

# Building E-1

8341-8375 Melrose Drive, Lenexa, Kansas



Pine Ridge  
Business Park

## **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>	8341-8375 Melrose Drive Lenexa, Kansas
<b>Building Size:</b>	One Story Building 41,285 Square Feet
<b>Parking Ratio:</b>	147 Surface Spaces 3.5 / 1,000 Square Feet
<b>Year Constructed:</b>	1984
<b>Building Construction:</b>	Precast concrete
<b>Sprinkler:</b>	Yes
<b>Utilities:</b>	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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# Building E-1

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2,349 SF

<b>Space Available:</b>	8341 Melrose Drive Lenexa, Kansas
<b>SF Available:</b>	2,349 SF Total 2,032 SF Office 317 SF Warehouse
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 2,032 square feet and up which require dock-high loading
<b>Loading:</b>	1 Dock-High Door
<b>Clear Height:</b>	14'
<b>Sprinkler:</b>	Yes
<b>Base Rent:</b>	\$8.25 PSF NNN
<b>Common Area Maintenance:</b>	\$1.92 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$2.84 PSF (Est.)
<b>Insurance:</b>	\$0.25 PSF (Est.)

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# Building E-1

8341-8375 Melrose Drive, Lenexa, Kansas



Pine Ridge  
Business Park

6,808 SF

<b>Space Available:</b>	8375 Melrose Drive Lenexa, Kansas
<b>SF Available:</b>	6,808 SF Total 4,801 SF Office 2,007 SF Warehouse
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately 6,808 square feet and up which require dock-high loading
<b>Loading:</b>	1 Drive-in
<b>Clear Height:</b>	14'
<b>Sprinkler:</b>	Yes
<b>Base Rent:</b>	\$7.25 Net
<b>Common Area Maintenance:</b>	\$1.92 PSF (Est.)
<b>Est. Park Maintenance:</b>	Maximum \$0.08 PSF
<b>Taxes:</b>	\$2.84 PSF (Est.)
<b>Insurance:</b>	\$0.25 PSF (Est.)

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## Floor Plan

