



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.



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

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



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:

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

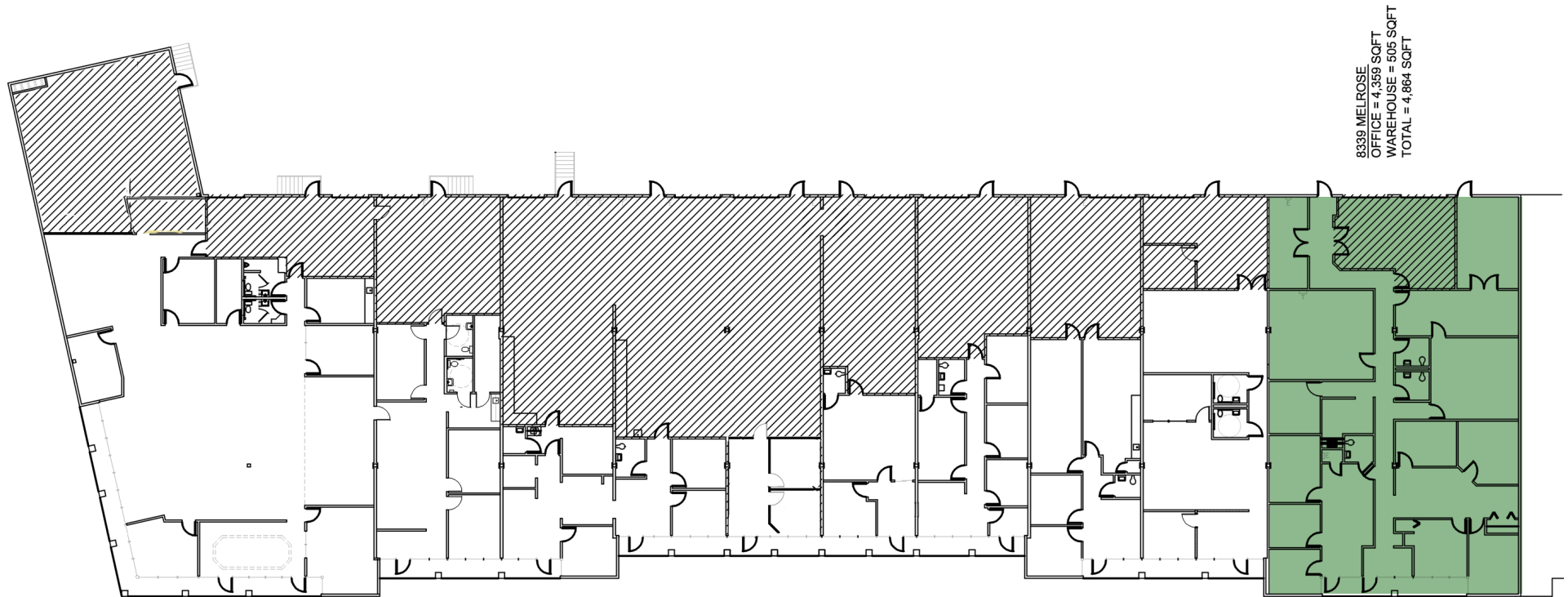
Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building E-2



8317-8405 Melrose, Lenexa, Kansas

Floor Plan



BUILDING E2 - FLOOR PLAN

SCALE: NTS

-  WAREHOUSE (W.H.)
-  OFFICE