



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:

Kenneth G. Block, SIOR, CCIM
816.932.5551

kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

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.

Building D

8291-8309 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

General Building Information

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

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building D

8291-8309 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

3,354 SF

Space Available:	8307 Melrose Drive Lenexa, Kansas
SF Available:	3,354 SF Total 3,154 SF Office 220 SF Warehouse
Loading:	1 Dock-High Door
Clear Height:	16'
Sprinkler:	BP-2
Base Rent:	\$8.00 PSF NNN
Common Area Maintenance:	\$2.15 PSF (Est.)
Real Estate Taxes:	\$2.79 PSF (Est.)
Insurance:	\$0.18 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building D

8291-8309 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

5,430 SF

Space Available:	8309 Melrose Drive Lenexa, Kansas
SF Available:	5,430 SF Total 4,244 SF Office 1,186 SF Warehouse
Loading:	1 Dock-High Door
Clear Height:	16'
Sprinkler:	BP-2
Base Rent:	\$7.50 PSF NNN
Common Area Maintenance:	\$2.15 PSF (Est.)
Real Estate Taxes:	\$2.79 PSF (Est.)
Insurance:	\$0.18 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building D

8291-8309 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

8,784 SF

Space Available:	8307-8309 Melrose Drive Lenexa, Kansas
SF Available:	8,784 SF Total 7,398 SF Office 1,406 SF Warehouse
Loading:	2 Dock-High Doors
Clear Height:	16'
Sprinkler:	BP-2
Base Rent:	\$8.00 PSF NNN
Common Area Maintenance:	\$2.15 PSF (Est.)
Real Estate Taxes:	\$2.79 PSF (Est.)
Insurance:	\$0.18 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building D

8291-8309 Melrose Drive, Lenexa, Kansas

Floor Plan



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

