Pine Ridge Business Park

8215 Melrose Drive, Lenexa, Kansas 66214

For Sale/Lease



Freestanding Office Building in Prestigious Business Park

- 8,414 ± RSF up to full building of 16,118 ± RSF available for owneroccupant 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 owneroccupancy or for lease/or whole building for owner-occupant

For more information:

Michael R. Block, CPM 816.932.5549 mblock@blockllc.com

Keiten J. Nuspl 816.932.5531 knuspl@blockllc.com

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Building Specifications

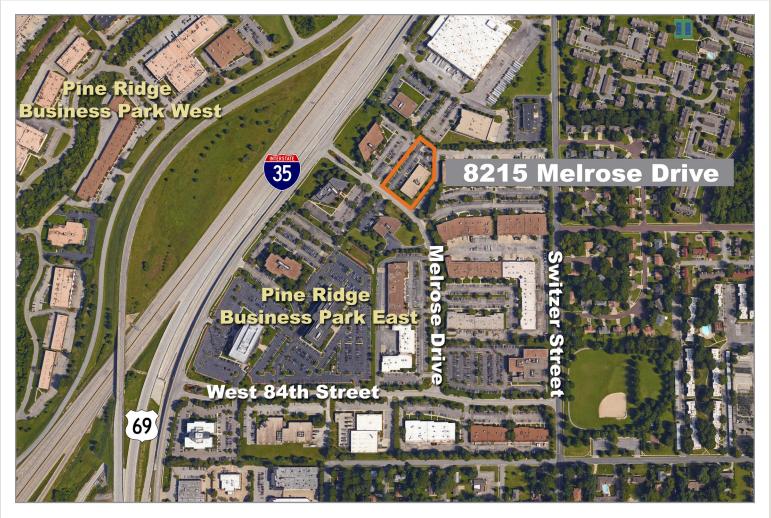
Address:	8215 Melrose Drive, Lene	exa, Kansas 66214 (Pine Ridge 7)			
Building Size:	16,118 SF (Johnson Coun	nty Real Estate Tax Records)			
Land Size:	1.57 acres (68,520.49 SF)				
Operating Expenses:	Real Estate Taxes Insurance Electricity & Gas Water Landscape <u>R&M</u> Total	\$49,037 \$5,587 \$33,916 \$5,782 \$5,489 <u>\$26,857</u> \$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 ar	nd wall packs on building			
Lawn Irrigation:	Underground System				
Highway Access:	Convenient Access to I-3	5, I-435, and 69 Highway			



