



### Partial First Floor Available



#### 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
- 6,018 SF square feet available

#### For more information:

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### General Building Information

<b>Location:</b>	8325 Lenexa Drive, Lenexa, Kansas
<b>Building Size:</b>	Four-story building; 68,917 total rentable square feet
<b>Parking Ratio:</b>	4.1 cars per 1,000 square feet
<b>Year Constructed:</b>	1986
<b>Building Construction:</b>	Precast concrete panels and glass
<b>Zoning:</b>	Office (BP-1)
<b>Ceiling Height:</b>	9'
<b>Design Features:</b>	This multi-tenant facility is designed to accommodate those users seeking approximately up to 6,018 square feet and up.
<b>Base Rent:</b>	\$22.75 per rentable square foot per year with 2.5% annual increases
<b>Lease Type:</b>	Full-service basis with a 2024 base year for operating expenses
<b>Common Area Factor:</b>	13.8%
<b>Utilities (Lessor):</b>	Electricity - Kansas City Power & Light Gas - KPL Gas Services Water - Water District #1 of Johnson County
<b>CAM:</b>	\$12.24

6,018 SF

<b>Location:</b>	8325 Melrose Drive Lenexa, Kansas
<b>SF Available:</b>	6,018 SF - Partial first floor
<b>Base Rent:</b>	\$22.75 per rentable square foot per year on a full service basis lease
<b>Zoning:</b>	BP-1

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### Amenities

When you select Pine Ridge Business Park for your new business home, you also have access to a host of amenities designed to make your life more productive and enjoyable. These amenities including multiple ponds with water features, walking and running trails, and a nature reserve. Pine Ridge has something for everyone including immediate access to over 1,000 hotel and motel rooms, numerous restaurants, office supplies, dry cleaners, as well as a regional shopping mall.

Some of the amenities offered within and nearby Pine Ridge include:

#### **On Site Staff**

Pine Ridge Business Park is staffed with seasoned professionals who are assigned specific buildings to watch over virtually every aspect of Park life, including:

- Exterior landscaping maintenance
- Heating/air conditioning service
- Snow removal
- Window washing
- Exterior building repairs
- And a host of other functions

**Post Office:** Available in both East and West Parks is a post office that includes:

- Mail pickup and delivery Monday thru Saturday.
- Overnight air express services including, Federal Express, Airborne and Express Mail.
- Large parcel pickup and delivery.
- 24-hour Keyed access to facilities.
- Individual lock boxes.

**Fiber Optics Telecommunication Systems:** Fiber Optics are installed throughout Pine Ridge Business Park and are available to all park occupants. Pine Ridge Business Park is supplied by: AT & T, SureWest, Qwest, Espire, Sprint, Brooks Fiber, Time Warner, MCI, CTC Wireless.

**Nature Trails:** A nature reserve section is set right outside your office with rolling berms, walking and running trails, and multiple ponds with water fountains, is located in the 54 acre expansion, currently under development in Pine Ridge West.



### Amenities

**Landscape Design:** By preserving the natural terrain with prairie grasses, green belts, rolling berms, magnificent pine trees, and numerous landscaped flower beds, Pine Ridge harmoniously blends together office, high-technology, light industrial, distribution, and research-minded companies in a master planned business park with in a close metropolitan location.

- Pine Ridge Business Park has won many local and national landscaping and plantings beautification awards.
- Over 6,500 bulbs are planted each fall for spring tulips.
- Semi-annual flower plantings and annual landscaping upgrade program were put in place to insure that the landscaped areas continue to be of the highest quality.
- Park Covenants specifically require landscaping to be in excess of those requirements of the City of Lenexa.
- All green areas have underground sprinkler systems.
- Three ponds, waterfalls, fountains, and flowerbeds enhance the beauty and tranquility of the 54 acre expansion area, currently under development in Pine Ridge West.

