:

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General Building Information

Location:	8326-8340 Melrose Drive, Lenexa, Kansas
Building Size:	One-story building 28,550 Square Feet
Parking Ratio:	196 surface spaces 5/1,000 Square Feet
Year Constructed:	1999
Building Construction:	Brick and glass
Sprinkler:	Yes
Utilities (Lessee):	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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2,850 SF

Space Available:	8328 Melrose Drive, Lenexa, Kansas
SF Available:	2,850 SF
Design Features:	This multi-tenant facility is designed to accomodate those users seeking approximately 2,550 SF and up which require drive-in loading.
Loading:	1 grade level double door
Clear Height:	14'
Zoning:	BP-1
Base Rent:	\$7.50 PSF Net
Common Area Maintenance:	\$3.11 (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$2.87 PSF (Est.)
Insurance:	\$0.15 PSF (Est.)

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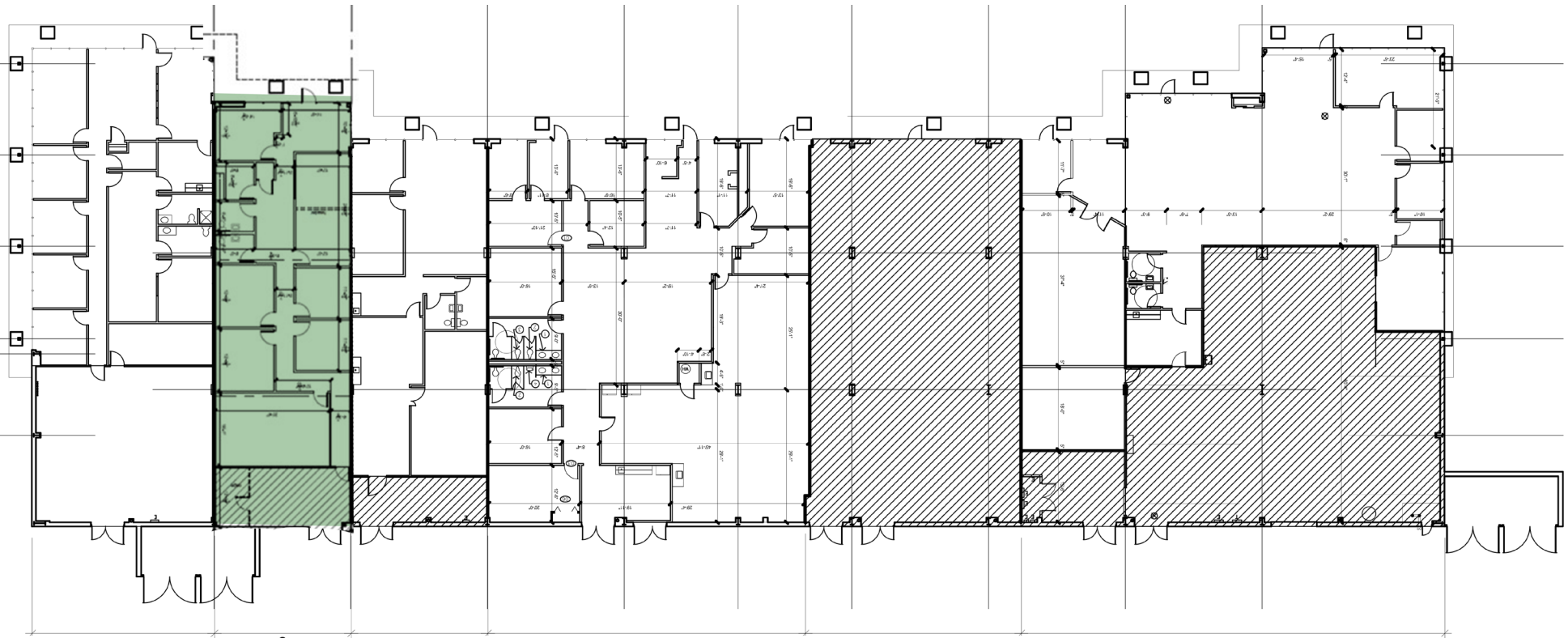
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Floor Plan



8328 MELROSE
OFFICE = 1,923 SQFT
W/H. = 927 SQFT
TOTAL = 2,850 SQFT