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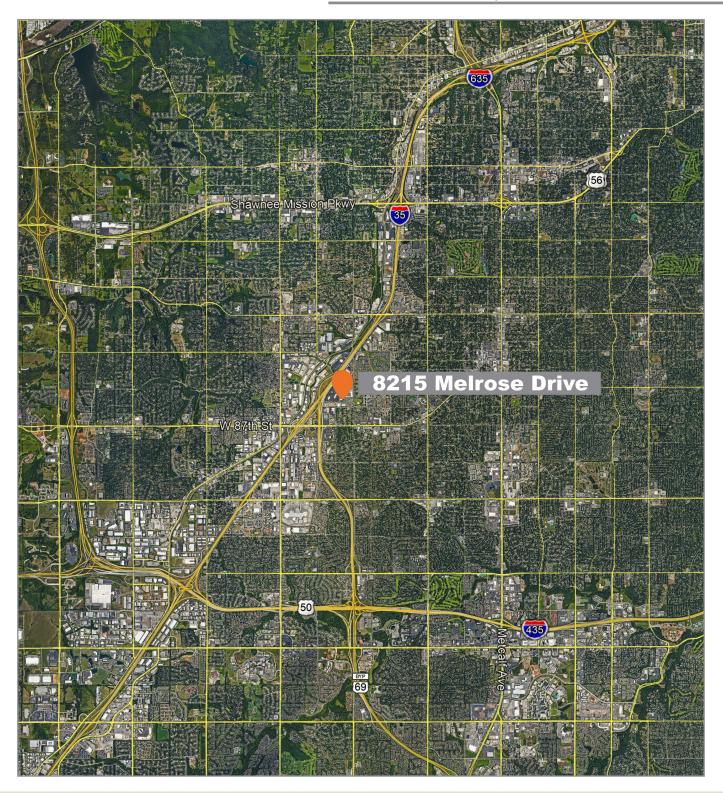
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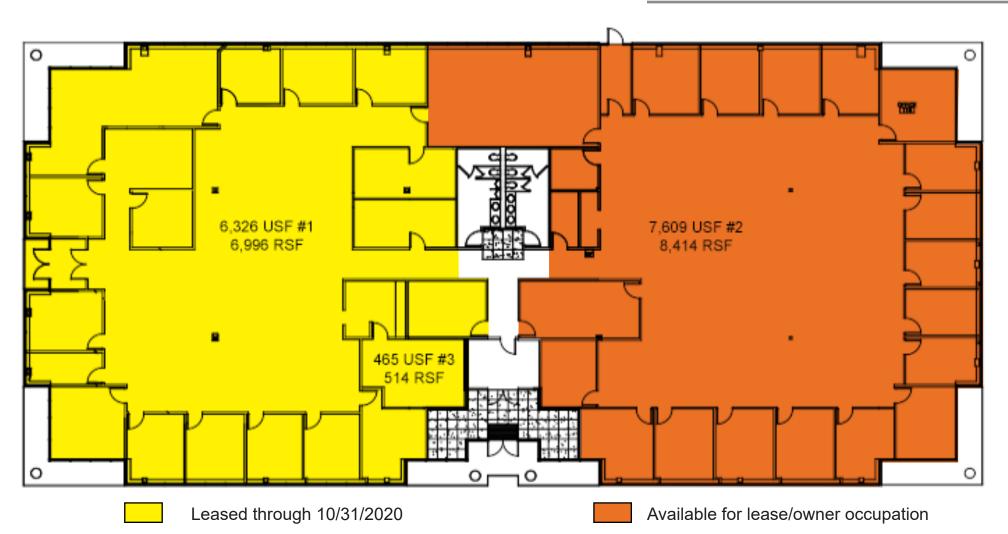
Expanded Aerial





