



## **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:

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## 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

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# Building L

8326-8340 Melrose Drive, Lenexa, Kansas



Pine Ridge  
Business Park

3,938 SF

<b>Space Available:</b>	8338 Melrose Drive, Lenexa, Kansas
<b>SF Available:</b>	3,938 SF
<b>Design Features:</b>	This multi-tenant facility is designed to accomodate those users seeking approximately 2,550 SF and up which require drive-in loading.
<b>Loading:</b>	2 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.)

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8326-8340 Melrose Drive, Lenexa, Kansas

## Floor Plan

