

## Newest Building on Tomahawk Creek Parkway



### Excellent Site!

- 22,705 RSF available (divisible)
- Rare 3 story Class A Building with whole floor availability
- Excellent access to I-435, College Boulevard and 119th Street
- Close proximity to numerous retail and dining amenities
- Class A lobbies and common areas, with state-of-the-art building and safety systems

### For more information:

Max Wasserstrom, CFA  
816.412.8428  
mwasserstrom@blockllc.com

Andrew T. Block, VP  
816.412.5873  
ablock@blockllc.com

Reid Kosic  
816.878.6316  
rkosic@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.

## Building Specifications

**Building Description:** Three-story, class A corporate office property. Constructed of brick and reflective glass with architectural metal highlights. Primary structure is steel with 6' concrete floor

**Year Built:** 2015

**Space Available:**  
Suite 115: 1,758 SF  
Suite 210: 1,066 SF  
Suite 250: 2,385 SF  
Suite 300: 22,705 SF

**Base Rent:** \$30.50 PSF

**Operating Expenses:** Expense Stop

**Tenant Improvement Allowance:** Negotiable

**Services Included:** Full service

**Hours of Operation:**  
7:00 AM - 6:00 PM (Monday through Friday)  
8:00 AM - 1:00 PM (Saturday)

**HVAC:** The building is climate controlled by two, 95 ton rooftop mounted Tran Intelipac units distributed by a variable air volume system.

Direct digital controls HVAC system is installed to provide multiple zones per floor. An energy management system is also installed to insure energy efficiency.