**Security:** All Parking lots are lit from dusk until dawn.

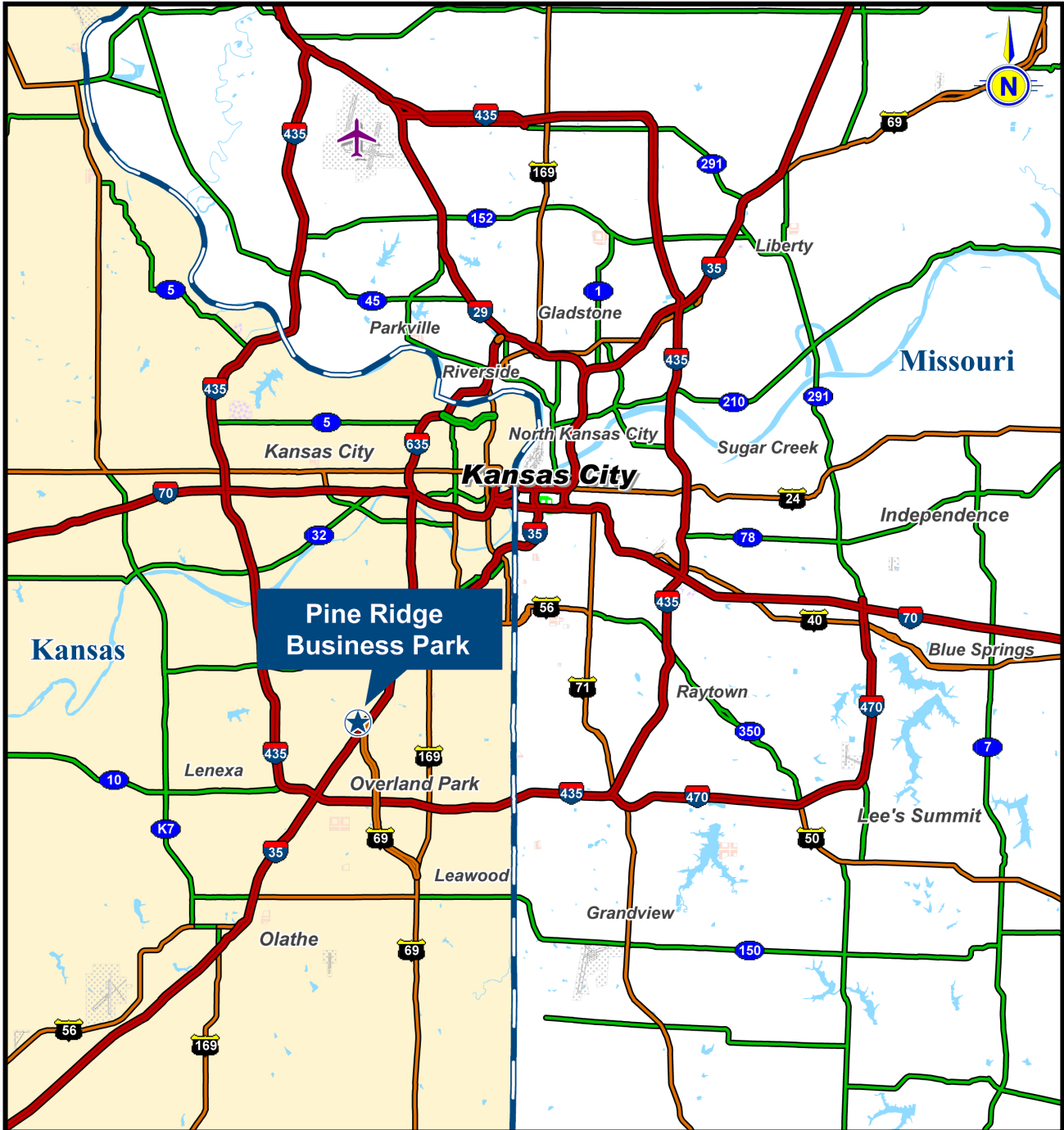
#### **Other Nearby Amenities:**

In addition to the many tenant services available in the Park, the abundance of nearby retail, services and recreational options make Pine Ridge the ideal location for your business.

- Over 1,000 hotel and motel rooms nearby.
- A large number of fast-food, casual and fine dining restaurants serve the immediate area.
- Office supplies, quick print facilities, and a variety of business services.
- Multiple child day care centers are located with-in one mile of Pine Ridge.
- Several recreational parks are located within walking distance from Pine Ridge, including Maple Hills Park with its running track, softball fields, benches and large open areas maintained in first class condition.
- Some of the best shopping in the metro, including Oak Park Mall.



