



### **For Lease: 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:

Kenneth G. Block, SIOR, CCIM

816.932.5551

[kblock@blockllc.com](mailto:kblock@blockllc.com)

Andrew T. Block

816.412.5873

[ablock@blockllc.com](mailto:ablock@blockllc.com)

Hagen Vogel

816.878.6338

[hvogel@blockllc.com](mailto:hvogel@blockllc.com)

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.



## General Building Information

<b>Location:</b>	8326-8340 Melrose Drive, Lenexa, Kansas
<b>Building Size:</b>	One-story building 28,550 Square Feet
<b>Parking Ratio:</b>	196 surface spaces 5/1,000 Square Feet
<b>Year Constructed:</b>	1986
<b>Building Construction:</b>	Brick and glass
<b>Sprinkler:</b>	Yes
<b>Utilities (Lessee):</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

### For more information:

Kenneth G. Block, SIOR, CCIM  
816.932.5551  
kblock@blockllc.com

Andrew T. Block  
816.412.5873  
ablock@blockllc.com

Hagen Vogel  
816.878.6338  
hvogel@blockllc.com

# Building L

8326-8340 Melrose Drive, Lenexa, Kansas



Pine Ridge  
Business Park

2,850 SF

<b>Space Available:</b>	8328 Melrose Drive, Lenexa, Kansas
<b>SF Available:</b>	2,850 SF
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 2,550 SF and up which require drive-in loading.
<b>Loading:</b>	1 grade level double door
<b>Clear Height:</b>	14'
<b>Zoning:</b>	BP-1
<b>Base Rent:</b>	\$7.50 PSF Net
<b>Common Area Maintenance:</b>	\$2.27 (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$3.07 PSF (Est.)
<b>Insurance:</b>	\$0.22 PSF (Est.)

## For more information:

Kenneth G. Block, SIOR, CCIM  
816.932.5551  
kblock@blockllc.com

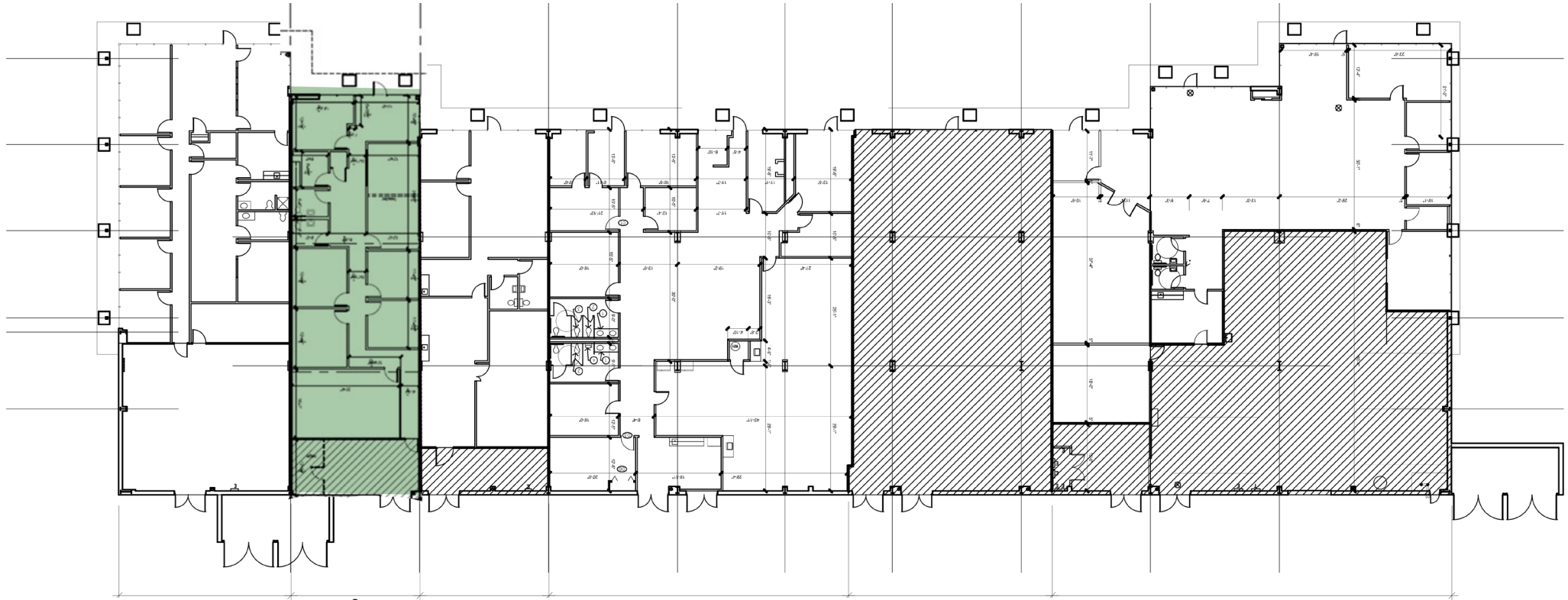
Andrew T. Block  
816.412.5873  
ablock@blockllc.com

Hagen Vogel  
816.878.6338  
hvogel@blockllc.com

# Building L

8326-8340 Melrose Drive, Lenexa, Kansas

## Floor Plan



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