



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

Gene R. Elsas
816.932.5542
gelsas@blockllc.com

Andrew T. Block
816.412.5873
ablock@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:	8271-8283 Melrose Drive Lenexa, Kansas
Building Size:	One story building 33,076 Square Feet
Parking Ratio:	94 surface spaces. 3.8/1,000 square feet
Year Constructed:	1985
Building Construction:	Precast concrete panels and glass
Zoning:	BP-1
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

Gene R. Elsas
816.932.5542
gelsas@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com



4,160 SF

Space Available: 8283 Melrose Drive
Lenexa, Kansas

SF Available: 4,160 SF

Loading: 1 dock-high

Clear Height: 16'

Base Rent: \$7.00 Net PSF

Common Area Maintenance: \$1.55 PSF

Real Estate Taxes: \$1.88 PSF

Insurance: \$0.08 PSF

Park CAM: \$0.08 PSF Maximum

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Gene R. Elsas
816.932.5542
gelsas@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Building C

8271-8283 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

Floor Plan



8271 MELROSE
OFFICE = 3,047 SQFT
WAREHOUSE = 2,333 SQFT
TOTAL = 5,400 SQFT

8273 MELROSE
OFFICE = 3,140 SQFT
WAREHOUSE = 1,912 SQFT
TOTAL = 5,052 SQFT

8275 MELROSE
OFFICE = 1,840 SQFT
WAREHOUSE = 3,418 SQFT
TOTAL = 4,802 SQFT

8281 MELROSE
OFFICE = 2,846 SQFT
WAREHOUSE = 0 SQFT
TOTAL = 4,160 SQFT