

Building F

8381-8405 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

Location:	8381-8405 Melrose Drive Lenexa, Kansas
Building Size:	One Story Building 30,147 Square Feet
Parking Ratio:	85 Surface spaces 2.8/1,000 Square Feet
Year Constructed:	1984
Building Construction:	Precast concrete
Zoning:	BP-2
Clear Height:	16'
Sprinkler:	Yes
Utilities:	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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2,216 SF

Space Available:	8399 Melrose Drive Lenexa, Kansas
SF Available:	2,612 SF TOTAL 1,159 SF Office 1,453 SF Warehouse
Design Features:	This multi-tenant facility is designed to accomodate those users seeking approximately 2,000 square feet and up which require dock-high or drive-in loading.
Loading:	1 drive-in
Clear Height:	16' Warehouse, 9' Office
Zoning:	BP-2
Base Rent:	\$8.75 PSF NNN
Common Area Maintenance:	\$2.41 per square foot (Est.)
Est. Park Maintenance:	Maximum \$0.08 per square foot
Taxes:	\$2.75 PSF (Est.)
Insurance:	\$0.20 PSF (Est.)

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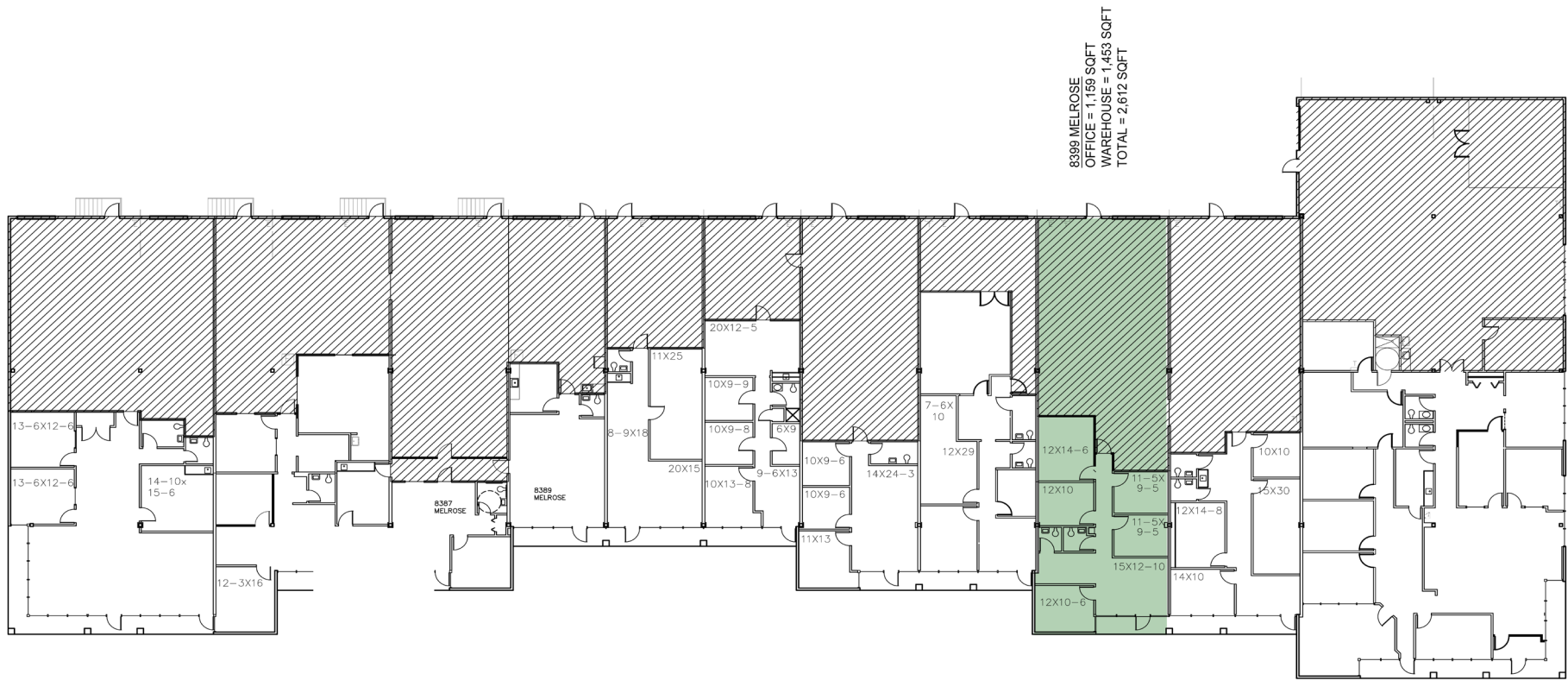
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Floor Plan



BUILDING F - FLOOR F

SCALE: $\frac{3}{32}$ " = 1'-0"

-  WAREHOUSE (W.H.)
-  OFFICE