



FOR LEASE/FOR SALE **Highly-Desirable Johnson County Submarket**



Prestigious Mixed-Use Business Park

- Rare Owner/User Purchase Opportunity
- Up to 15,050 Square Feet Available Now For Lease or Owner/User
- 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

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

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)	15,050 SF
Sale Price:	Call for Pricing
Common Area Maintenance:	\$2.68 (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$3.31 PSF (Est.)
Insurance:	\$0.34 PSF (Est.)

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Building K

8400-8428 Melrose Drive, Lenexa, Kansas 66214



Pine Ridge
Business Park

15,050 SF

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

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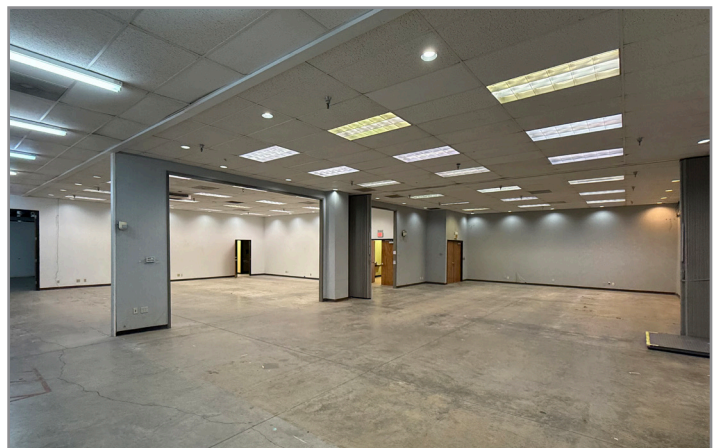
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Pine Ridge
Business Park

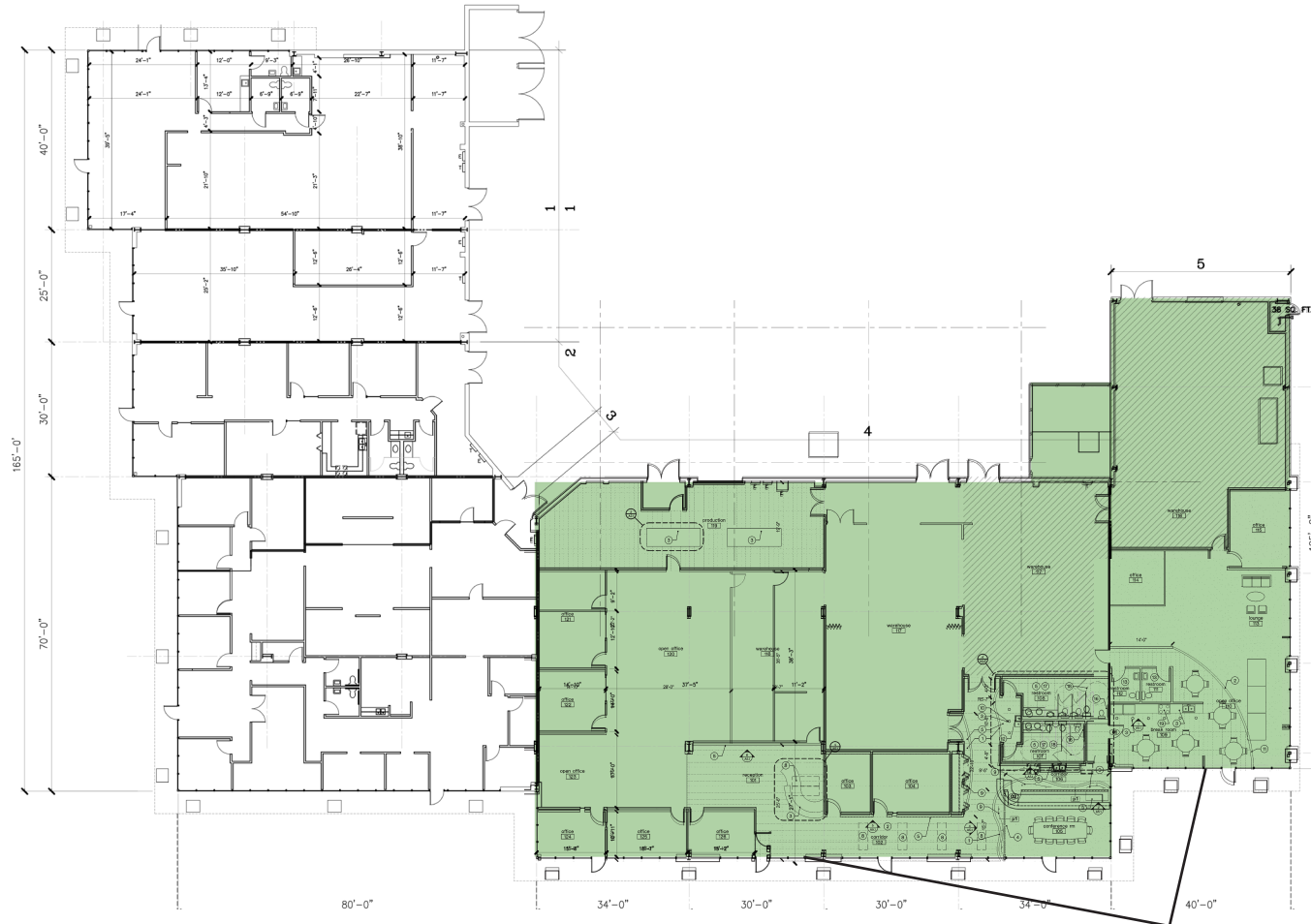
Unit 8400 Interior Photos



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