



Freestanding Office Building in Prestigious Business Park

- 8,414 ± RSF up to full building of 16,118 ± RSF available for owner-occupant or tenant
- Excellent access and location in the highly desirable Pine Ridge Business Park/Johnson County submarket
- Long-term occupant (former building owner) occupies north 1/2 of the building providing income with other one-half available for owner-occupancy or for lease/or whole building for owner-occupant

For more information:

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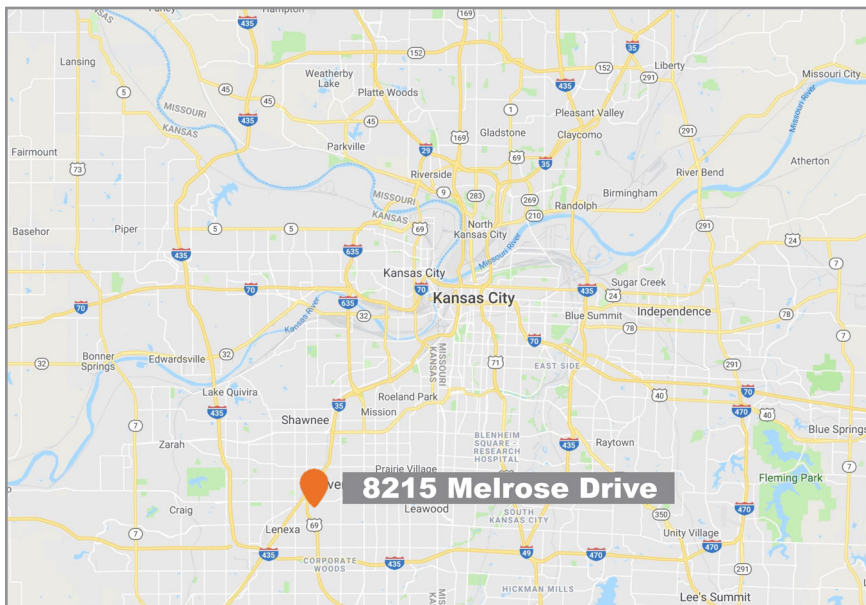
Building Specifications

Address:	8215 Melrose Drive, Lenexa, Kansas 66214 (Pine Ridge 7)	
Building Size:	16,118 SF (Johnson County Real Estate Tax Records)	
Land Size:	1.57 acres (68,520.49 SF)	
Operating Expenses:	Real Estate Taxes	\$49,037
	Insurance	\$5,587
	Electricity & Gas	\$33,916
	Water	\$5,782
	Landscape	\$5,489
	<u>R&M</u>	<u>\$26,857</u>
	Total	\$126,668 (\$7.96 PSF)
Tenant: Info	Commercial Capital Company occupies 7,510 ± RSF at north end of the building \$12,000/month (\$16.94 PSF) 2015 Base Year-OPEX Nov. 1 2015 - Oct. 31, 2020 1-5 year option to renew (Leave states 8,500 ± SF)	
Construction:	Brick veneer with reflective tinted glass	
Year Built:	1987	
Zoning:	BP-1; Business Park/ Planned Office	
HVAC System:	Variable air volume (Newer Equipment)	
Parking:	66; 4.6 cars per 1,000 feet	
Signage:	Monument signage in place and available for building tenant/owner	
Sale Price:	\$2,050,000	
Exterior Lighting:	Parking lot light poles and wall packs on building	
Lawn Irrigation:	Underground System	
Highway Access:	Convenient Access to I-35, I-435, and 69 Highway	

