



**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: | 8317-8405 Melrose Drive Lenexa, Kansas |
| Building Size: | One Story Building 27,206 Square Feet |
| Parking Ratio: | 98 surface spaces. 3.6/1000 SF |
| Year Constructed: | 1984 |
| Building Construction: | Precast concrete |
| Zoning: | BP-1 |
| Utilities (Lessee): | Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County |

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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 NNN

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

Est. Park Maintenance: Maximum \$0.08 PSF

Taxes: \$2.89 PSF (Est.)

Insurance: \$0.35 PSF (Est.)

For more information:

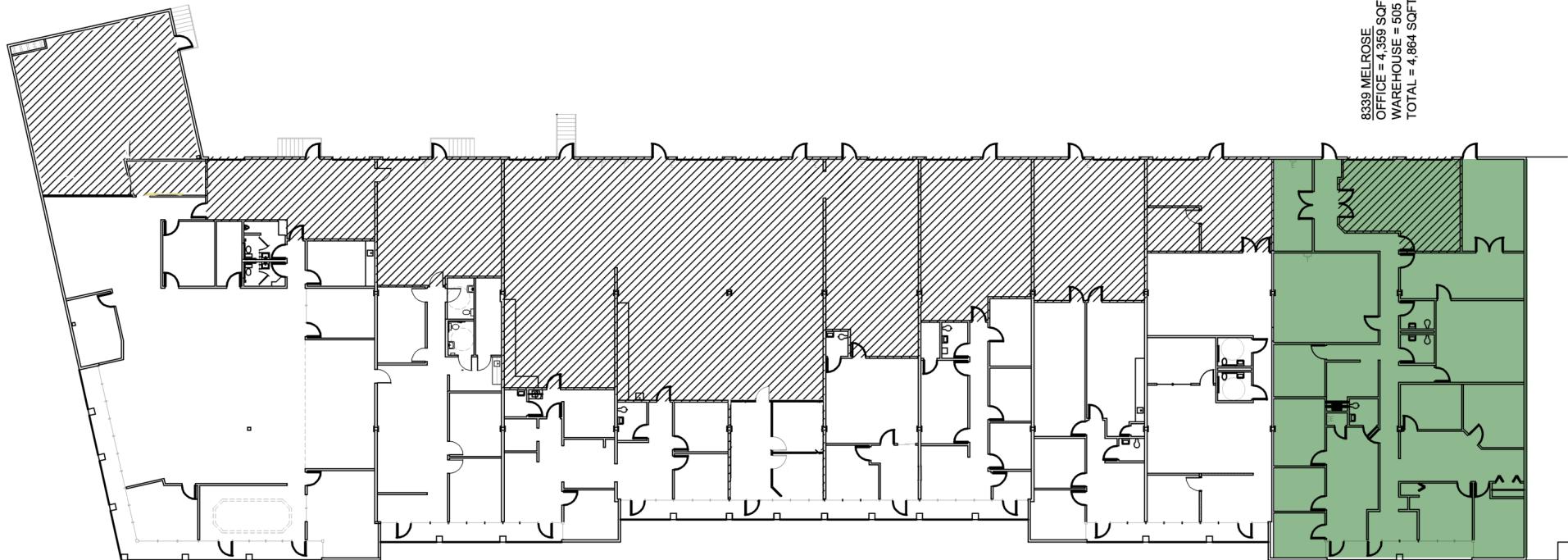
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Floor Plan



BUILDING E2 – FLOOR PLAN

SCALE: NTS



- WAREHOUSE (W.H.)
- OFFICE