



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: 8341-8375 Melrose Drive
Lenexa, Kansas

Building Size: One Story Building
41,285 Square Feet

Parking Ratio: 147 Surface Spaces
3.5 / 1,000 Square Feet

Year Constructed: 1984

Building Construction: Precast concrete

Sprinkler: Yes

Utilities: Electricity - Kansas City Power and Light
Gas - KPL Gas Services
Water - Water District #1 of Johnson County

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Building E-1

8341-8375 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

2,349 SF

Space Available: 8341 Melrose Drive
Lenexa, Kansas

SF Available: 2,349 SF Total
2,032 SF Office
317 SF Warehouse

Design Features: This multi-tenant facility is designed to accommodate those users seeking approximately 2,032 square feet and up which require dock-high loading

Loading: 1 Dock-High Door

Clear Height: 14'

Sprinkler: Yes

Base Rent: \$8.25 PSF NNN

Common Area Maintenance: \$1.92 PSF (Est.)

Est. Park Maintenance: Maximum \$0.08 PSF

Taxes: \$2.84 PSF (Est.)

Insurance: \$0.25 PSF (Est.)

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Building E-1

8341-8375 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

6,808 SF

Space Available: 8375 Melrose Drive
Lenexa, Kansas

SF Available: 6,808 SF Total
4,801 SF Office
2,007 SF Warehouse

Design Features: This multi-tenant facility is designed to accommodate those users seeking approximately 6,808 square feet and up which require dock-high loading

Loading: 1 Drive-in

Clear Height: 14'

Sprinkler: Yes

Base Rent: \$7.25 Net

Common Area Maintenance: \$1.92 PSF (Est.)

Est. Park Maintenance: Maximum \$0.08 PSF

Taxes: \$2.84 PSF (Est.)

Insurance: \$0.25 PSF (Est.)

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Building E-1

8341-8375 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

Floor Plan

