

## Newest Building on Tomahawk Creek Parkway



### Excellent Site!

- 5,144 - 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, SVP  
816.412.8428  
mwasserstrom@blockllc.com

Reid Kotic, VP  
816.878.6316  
rkotic@blockllc.com

Riley Rader  
816.412.8482  
rrader@blockllc.com

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## 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

**Spaces Available:** Suite 110: 5,144 SF  
Suite 300: 22,705 SF

**Base Rent:** \$31.50 PSF

**Operating Expenses:** Expense Stop

**Tenant Improvement Allowance:** Negotiable

**Services Included:** Full service

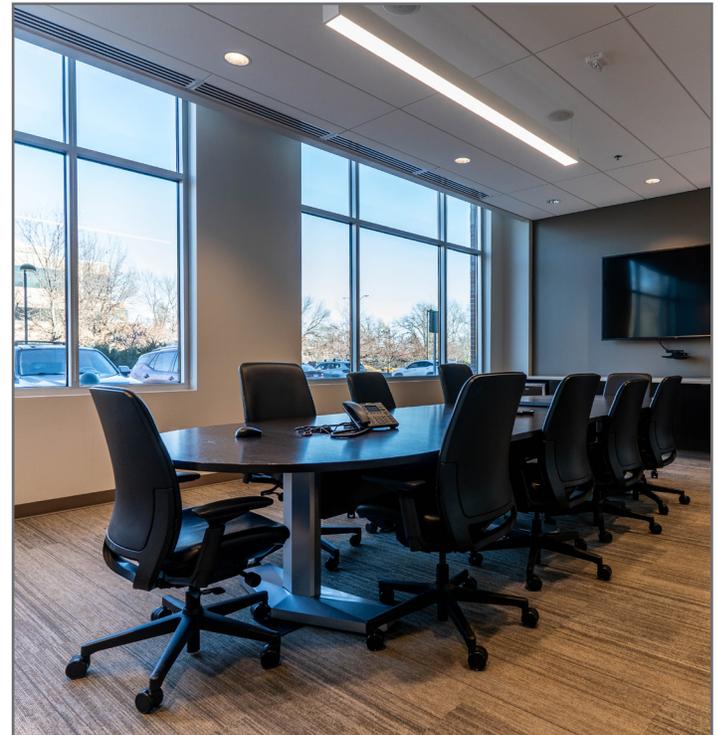
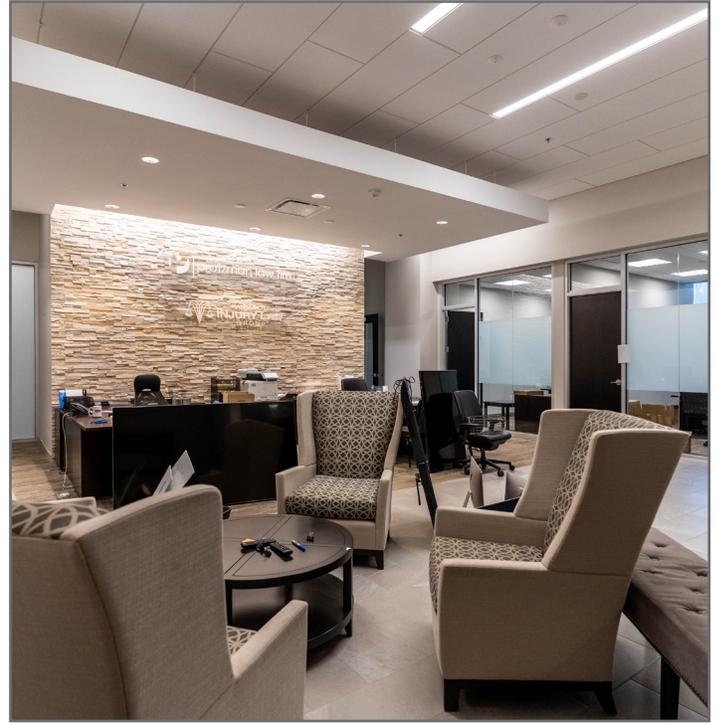
**Hours of Operation:** 7:00 AM - 6:00 PM (Monday through Friday)  
8:00 AM - 1:00 PM (Saturday)

