



### **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>	8317-8405 Melrose Drive Lenexa, Kansas
<b>Building Size:</b>	One Story Building 27,206 Square Feet
<b>Parking Ratio:</b>	98 surface spaces. 3.6/1000 SF
<b>Year Constructed:</b>	1984
<b>Building Construction:</b>	Precast concrete
<b>Zoning:</b>	BP-1
<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 E-2

8317-8405 Melrose, Lenexa, Kansas



Pine Ridge  
Business Park

1,900 SF

**Space Available:** 8331 Melrose Drive  
Lenexa, Kansas

**SF Available:** 1,900 SF Total  
1,043 SF Office  
857 SF Warehouse

**Loading:** 1 Drive-in

**Clear Height:** 16'

**Zoning:** BP-1

**Base Rent:** \$9.00 NNN

**Common Area Maintenance:** \$2.42 PSF (Est.)

**Est. Park Maintenance:** Maximum \$0.6 PSF

**Taxes:** \$2.89 PSF (Est.)

**Insurance:** \$0.35 PSF (Est.)

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# Building E-2

8317-8405 Melrose, Lenexa, Kansas



Pine Ridge  
Business Park

2,268 SF

**Space Available:** 8335 Melrose Drive  
Lenexa, Kansas

**SF Available:** 2,268 SF Total  
1,680 SF Office  
588 SF Warehouse

**Loading:** 1 Drive-in

**Clear Height:** 16'

**Zoning:** BP-1

**Base Rent:** \$8.50 NNN

**Common Area Maintenance:** \$2.42 PSF (Est.)

**Est. Park Maintenance:** Maximum \$0.6 PSF

**Taxes:** \$2.89 PSF (Est.)

**Insurance:** \$0.35 PSF (Est.)

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# Building E-2

8317-8405 Melrose, Lenexa, Kansas



Pine Ridge  
Business Park

4,864 SF

**Space Available:** 8339 Melrose Drive  
Lenexa, Kansas

**SF Available:** 4,864 SF Total  
505 SF Warehouse

**Loading:** 2 Drive-ins

**Clear Height:** 16'

**Zoning:** BP-1

**Base Rent:** \$8.25 PSF NNN

**Common Area Maintenance:** \$2.42 PSF (Est.)

**Est. Park Maintenance:** Maximum \$0.6 PSF

**Taxes:** \$2.89 PSF (Est.)

**Insurance:** \$0.35 PSF (Est.)

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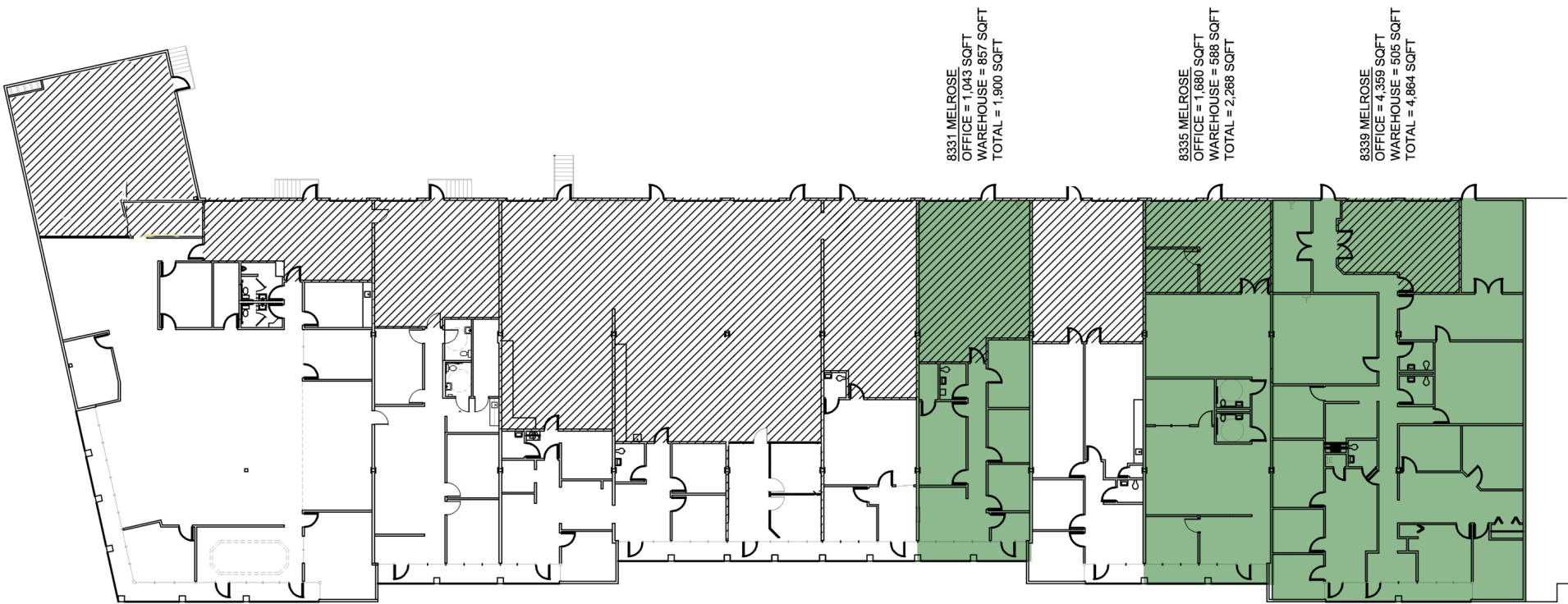
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# Building E-2

8317-8405 Melrose, Lenexa, Kansas

## Floor Plan



BUILDING E2 – FLOOR PLAN

SCALE: NTS

- WAREHOUSE (W.H.)
- OFFICE