

Building K

8400-8428 Melrose Drive, Lenexa, Kansas 66214



Pine Ridge
Business Park

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

For more information:

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General Building Information

Location:	8400 - 8428 Melrose Drive, Lenexa, Kansas
Building Size:	One Story Building 28,210 Squire 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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Building K

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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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Pine Ridge
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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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Pine Ridge
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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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Floor Plan

