



Excellent Access and Location Situated in the highly-desirable Johnson County submarket



Prestigious Mixed-Use Business Park

- Up to 4,525 square feet available
- 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:	8291-8309 Melrose Drive Lenexa, Kansas
Building Size:	One Story Building 33,466 Square Feet
Parking Ratio:	104 surface space 3/1,000 SF
Year Constructed:	1985
Building Construction:	Precast concrete and glass
Zoning:	BP-2
Utilities (Lessee):	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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Building D

8291-8309 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

4,525 SF

Space Available:	8301 Melrose Drive Lenexa, Kansas
SF Available:	4,525 SF Total 2,991 SF Office 1,534 SF Warehouse
Loading:	1 Dock
Clear Height:	16'
Sprinkler:	BP-2
Base Rent:	\$7.25 PSF Net
Common Area Maintenance:	\$2.15 PSF (Est.)
Real Estate Taxes:	\$2.79 PSF (Est.)
Insurance:	\$0.18 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF

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Building D

8291-8309 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

4,244 SF

Space Available:	8309 Melrose Drive Lenexa, Kansas
SF Available:	5,430 SF Total 4,244 SF Office 1,186 SF Warehouse
Loading:	1 Dock
Clear Height:	16'
Sprinkler:	BP-2
Base Rent:	\$7.50 PSF NNN
Common Area Maintenance:	\$2.15 PSF (Est.)
Real Estate Taxes:	\$2.79 PSF (Est.)
Insurance:	\$0.18 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF

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Building D

8291-8309 Melrose Drive, Lenexa, Kansas

Floor Plan

