



### **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 15,050 Square Feet Available

#### For more information:

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### General Building Information

<b>Location:</b>	8400 - 8428 Melrose Drive, Lenexa, Kansas
<b>Building Size:</b>	One Story Building 28,210 Square Feet
<b>Parking Ratio:</b>	117 Surface Spaces 4 / 1,000 Square Feet
<b>Year Constructed:</b>	August, 1986
<b>Building Construction:</b>	Brick and glass
<b>Sprinkler:</b>	Yes
<b>Utilities (Lessee):</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County
<b>Available SF (For Lease)</b>	15,050 SF
<b>Common Area Maintenance:</b>	\$2.68 (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$3.31 PSF (Est.)
<b>Insurance:</b>	\$0.34 PSF (Est.)

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# Building K

8400-8428 Melrose Drive, Lenexa, Kansas 66214



Pine Ridge  
Business Park

15,050 SF

<b>Space Available:</b>	8400 Melrose Drive, Lenexa, Kansas
<b>SF Available:</b>	15,050 SF Total 11,548 SF Office 3,502 SF Warehouse
<b>Loading:</b>	1 Dock-High Door 3 Grade Level Double Doors
<b>Clear Height:</b>	14'
<b>Sprinkler:</b>	Yes
<b>Zoning:</b>	BP-2
<b>Base Rent:</b>	\$8.50 PSF Net
<b>Common Area Maintenance:</b>	\$2.68 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$3.31 PSF (Est.)
<b>Insurance:</b>	\$0.34 PSF (Est.)

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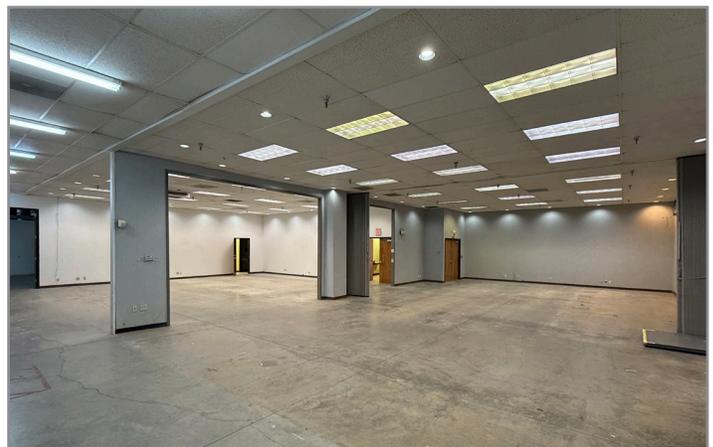
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8400-8428 Melrose Drive, Lenexa, Kansas 66214



Pine Ridge  
Business Park

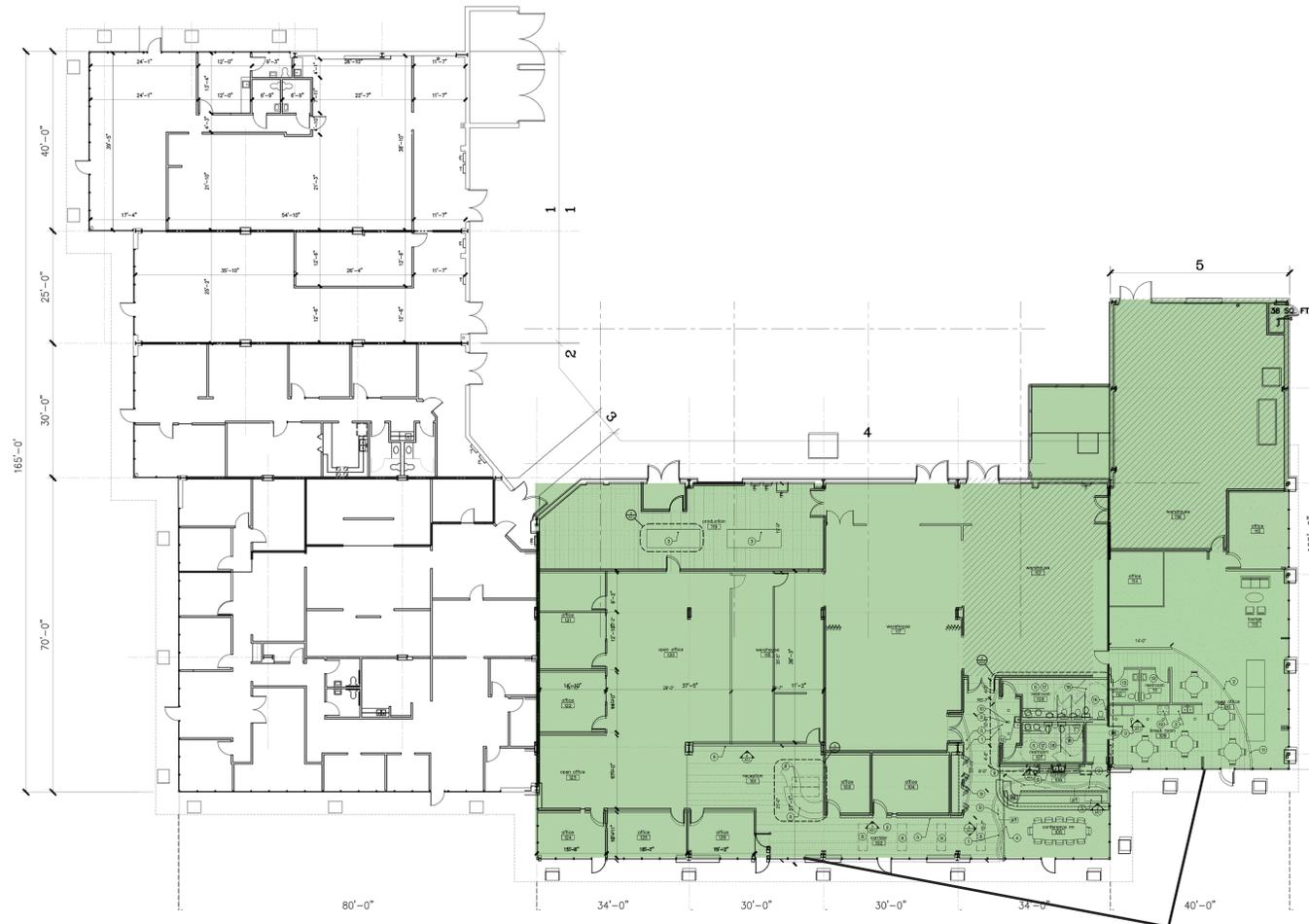
## Unit 8400 Interior Photos



# Building K

8400-8428 Melrose Drive, Lenexa, Kansas 66214

## Floor Plan



8400 MELROSE  
OFFICE: 11,548 SQFT  
WAREHOUSE: 3,502 SQFT  
TOTAL: 15,050 SQFT