



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: 8291-8309 Melrose Drive
Lenexa, Kansas

Building Size: One Story Building
33,466 Square Feet

Parking Ratio: 104 surface space
3/1,000 SF

Year Constructed: 1985

Building Construction: Precast concrete and glass

Zoning: BP-2

Utilities (Lessee): Electricity - Kansas City Power and Light
Gas - KPL Gas Services
Water - Water District #1 of Johnson County

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3,628 SF

Space Available:	8291 Melrose Drive Lenexa, Kansas
SF Available:	3,628 SF
Loading:	1 drive-in
Clear Height:	16'
Sprinkler:	BP-2
Base Rent:	\$6.76 PSF Gross
Common Area Maintenance:	\$2.02 PFS (Est.)
Real Estate Taxes:	\$2.01 PFS (Est.)
Insurance:	\$0.07 PFS (Est.)
Est. Park Maintenance:	Maximum \$0.08 PSF

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Building D

8291-8309 Melrose Drive, Lenexa, Kansas



Pine Ridge
Business Park

Floor Plan

