# Building K 8400-8428 Melrose Drive, Lenexa, Kansas 66214





## 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
- Up to 19,235 Square Feet Available 9/1/2025

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

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#### General Building Information

Location:	8400 - 8428 Melrose Drive, Lenexa, Kansas
Building Size:	One Story Building 28,210 Squre Feet
Parking Ratio:	117 Surface Spaces 4 / 1,000 Square Feet
Year Constructed:	August, 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
Available SF (For Lease)	19,235 SF (Available 9/1/2025)
Common Area Maintenance:	\$2.65 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.06 PSF
Taxes:	\$3.37 PSF (Est.)
Insurance:	\$0.32 PSF (Est.)

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#### 15,050 SF

Space Available:	8400 Melrose Drive, Lenexa, Kansas
SF Available:	15,050 SF Total 11,548 SF Office 3,502 SF Warehouse
Loading:	1 Dock-High Door 3 Double Doors
Clear Height:	14'
Sprinkler:	Yes
Zoning:	BP-2
Base Rent:	\$8.50 PSF Net
Common Area Maintenance:	\$2.65 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.06 PSF
Taxes:	\$3.37 PSF (Est.)

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# 2,210 SF

Space Available:	8424 Melrose Drive, Lenexa, Kansas
SF Available:	2,210 SF Total 1,889 SF Office 321 SF Warehouse
Loading:	Double-Door
Clear Height:	14'
Sprinkler:	Yes
Zoning:	BP-2
Base Rent:	\$8.50 PSF Net
Common Area Maintenance:	\$2.65 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.06 PSF
Taxes:	\$3.37 PSF (Est.)
Insurance:	\$0.32 PSF (Est.)

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## 1,975 SF

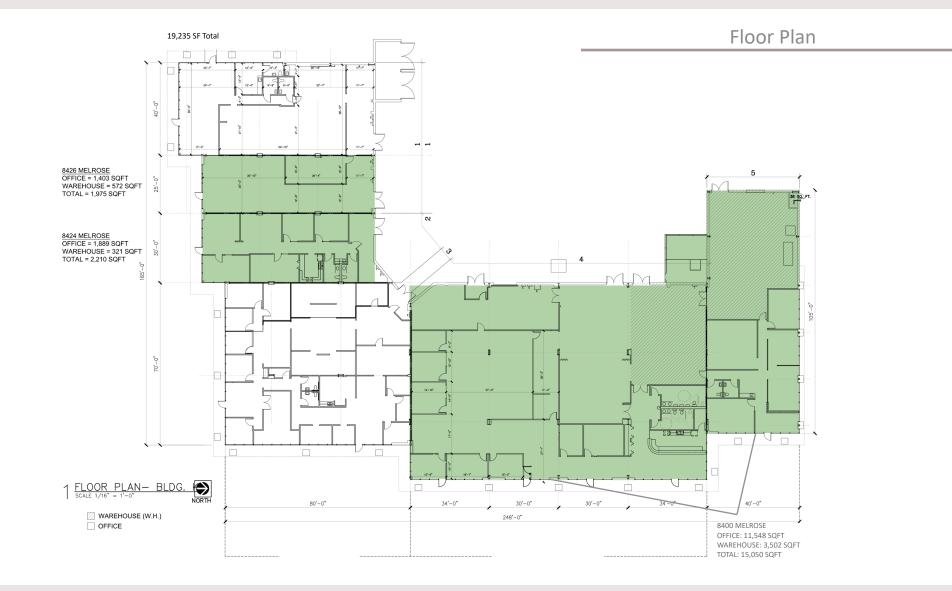
Space Available:	8426 Melrose Drive, Lenexa, Kansas
SF Available:	1,975 SF Total 1,403 SF Office 572 SF Warehouse
Loading:	Double-Door
Clear Height:	14'
Sprinkler:	Yes
Zoning:	BP-2
Base Rent:	\$8.75 PSF Net
Common Area Maintenance:	\$2.65 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.06 PSF
Taxes:	\$3.37 PSF (Est.)
Insurance:	\$0.32 PSF (Est.)

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4622 Pennsylvania Avenue, Suite 700 Kansas City, MO 64112 816.756.1400 | www.BLOCKLLC.com

