



## **Excellent Access and Location** **Situated in the highly-desirable Johnson County submarket**



### Prestigious Mixed-Use Business Park

- Up to 4,525 square feet available
- 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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# Building D

8291-8309 Melrose Drive, Lenexa, Kansas



Pine Ridge  
Business Park

## General Building Information

<b>Location:</b>	8291-8309 Melrose Drive Lenexa, Kansas
<b>Building Size:</b>	One Story Building 33,466 Square Feet
<b>Parking Ratio:</b>	104 surface space 3/1,000 SF
<b>Year Constructed:</b>	1985
<b>Building Construction:</b>	Precast concrete and glass
<b>Zoning:</b>	BP-2
<b>Utilities (Lessee):</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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# Building D

8291-8309 Melrose Drive, Lenexa, Kansas



Pine Ridge  
Business Park

4,525 SF

<b>Space Available:</b>	8301 Melrose Drive Lenexa, Kansas
<b>SF Available:</b>	4,525 SF Total 2,991 SF Office 1,534 SF Warehouse
<b>Loading:</b>	1 Dock
<b>Clear Height:</b>	16'
<b>Sprinkler:</b>	BP-2
<b>Base Rent:</b>	\$7.25 PSF Net
<b>Common Area Maintenance:</b>	\$2.37 PSF (Est.)
<b>Real Estate Taxes:</b>	\$2.67 PSF (Est.)
<b>Insurance:</b>	\$0.12 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF

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# Building D

8291-8309 Melrose Drive, Lenexa, Kansas



Pine Ridge  
Business Park

4,244 SF

<b>Space Available:</b>	8309 Melrose Drive Lenexa, Kansas
<b>SF Available:</b>	5,430 SF Total 4,244 SF Office 1,186 SF Warehouse
<b>Loading:</b>	1 Dock
<b>Clear Height:</b>	16'
<b>Sprinkler:</b>	BP-2
<b>Base Rent:</b>	\$7.50 PSF NNN
<b>Common Area Maintenance:</b>	\$2.37 PSF (Est.)
<b>Real Estate Taxes:</b>	\$2.67 PSF (Est.)
<b>Insurance:</b>	\$0.12 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF

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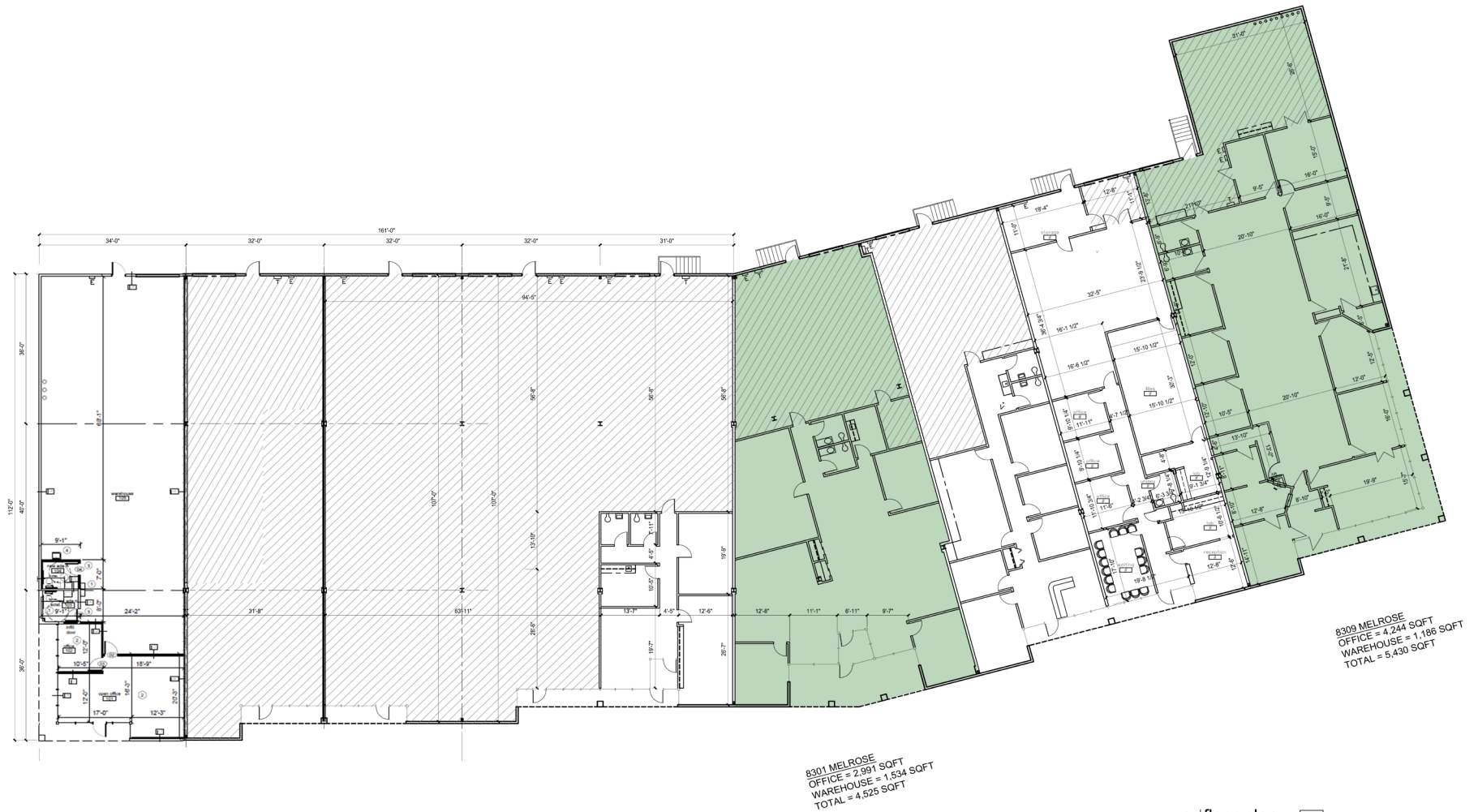
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8291-8309 Melrose Drive, Lenexa, Kansas

## Floor Plan



**1** floor plan  
scale: 3/32" = 1'-0"

