

Building E-1

8341-8375 Melrose Drive, Lenexa, Kansas



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

For more information:

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General Building Information

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

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Building E-1

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2,125 SF

Space Available:	8343 Melrose Drive Lenexa, Kansas
SF Available:	2,125 SF Total 1,173 SF Office 952 SF Warehouse
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 1,596 square feet and up which require dock-high loading
Loading:	1 Dock-High Door
Clear Height:	14'
Sprinkler:	Yes
Base Rent:	\$8.25 PSF NNN
Common Area Maintenance:	\$1.92 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.8 PSF
Taxes:	\$2.85 PSF (Est.)

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4,745 SF

Space Available:	8345-8347 Melrose Drive Lenexa, Kansas
SF Available:	4,745 SF Total 2,240 SF Office 2,433 SF Warehouse
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 1,596 square feet and up which require dock-high loading
Loading:	2 Dock-High Doors
Clear Height:	14'
Sprinkler:	Yes
Base Rent:	\$8.00 PSF NNN
Common Area Maintenance:	\$1.92 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.8 PSF
Taxes:	\$2.85 PSF (Est.)
Insurance:	\$0.25 PSF (Est.)

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2,309 SF

Space Available:	8345 Melrose Drive Lenexa, Kansas
SF Available:	2,309 SF Total 574 SF Office 1,735 SF Warehouse
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 1,596 square feet and up which require dock-high loading
Loading:	1 Dock-High Door
Clear Height:	14'
Sprinkler:	Yes
Base Rent:	\$8.25 PSF NNN
Common Area Maintenance:	\$1.92 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.8 PSF
Taxes:	\$2.85 PSF (Est.)
Insurance:	\$0.25 PSF (Est.)

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2,436 SF

Space Available:	8347 Melrose Drive Lenexa, Kansas
SF Available:	2,436 SF Total 1,666 SF Office 698 SF Warehouse
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 1,596 square feet and up which require dock-high loading
Loading:	1 Dock-High Door
Clear Height:	14'
Sprinkler:	Yes
Base Rent:	\$8.25 PSF NNN
Common Area Maintenance:	\$1.92 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.8 PSF
Taxes:	\$2.85 PSF (Est.)
Insurance:	\$0.25 PSF (Est.)

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2,539 SF

Space Available:	8357 Melrose Drive Lenexa, Kansas
SF Available:	2,539 SF Total 1,721 SF Office 818 SF Warehouse
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 1,596 square feet and up which require dock-high loading
Loading:	1 Drive-in
Clear Height:	14'
Sprinkler:	Yes
Base Rent:	\$8.25 PSF NNN
Common Area Maintenance:	\$1.92 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.8 PSF
Taxes:	\$2.85 PSF (Est.)
Insurance:	\$0.25 PSF (Est.)

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2,314 SF

Space Available:	8371 Melrose Drive Lenexa, Kansas
SF Available:	2,314 SF Total 1,792 SF Office 522 SF Warehouse
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 1,596 square feet and up which require dock-high loading
Loading:	1 Drive-in
Clear Height:	14'
Sprinkler:	Yes
Base Rent:	\$8.25 PSF NNN
Common Area Maintenance:	\$1.92 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.8 PSF
Taxes:	\$2.85 PSF (Est.)
Insurance:	\$0.25 PSF (Est.)

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6,808 SF

Space Available:	8375 Melrose Drive Lenexa, Kansas
SF Available:	6,808 SF Total 4,801 SF Office 2,007 SF Warehouse
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 6,808 square feet and up which require dock-high loading
Loading:	1 Drive-in
Clear Height:	14'
Sprinkler:	Yes
Base Rent:	\$7.25 Net
Common Area Maintenance:	\$1.92 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.8 PSF
Taxes:	\$2.85 PSF (Est.)
Insurance:	\$0.25 PSF (Est.)

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Floor Plan

