8400-8428 Melrose Drive, Lenexa, Kansas 66214



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
- Up to 19,235 Square Feet Available 9/1/2025

For more information:

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8400-8428 Melrose Drive, Lenexa, Kansas 66214



General Building Information

Location: 8400 - 8428 Melrose Drive, Lenexa, Kansas

Building Size: One Story Building

28,210 Squre Feet

Parking Ratio: 117 Surface Spaces

4 / 1,000 Square Feet

Year Constructed: August, 1986

Building Construction: Brick and glass

Sprinkler: Yes

Utilities (Lessee): Electricity - Kansas City Power and Light

Gas - KPL Gas Services

Water - Water District #1 of Johnson County

Available SF (For Lease) 19,235 SF (Available 9/1/2025)

Common Area Maintenance: \$2.65 PSF (Est.)

Est. Park Maintenance: Maximum \$0.06 PSF

Taxes: \$3.37 PSF (Est.)

Insurance: \$0.32 PSF (Est.)

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8400-8428 Melrose Drive, Lenexa, Kansas 66214



15,050 SF

Space Available: 8400 Melrose Drive, Lenexa, Kansas

SF Available: 15,050 SF Total

11,548 SF Office 3,502 SF Warehouse

Loading: 1 Dock-High Door

3 Double Doors

Clear Height: 14'

Sprinkler: Yes

Zoning: BP-2

Base Rent: \$8.50 PSF Net

Common Area Maintenance: \$2.65 PSF (Est.)

Est. Park Maintenance: Maximum \$0.06 PSF

Taxes: \$3.37 PSF (Est.)

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8400-8428 Melrose Drive, Lenexa, Kansas 66214



2,210 SF

Space Available: 8424 Melrose Drive, Lenexa, Kansas

SF Available: 2,210 SF Total

1,889 SF Office 321 SF Warehouse

Loading: Double-Door

Clear Height: 14'

Sprinkler: Yes

Zoning: BP-2

Base Rent: \$8.50 PSF Net

Common Area Maintenance: \$2.65 PSF (Est.)

Est. Park Maintenance: Maximum \$0.06 PSF

Taxes: \$3.37 PSF (Est.)

Insurance: \$0.32 PSF (Est.)

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8400-8428 Melrose Drive, Lenexa, Kansas 66214



1,975 SF

Space Available: 8426 Melrose Drive, Lenexa, Kansas

SF Available: 1,975 SF Total

1,403 SF Office 572 SF Warehouse

Loading: Double-Door

Clear Height: 14'

Sprinkler: Yes

Zoning: BP-2

Base Rent: \$8.75 PSF Net

Common Area Maintenance: \$2.65 PSF (Est.)

Est. Park Maintenance: Maximum \$0.06 PSF

Taxes: \$3.37 PSF (Est.)

Insurance: \$0.32 PSF (Est.)

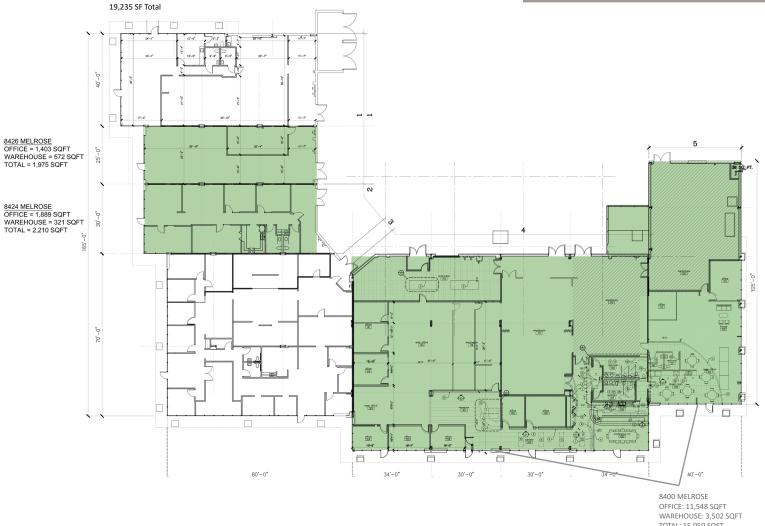
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Floor Plan



TOTAL: 15,050 SQFT

