



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

8341-8375 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

2,125 SF

Space Available:	8343 Melrose Drive Lenexa, Kansas
SF Available:	2,125 SF (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 Drive-in
Clear Height:	14'
Sprinkler:	Yes
Base Rent:	\$8.25 PSF NNN
Common Area Maintenance:	\$1.37 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$2.02 PSF (Est.)
Insurance:	\$0.12 PSF (Est.)

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6,808 SF

Space Available:	8375 Melrose Drive Lenexa, Kansas
SF Available:	6,808 SF (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:	\$1.37 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$2.02 PSF (Est.)
Insurance:	\$0.12 PSF (Est.)

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Building E-1

8341-8375 Melrose Drive, Lenexa, Kansas

Floor Plan