Pine Ridge Business Park

8215 Melrose Drive, Lenexa, Kansas 66214

For Sale/Lease

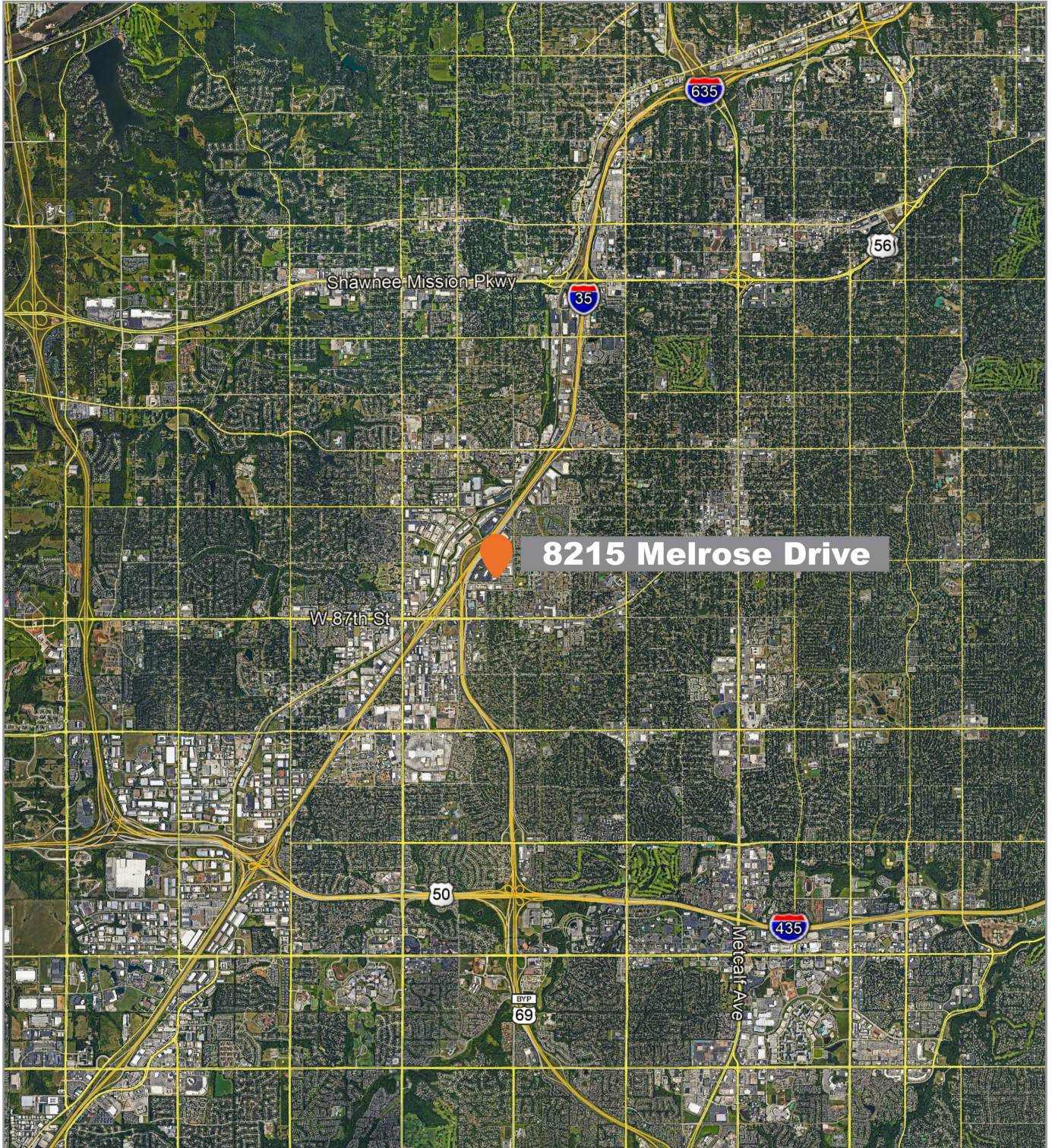


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Expanded Aerial

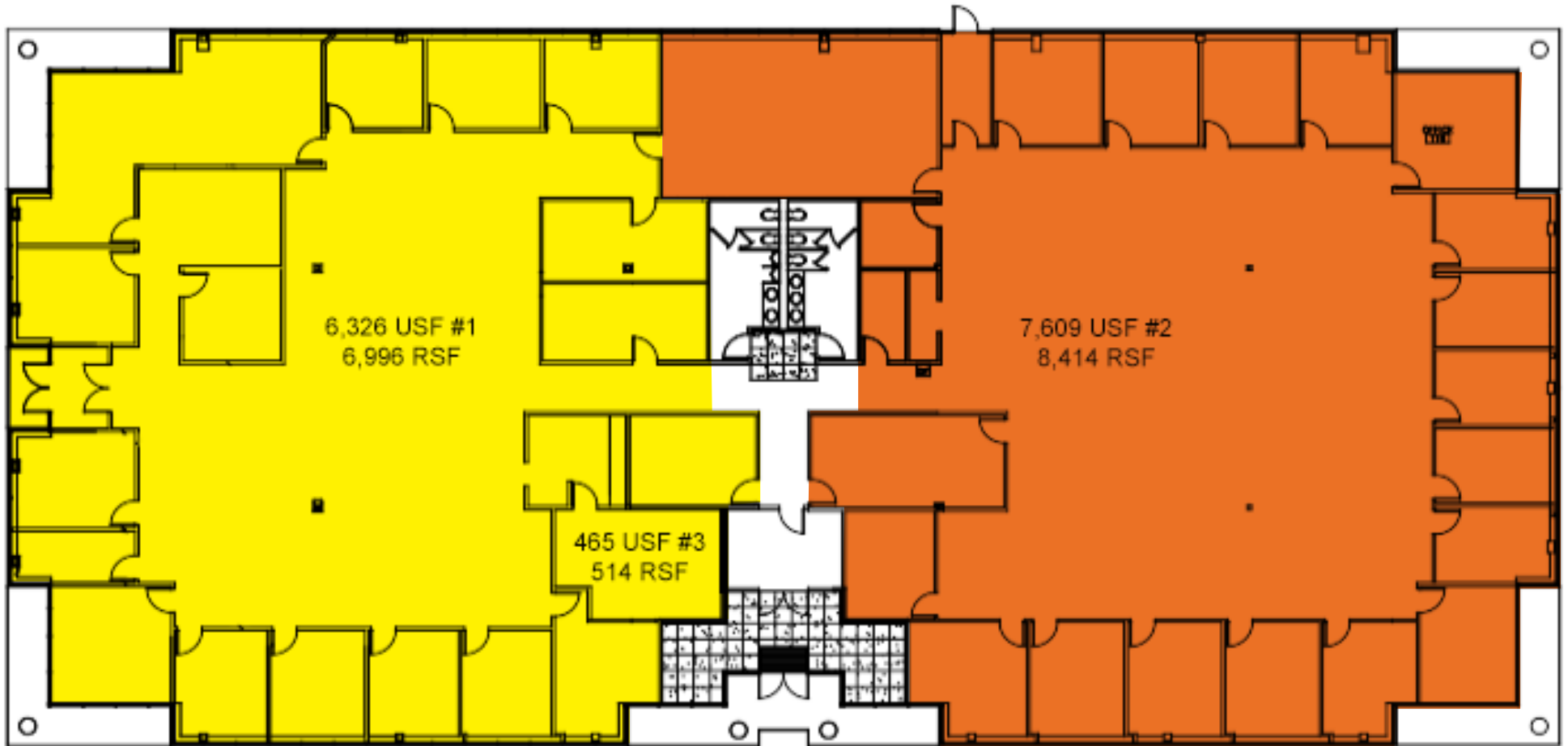


Pine Ridge Business Park

8215 Melrose Drive, Lenexa, Kansas 66214

For Sale/Lease

Floor Plan



 Leased through 10/31/2020

 Available for lease/owner occupation

Parcel Map



9/25/2018

Johnson County Tax Office > Property Detail

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JOHNSON COUNTY TAX OFFICE

Quick Ref ID R68227	Owner EXODUS REALTY LLC	Property Address 008215 MELROSE DR, LENEXA, KS	2017 Assessed Value \$377,750
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<p>2017 GENERAL INFORMATION</p> <p>Property Status: Active</p> <p>Property Type: Commercial Real Property</p> <p>Legal Description: PINE RIDGE BUSINESS PARK FIRSTPLAT PT LT 2 BG NW CR SE 99.26' S 194.30' SW 208.79' TORW MELROSE DR NW ALG RW 87.25'114.70' & 14.41' NE ALG W/L LT2 356.54' TO BG LEC 19 2D</p> <p>Taxing Unit Group: 0604UW</p> <p>Neighborhood: 415.N</p> <p>RE Tax ID: IP60500000 0002D</p> <p>Map Number: E26</p>	<p>2017 OWNER INFORMATION</p> <p>Owner Name: EXODUS REALTY LLC</p> <p>Owner ID: O0290690</p> <p>Exemptions:</p> <p>Mailing Address: 8215 MELROSE DR 200 66214</p>
