



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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2,612 SF

Space Available: 8399 Melrose Drive

Lenexa, Kansas

SF Available: 2,612 SF

Design Features: This multi-tenant facility is designed to accommodate 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: \$6.65 PSF Net

Common Area Maintenance: \$1.83 per square foot (Est.)

Est. Park Maintenance: Maximum \$0.08 per square foot

Taxes: \$1.89 PSF (Est.)

Insurance: \$0.08 PSF (Est.)

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2,548 SF

Space Available: 8401 Melrose Drive
Lenexa, Kansas

SF Available: 2,548 SF

Design Features: This multi-tenant facility is designed to accommodate 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: \$7.00 PSF Net

Common Area Maintenance: \$1.83 per square foot (Est.)

Est. Park Maintenance: Maximum \$0.08 per square foot

Taxes: \$1.89 PSF (Est.)

Insurance: \$0.08 PSF (Est.)

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Building F

8381-8405 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

5,160 SF

Space Available: 8399 - 8401 Melrose Drive
Lenexa, Kansas

SF Available: 5,160 SF

Design Features: This multi-tenant facility is designed to accommodate those users seeking approximately 2,000 square feet and up which require dock-high or drive-in loading.

Loading: 2 drive-in

Clear Height: 16' Warehouse, 9' Office

Zoning: BP-2

Base Rent: \$6.65 PSF Net

Common Area Maintenance: \$1.83 per square foot (Est.)

Est. Park Maintenance: Maximum \$0.08 per square foot

Taxes: \$1.89 PSF (Est.)

Insurance: \$0.08 PSF (Est.)

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Building F

8381-8405 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

Floor Plan

