

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:

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:	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

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-1

8341-8375 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

2,402 SF

Space Available:	8355 Melrose Drive Lenexa, Kansas
SF Available:	2,402 SF Total 1,497 SF Office 905 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:	\$8.50 PSF/NNN
Common Area Maintenance:	\$2.09 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$2.80 PSF (Est.)
Insurance:	\$0.27 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-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:	\$8.00 Net
Common Area Maintenance:	\$2.09 PSF (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF
Taxes:	\$2.80 PSF (Est.)
Insurance:	\$0.27 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-1

8341-8375 Melrose Drive, Lenexa, Kansas

Floor Plan