Map

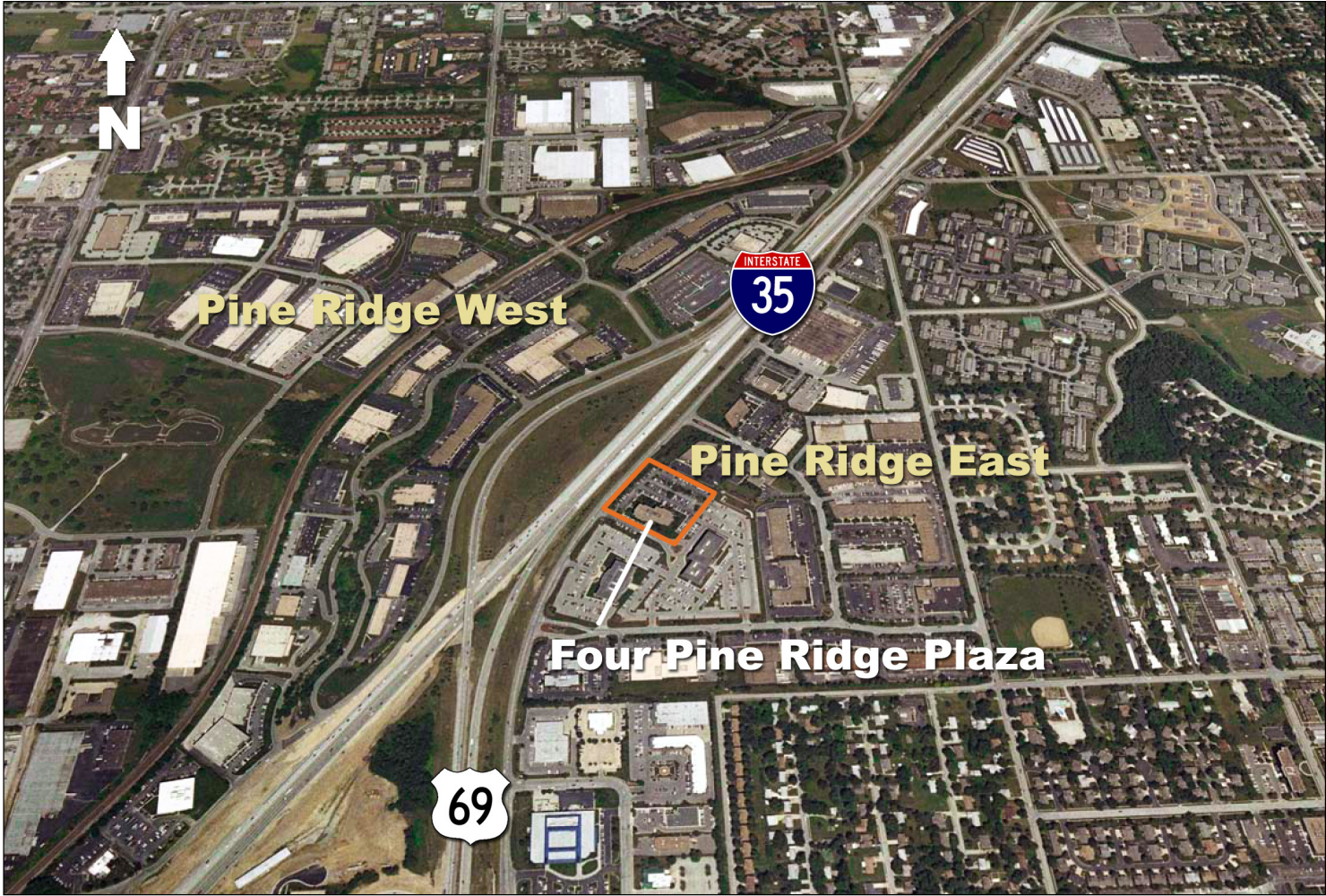


# Four Pine Ridge Plaza

8325 Lenexa Drive, Lenexa, Kansas



Aerial



# Four Pine Ridge Plaza

8325 Lenexa Drive, Lenexa, Kansas



Floor Plan

