



**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:	8317-8405 Melrose Drive Lenexa, Kansas
Building Size:	One Story Building 27,206 Square Feet
Parking Ratio:	98 surface spaces. 3.6/1000 SF
Year Constructed:	1984
Building Construction:	Precast concrete
Zoning:	BP-1
Utilities (Lessee):	Electricity - Evergy Gas - Kansas Gas Service Water - Water District #1 of Johnson County

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2,268 SF

Space Available: 8335 Melrose Drive
Lenexa, Kansas

SF Available: 2,268 SF

Loading: 1 drive-in

Clear Height: 16'

Zoning: BP-1

Base Rent: \$6.50 PSF Net

Common Area Maintenance: \$2.01 PSF (Est.)

Est. Park Maintenance: Maximum \$0.08 PSF

Taxes: \$1.89 PSF (Est.)

Insurance: \$0.14 PSF (Est.)

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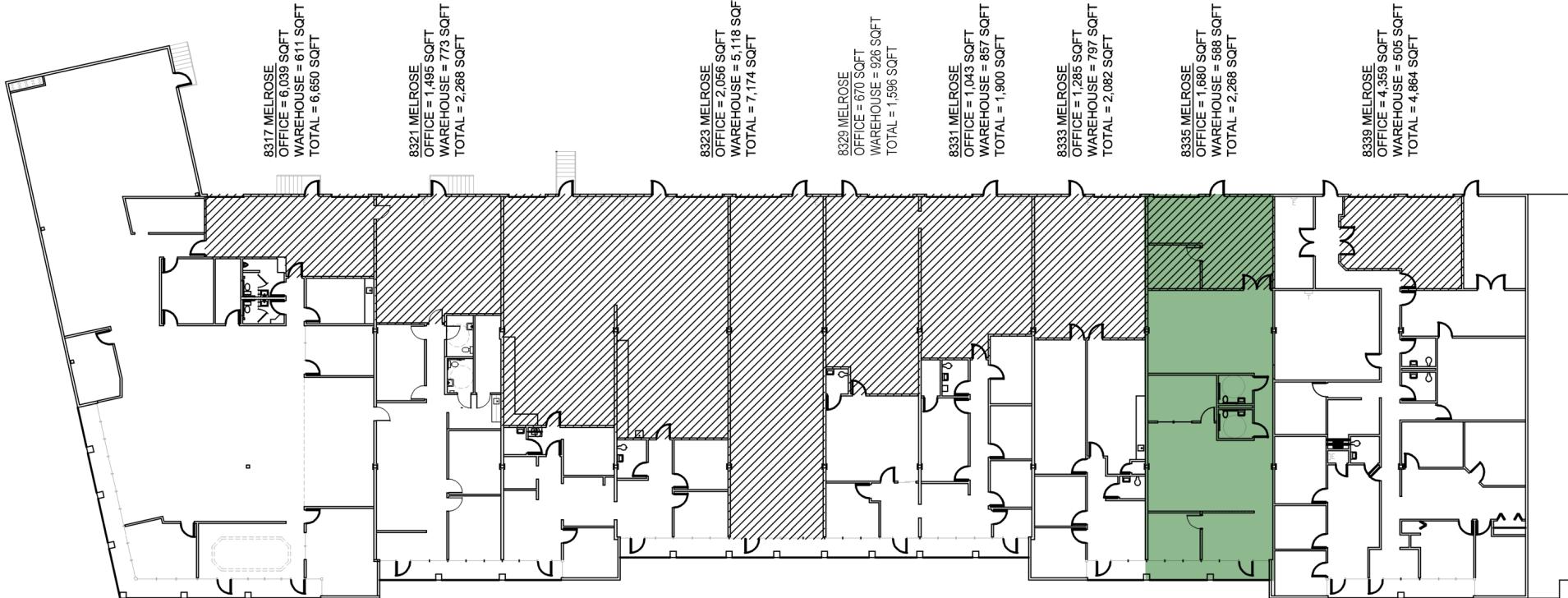
Building E-2

8317-8405 Melrose, Lenexa, Kansas



Pine Ridge
Business Park

Floor Plan



BUILDING E2 – FLOOR PLAN



SCALE: NTS

- WAREHOUSE (W.H.)
- OFFICE