



## **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>	8271-8283 Melrose Drive Lenexa, Kansas
<b>Building Size:</b>	One story building 33,076 Square Feet
<b>Parking Ratio:</b>	94 surface spaces. 3.8/1,000 square feet
<b>Year Constructed:</b>	1985
<b>Building Construction:</b>	Precast concrete panels and glass
<b>Zoning:</b>	BP-1
<b>Utilities:</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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# Building C

8271-8283 Melrose Drive, Lenexa, Kansas



Pine Ridge  
Business Park

4,160 SF

<b>Space Available:</b>	8283 Melrose Drive Lenexa, Kansas
<b>SF Available:</b>	4,160 SF
<b>Loading:</b>	1 dock-high
<b>Clear Height:</b>	16'
<b>Base Rent:</b>	\$7.50 Net PSF
<b>Common Area Maintenance:</b>	\$2.28 PSF
<b>Real Estate Taxes:</b>	\$2.76 PSF (Est.)
<b>Insurance:</b>	\$0.20 PSF (Est.)
<b>Park CAM:</b>	\$0.08 PSF Maximum

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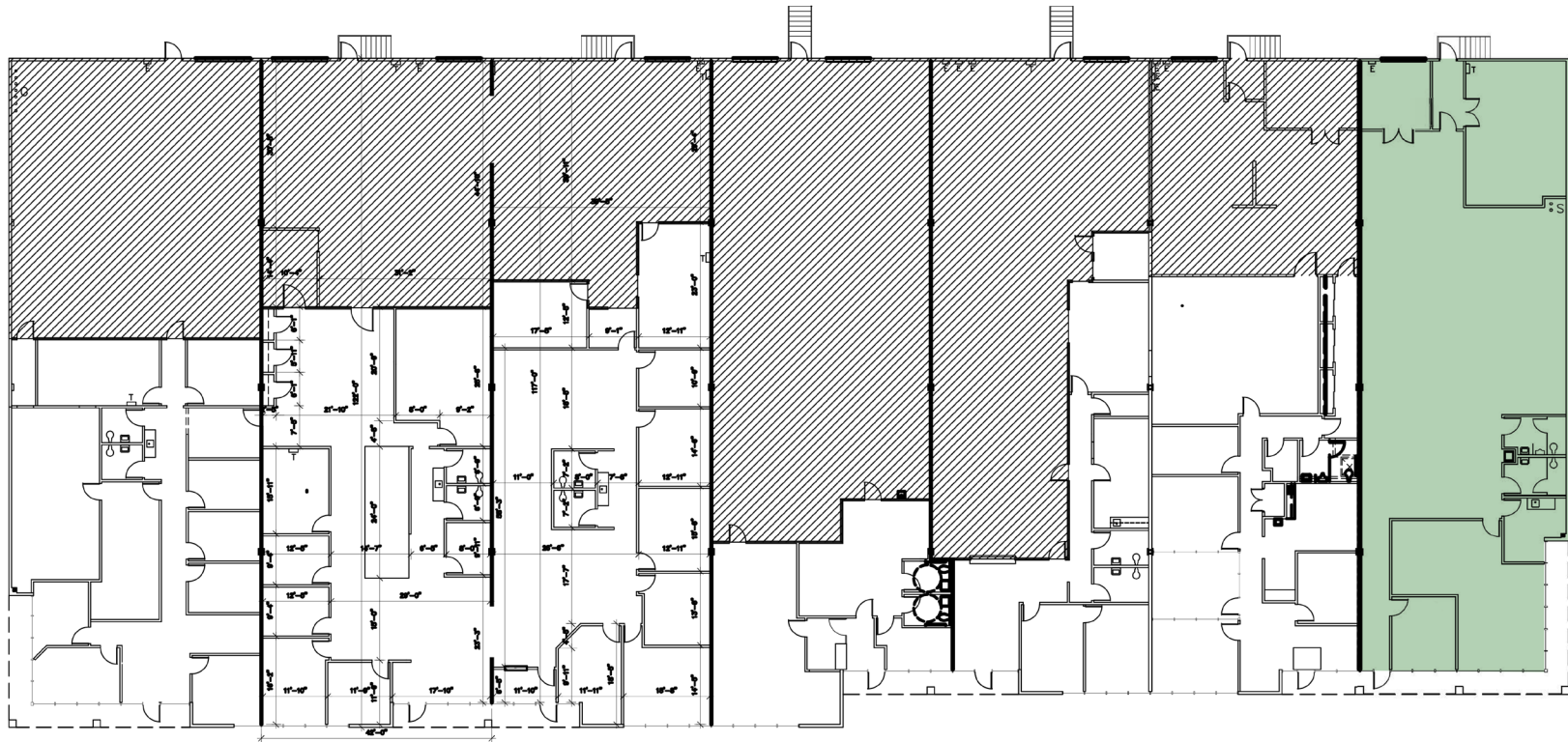
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# Building C

8271-8283 Melrose Drive, Lenexa, Kansas

## Floor Plan



8283 MELROSE  
OFFICE = 4,160 SQFT  
WAREHOUSE = 0 SQFT  
TOTAL = 4,160 SQFT