

## 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

### For more information:

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## General Building Information

<b>Location:</b>	8341-8375 Melrose Drive Lenexa, Kansas
<b>Building Size:</b>	One Story Building 41,285 Square Feet
<b>Parking Ratio:</b>	147 Surface Spaces 3.5 / 1,000 Square Feet
<b>Year Constructed:</b>	1984
<b>Building Construction:</b>	Precast concrete
<b>Sprinkler:</b>	Yes
<b>Utilities:</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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# Building E-1

8341-8375 Melrose Drive, Lenexa, Kansas



Pine Ridge  
Business Park

2,125 SF

<b>Space Available:</b>	8343 Melrose Drive Lenexa, Kansas
<b>SF Available:</b>	2,125 SF (1,173 SF Office; 952 SF Warehouse)
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 1,596 square feet and up which require dock-high loading
<b>Loading:</b>	1 Drive-in
<b>Clear Height:</b>	14'
<b>Sprinkler:</b>	Yes
<b>Base Rent:</b>	\$8.25 PSF NNN
<b>Common Area Maintenance:</b>	\$1.37 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$2.02 PSF (Est.)
<b>Insurance:</b>	\$0.12 PSF (Est.)

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# Building E-1

8341-8375 Melrose Drive, Lenexa, Kansas



Pine Ridge  
Business Park

1,596 SF

<b>Space Available:</b>	8369 Melrose Drive Lenexa, Kansas
<b>SF Available:</b>	1,596 SF (588 SF warehouse)
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 1,596 square feet and up which require dock-high loading
<b>Loading:</b>	1 Drive-in
<b>Clear Height:</b>	16'
<b>Sprinkler:</b>	Yes
<b>Base Rent:</b>	\$8.25 PSF NNN
<b>Common Area Maintenance:</b>	\$1.94 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$2.78 PSF (Est.)
<b>Insurance:</b>	\$0.18 PSF (Est.)

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# Building E-1

8341-8375 Melrose Drive, Lenexa, Kansas



Pine Ridge  
Business Park

6,808 SF

<b>Space Available:</b>	8375 Melrose Drive Lenexa, Kansas
<b>SF Available:</b>	6,808 SF (4,801 SF office; 2,007 SF warehouse)
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 6,808 square feet and up which require dock-high loading
<b>Loading:</b>	1 Drive-in
<b>Clear Height:</b>	14'
<b>Sprinkler:</b>	Yes
<b>Base Rent:</b>	\$7.25 Net
<b>Common Area Maintenance:</b>	\$1.37 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$2.02 PSF (Est.)
<b>Insurance:</b>	\$0.12 PSF (Est.)

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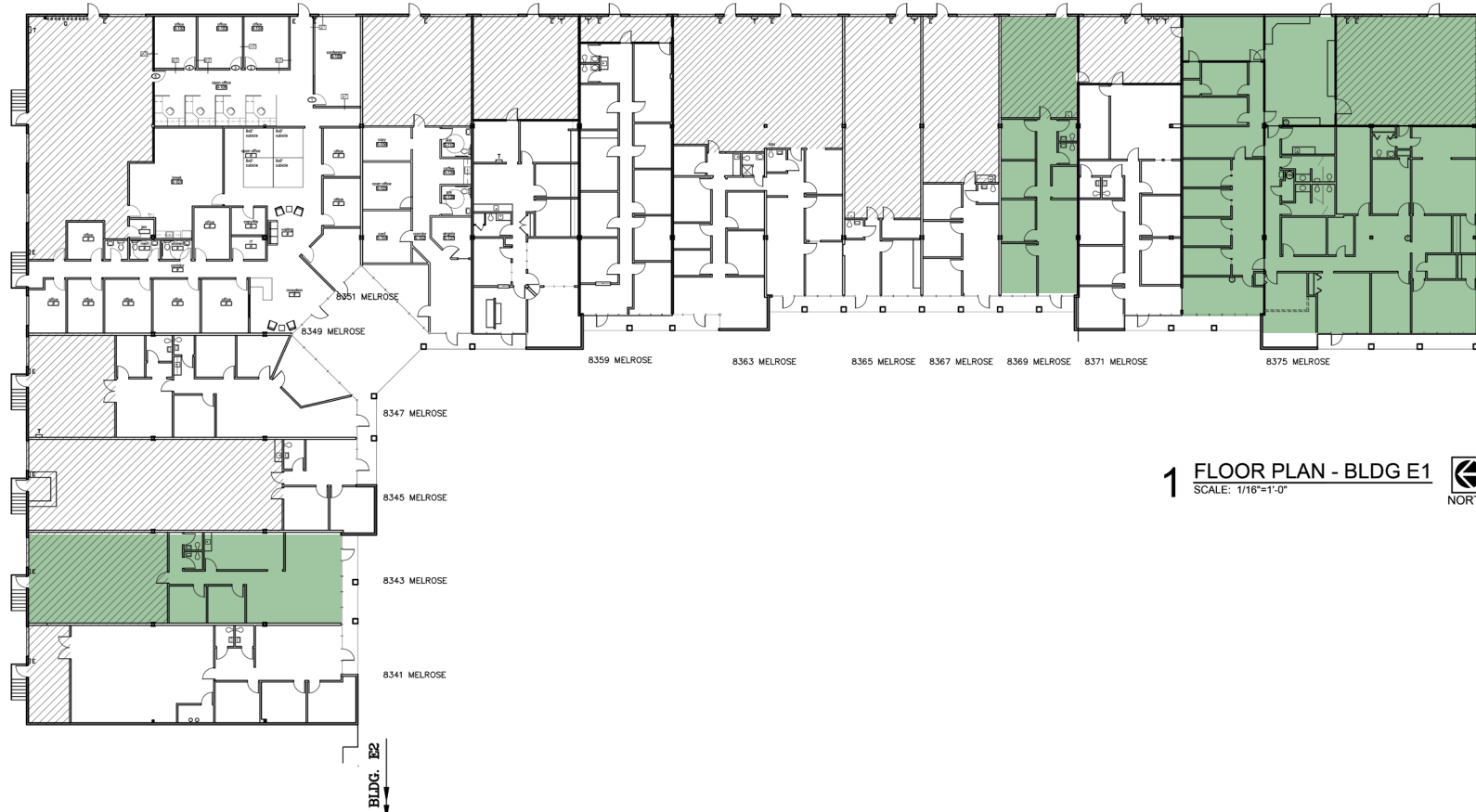
# Building E-1

8341-8375 Melrose Drive, Lenexa, Kansas

## Floor Plan

8369 MELROSE  
OFFICE = 1008 SQFT  
WAREHOUSE = 888 SQFT  
TOTAL = 1896 SQFT

8375 MELROSE  
OFFICE = 958 SQFT  
WAREHOUSE = 1150 SQFT  
TOTAL = 2108 SQFT



8343 MELROSE  
OFFICE = 1,173 SQFT  
WAREHOUSE = 952 SQFT  
TOTAL = 2,125 SQFT

**1 FLOOR PLAN - BLDG E1**  
SCALE: 1/16"=1'-0" 