**Parking:** 4.0 surface parking spaces/ 1,000 SF



### Suite 115



### Suite 210





# Pinnacle Corporate Centre V

4001 West 114th Street, Leawood, Kansas

# For Lease

Suite 300



4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
REAL ESTATE SERVICES, LLC

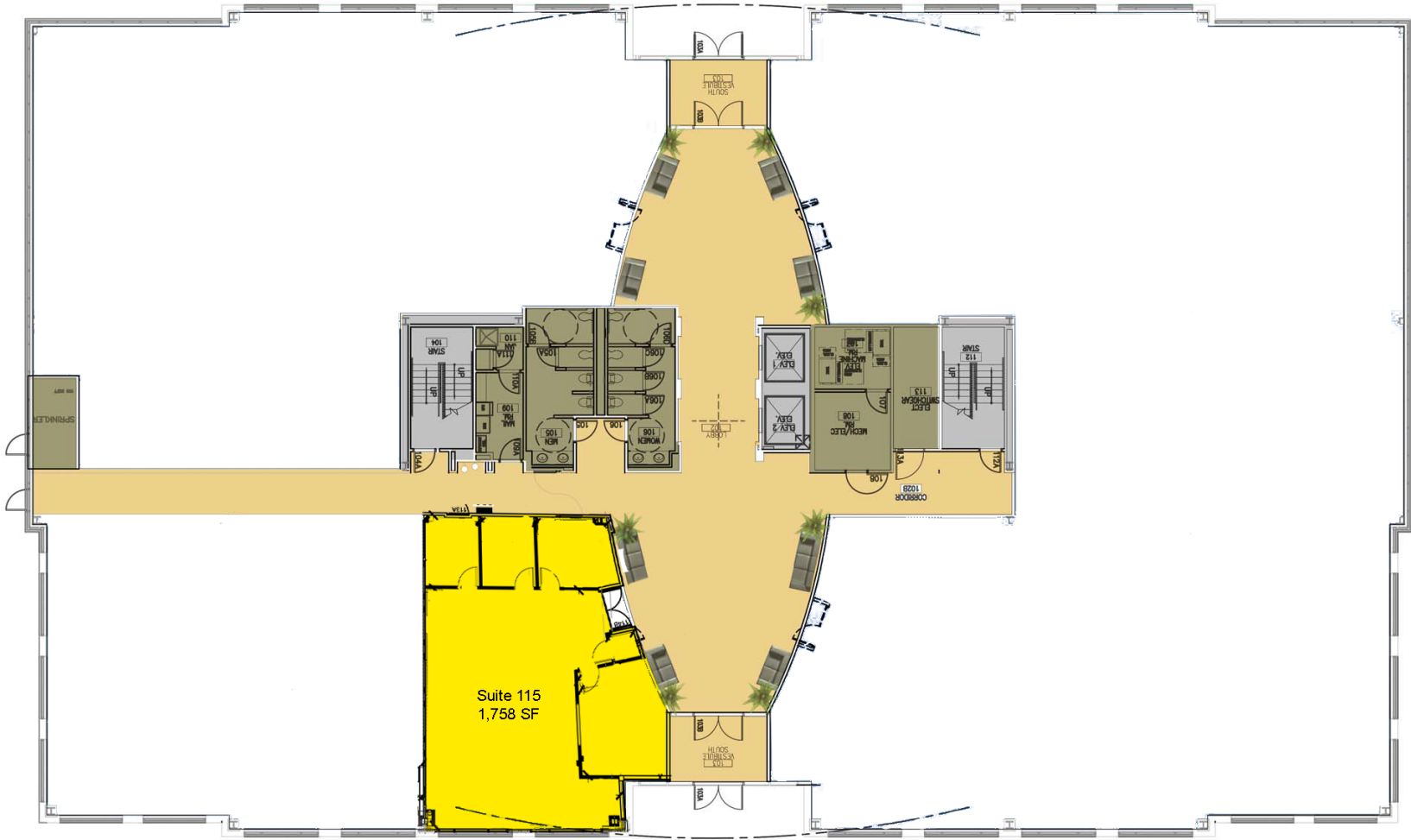


# Pinnacle Corporate Centre V

4001 West 114th Street, Leawood, Kansas