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For Sale/Lease



Floor Plan



For Sale/Lease

Parcel Map





For Sale/Lease

				Johnson Count	y Tax Office > Prop		
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COUL	NTY			(f 🖯 🕲		
JOHNSON COL	JNTY TAX	OFFICE					
× · · · ·	<mark>Owner</mark> EXODU	IS REALTY LL	Property Add C 008215 M	<mark>lress</mark> ELROSE DR, L	ENEXA, KS	:	2017 Assessed Valu \$377,750
2017 GE	ENERAL	INFORMATIO	NC		2017 OWNER	INFORMATION	
	perty tatus	Active			Owner Name	EXODUS REALTY LLC	
Property	Туре 🕻	Commercial Re	al Property		Owner ID	O0290690	
l Descrip	ption F 2 8	PT LT 2 BG NW 208.79' TORW N	SINESS PARK FIRS CR SE 99.26' S 194 /IELROSE DR NW / 14.41' NE ALG W/ .EC 19 2D	I.30' SW ALG RW	Exemptions Mailing Address		Print property information
Taxing G	Unit roup C	0604UW					
Neighborł	hood 4	415.N					
RE T	ax ID I	P60500000 000	2D				
Map Nur	mber E	E26					
2017		≫ Pa	ayment History	Tax Statem	ent 🏾 🔦		Effective Da
2017 TAXING EN	ITITY	¥ Pa RATE	ayment History TOTAL TAXES DUE	Tax Stateme	ent Details BALANCE	TOTAL TAXES DUE	Effective Da 9/25/2018
			TOTAL TAXES	AMOUNT	Details BALANCE		9/25/2018
TAXING EN	nt 1		TOTAL TAXES	AMOUNT PAID	Details BALANCE	DUE Current Amount Du	9/25/2018 ue \$0.
TAXING EN Installmer	nt 1	RATE	TOTAL TAXES DUE	AMOUNT PAID Last Paid Date	Details BALANCE :: 12-21-2017	DUE Current Amount Du Past Years Due	9/25/2018 ue \$0. \$0.
TAXING EN Installmer 512 BOND 512 SCH G 512 UNIFIE	EN ED	RATE 0.007440 0.020000 0.026223	TOTAL TAXES DUE \$1,405.23 \$3,777.50 \$4,952.87	AMOUNT PAID Last Paid Date \$1,405.23 \$3,777.50 \$4,952.87	Details BALANCE :: 12-21-2017 \$0.00 \$0.00 \$0.00	DUE Current Amount Du	9/25/2018 ue \$0. \$0.
TAXING EN Installmer 512 BOND 512 SCH G 512 UNIFIE COMM CO	EN ED LLEGE	RATE 0.007440 0.020000 0.026223 0.009503	TOTAL TAXES DUE \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88	AMOUNT PAID Last Paid Date \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88	Details BALANCE :: 12-21-2017 \$0.00 \$0.00 \$0.00 \$0.00	DUE Current Amount Du Past Years Due	9/25/2018 ue \$0. \$0.
TAXING EN Installmer 512 BOND 512 SCH G 512 UNIFIE COMM CO JO CO LIBR	EN ED LLEGE RARY	RATE 0.007440 0.020000 0.026223 0.009503 0.003921	TOTAL TAXES DUE \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58	AMOUNT PAID Last Paid Date \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58	Details BALANCE :: 12-21-2017 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	DUE Current Amount Du Past Years Due	9/25/2018 ue \$0. \$0.
TAXING EN Installmen 512 BOND 512 SCH G 512 UNIFIE COMM CO JO CO LIBR JO CO PAR	EN ED LLEGE XARY K	RATE 0.007440 0.020000 0.026223 0.009503 0.003921 0.003112	TOTAL TAXES DUE \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58 \$587.78	AMOUNT PAID Last Paid Date \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58 \$587.78	Details BALANCE :: 12-21-2017 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	DUE Current Amount Du Past Years Due	9/25/2018 ue \$0. \$0.
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TAXING EN Installmen 512 BOND 512 SCH G 512 UNIFIE COMM CO JO CO LIBR JO CO PARI JOHNSON LENEXA CI STATE OF F	EN ED LLEGE KARY K CO TY K	RATE 0.007440 0.020000 0.026223 0.009503 0.003921 0.003112 0.003112	TOTAL TAXES DUE \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58 \$587.78 \$3,648.68	AMOUNT PAID Last Paid Date \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58 \$587.78 \$3,648.68 \$3,648.68 \$6,012.27 \$283.32	Details BALANCE \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	DUE Current Amount Du Past Years Due	9/25/2018 ue \$0. \$0.
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TAXING EN Installmen 512 BOND 512 SCH G 512 UNIFIE COMM CO JO CO LIBR JO CO PARI JOHNSON LENEXA CI STATE OF H LEC STORM	EN ED LLEGE KARY K CO TY KS MDRG nt 2	RATE 0.007440 0.020000 0.026223 0.009503 0.003921 0.003112 0.019318 0.031832	TOTAL TAXES DUE \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58 \$587.78 \$3,648.68 \$6,012.27 \$283.32	AMOUNT PAID Last Paid Date \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58 \$740.58 \$587.78 \$3,648.68 \$5,012.27 \$283.32 \$283.32 \$817.50	Details BALANCE \$ALANCE \$12-21-2017 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	DUE Current Amount Du Past Years Due	9/25/2018 ue \$0. \$0.
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TAXING EN Installmen 512 BOND 512 SCH G 512 UNIFIE COMM CO JO CO LIBR JO CO PARI JOHNSON LENEXA CI STATE OF H LEC STORN Installmen 512 BOND 512 SCH G 512 UNIFIE COMM CO JO CO LIBR JO CO PARI JOHNSON	Int 1	RATE 0.007440 0.020000 0.026223 0.009503 0.003921 0.001500 0.007440 0.020000 0.026223 0.009503 0.003921 0.003921 0.003112 0.003112 0.003112 0.003112 0.0019318	TOTAL TAXES DUE \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58 \$587.78 \$3,648.68 \$6,012.27 \$283.32 \$817.50 \$4,952.87 \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58 \$740.58 \$587.78	AMOUNT PAID Last Paid Date \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58 \$3,648.68 \$6,012.27 \$283.32 \$3,648.68 \$6,012.27 \$283.32 \$3,777.50 Last Paid Dat \$1,405.23 \$3,777.50 \$4,952.87 \$1,794.88 \$740.58 \$587.78 \$3,648.68	Details BALANCE BALANCE \$0.00	DUE Current Amount Du Past Years Due	

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

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