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[Print property information](#)

2017 [Payment History](#) [Tax Statement](#) [Details](#)

TAXING ENTITY	RATE	TOTAL TAXES DUE	AMOUNT PAID	BALANCE
Installment 1		Last Paid Date: 12-21-2017		
512 BOND	0.007440	\$1,405.23	\$1,405.23	\$0.00
512 SCH GEN	0.020000	\$3,777.50	\$3,777.50	\$0.00
512 UNIFIED	0.026223	\$4,952.87	\$4,952.87	\$0.00
COMM COLLEGE	0.009503	\$1,794.88	\$1,794.88	\$0.00
JO CO LIBRARY	0.003921	\$740.58	\$740.58	\$0.00
JO CO PARK	0.003112	\$587.78	\$587.78	\$0.00
JOHNSON CO	0.019318	\$3,648.68	\$3,648.68	\$0.00
LENEXA CITY	0.031832	\$6,012.27	\$6,012.27	\$0.00
STATE OF KS	0.001500	\$283.32	\$283.32	\$0.00
LEC STORMDRG	-	\$817.50	\$817.50	\$0.00
Installment 2		Last Paid Date: 5-10-2018		
512 BOND	0.007440	\$1,405.23	\$1,405.23	\$0.00
512 SCH GEN	0.020000	\$3,777.50	\$3,777.50	\$0.00
512 UNIFIED	0.026223	\$4,952.87	\$4,952.87	\$0.00
COMM COLLEGE	0.009503	\$1,794.88	\$1,794.88	\$0.00
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TOTAL TAXES DUE	Effective Date: 9/25/2018
Current Amount Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

<https://taxbill.jocogov.org/Property-Detail?PropertyQuickRefID=R68227>

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