# For Lease

Ground Floor Plan



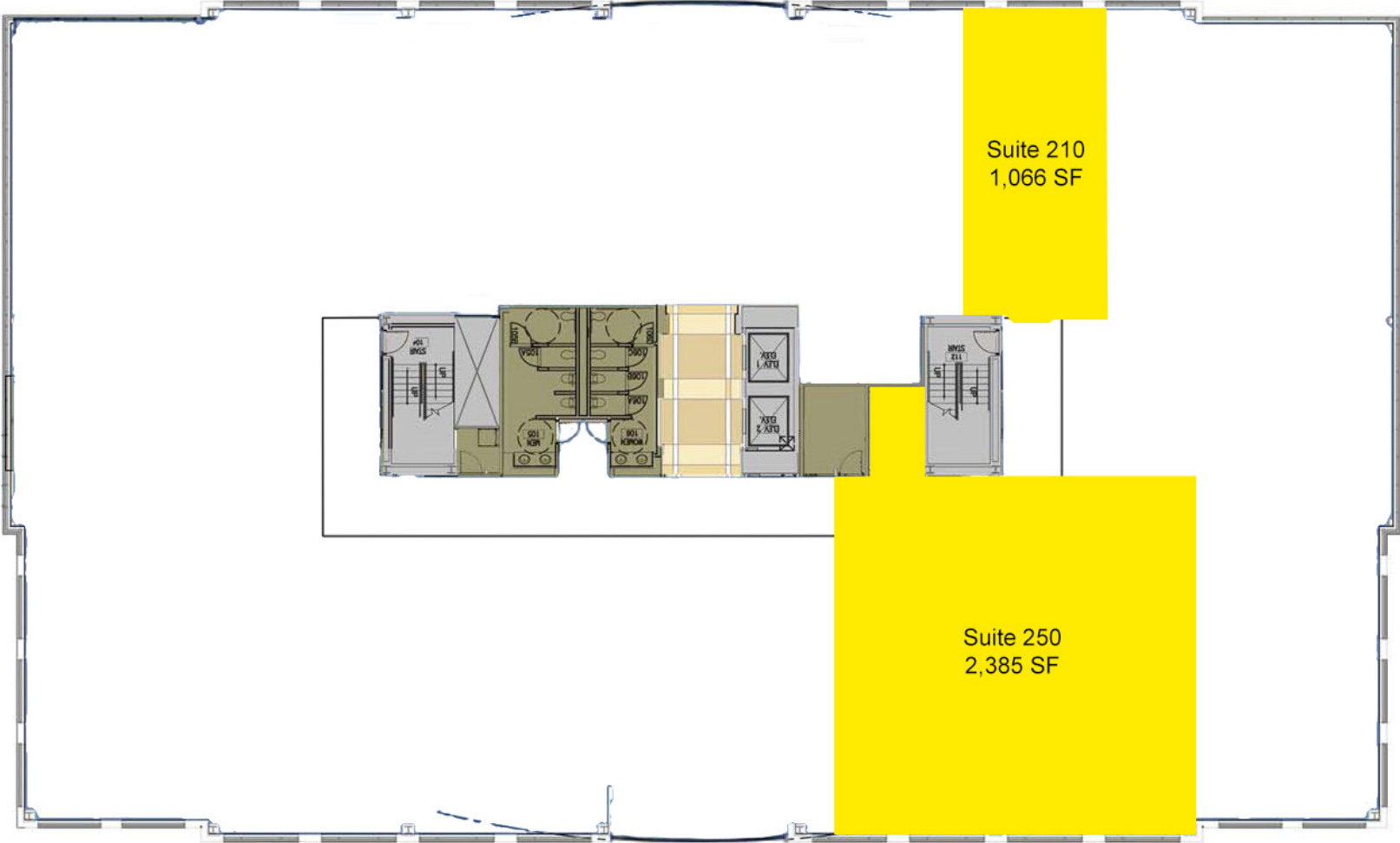


# Pinnacle Corporate Centre V

4001 West 114th Street, Leawood, Kansas

# For Lease

2nd Floor Plan



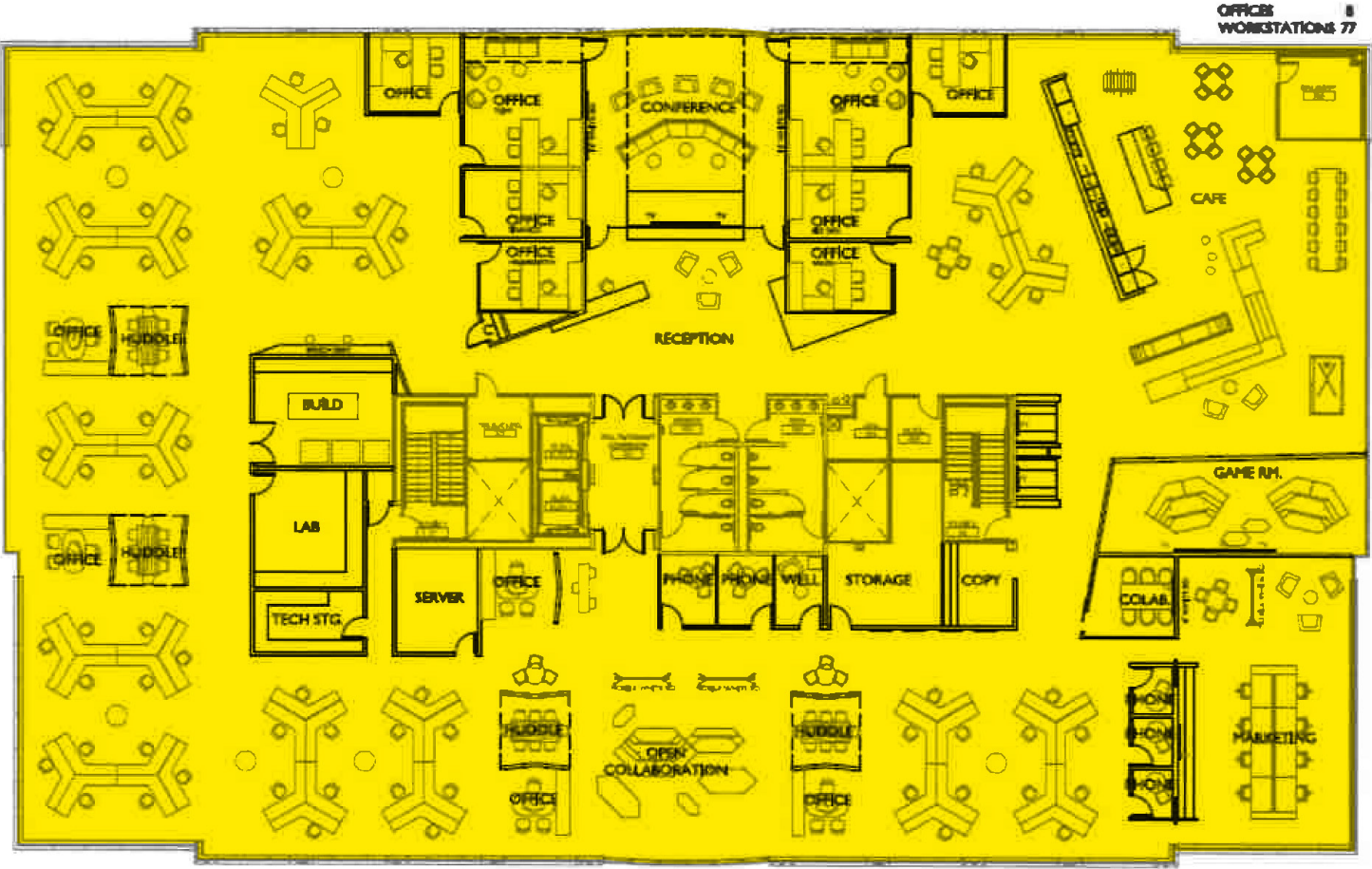


# Pinnacle Corporate Centre V

4001 West 114th Street, Leawood, Kansas

# For Lease

## 3rd Floor Plan



Suite 300  
22,705 SF

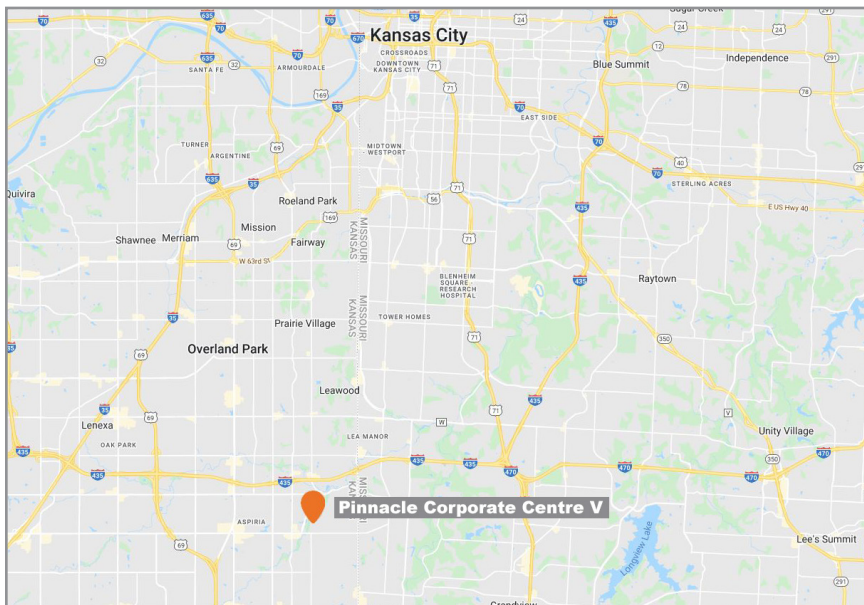




# Pinnacle Corporate Centre V

4001 West 114th Street, Leawood, Kansas

# For Lease



For more information:

Max Wasserstrom  
816.412.8428  
[mwasserstrom@blockllc.com](mailto:mwasserstrom@blockllc.com)

Andrew T. Block, VP  
816.412.5873  
[ablock@blockllc.com](mailto:ablock@blockllc.com)

Reid Kosic  
816.878.6316  
[rkosic@blockllc.com](mailto:rkosic@blockllc.com)