



**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

Andrew T. Block  
816.412.5873  
ablock@blockllc.com

Hagen Vogel  
816.878.6338  
hvogel@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

<b>Location:</b>	8317-8405 Melrose Drive Lenexa, Kansas
<b>Building Size:</b>	One Story Building 27,206 Square Feet
<b>Parking Ratio:</b>	98 surface spaces. 3.6/1000 SF
<b>Year Constructed:</b>	1984
<b>Building Construction:</b>	Precast concrete
<b>Zoning:</b>	BP-1
<b>Utilities (Lessee):</b>	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

Andrew T. Block  
816.412.5873  
ablock@blockllc.com

Hagen Vogel  
816.878.6338  
hvogel@blockllc.com



4,864 SF

**Space Available:** 8339 Melrose Drive  
Lenexa, Kansas

**SF Available:** 4,864 SF  
505 SF Warehouse

**Loading:** 2 drive-ins

**Clear Height:** 16'

**Zoning:** BP-1

**Base Rent:** \$6.50 PSF Net

**Common Area Maintenance:** \$2.68 PSF (Est.)

**Est. Park Maintenance:** Maximum \$0.08 PSF

**Taxes:** \$2.34 PSF (Est.)

**Insurance:** \$0.17 PSF (Est.)

For more information:

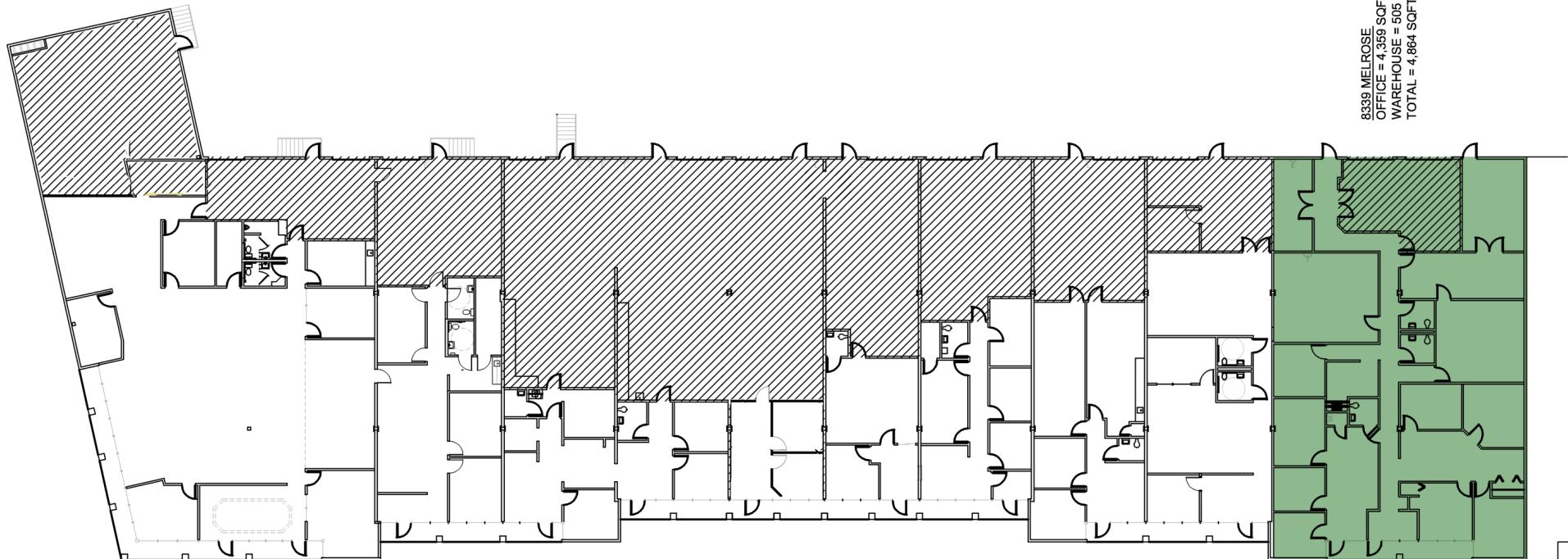
Kenneth G. Block, SIOR, CCIM  
816.932.5551  
kblock@blockllc.com

Andrew T. Block  
816.412.5873  
ablock@blockllc.com

Hagen Vogel  
816.878.6338  
hvogel@blockllc.com



## Floor Plan



**BUILDING E2 – FLOOR PLAN**



SCALE: NTS

- WAREHOUSE (W.H.)
- OFFICE