



For Lease/Sale: 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:	1986
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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Building L

8326-8340 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

5,993 SF

Space Available:	8336 Melrose Drive, Lenexa, Kansas
SF Available:	5,993 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:	2 grade level double door
Clear Height:	14'
Zoning:	BP-1
Base Rent:	\$7.50 PSF Net
Common Area Maintenance:	\$2.27 (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$3.07 PSF (Est.)
Insurance:	\$0.22 PSF (Est.)

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Building L

8326-8340 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

3,938 SF

Space Available:	8338 Melrose Drive, Lenexa, Kansas
SF Available:	3,938 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:	2 grade level double door
Clear Height:	14'
Zoning:	BP-1
Base Rent:	\$7.50 PSF Net
Common Area Maintenance:	\$2.27 (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$3.07 PSF (Est.)
Insurance:	\$0.22 PSF (Est.)

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Building L

8326-8340 Melrose Drive, Lenexa, Kansas

Floor Plan