**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 110 - Photos



## Suite 300 - Photos



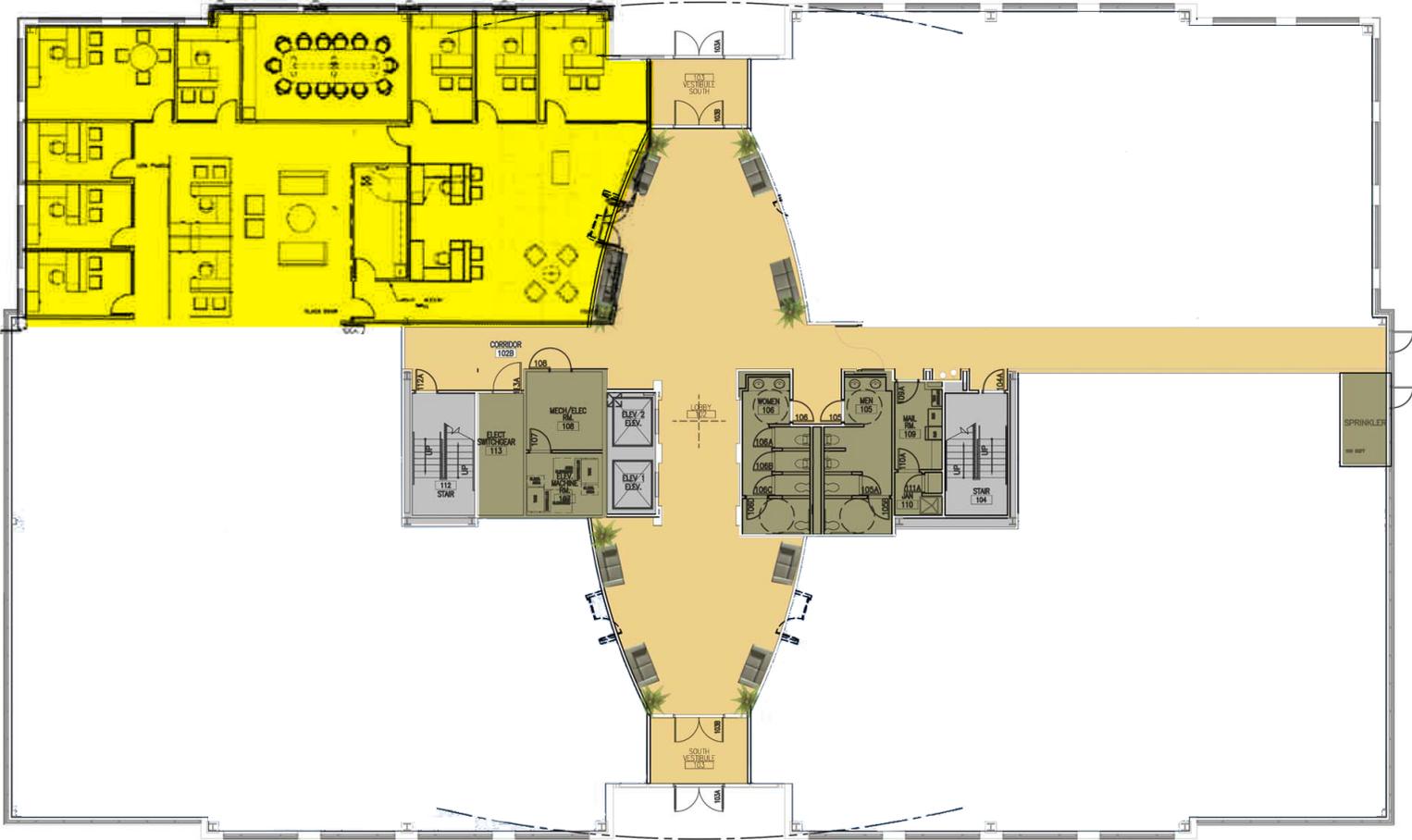
# Pinnacle Corporate Centre V

4001 West 114th Street, Leawood, Kansas

# For Lease

## 1st Floor Plan

Suite 110  
5,144 SF



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

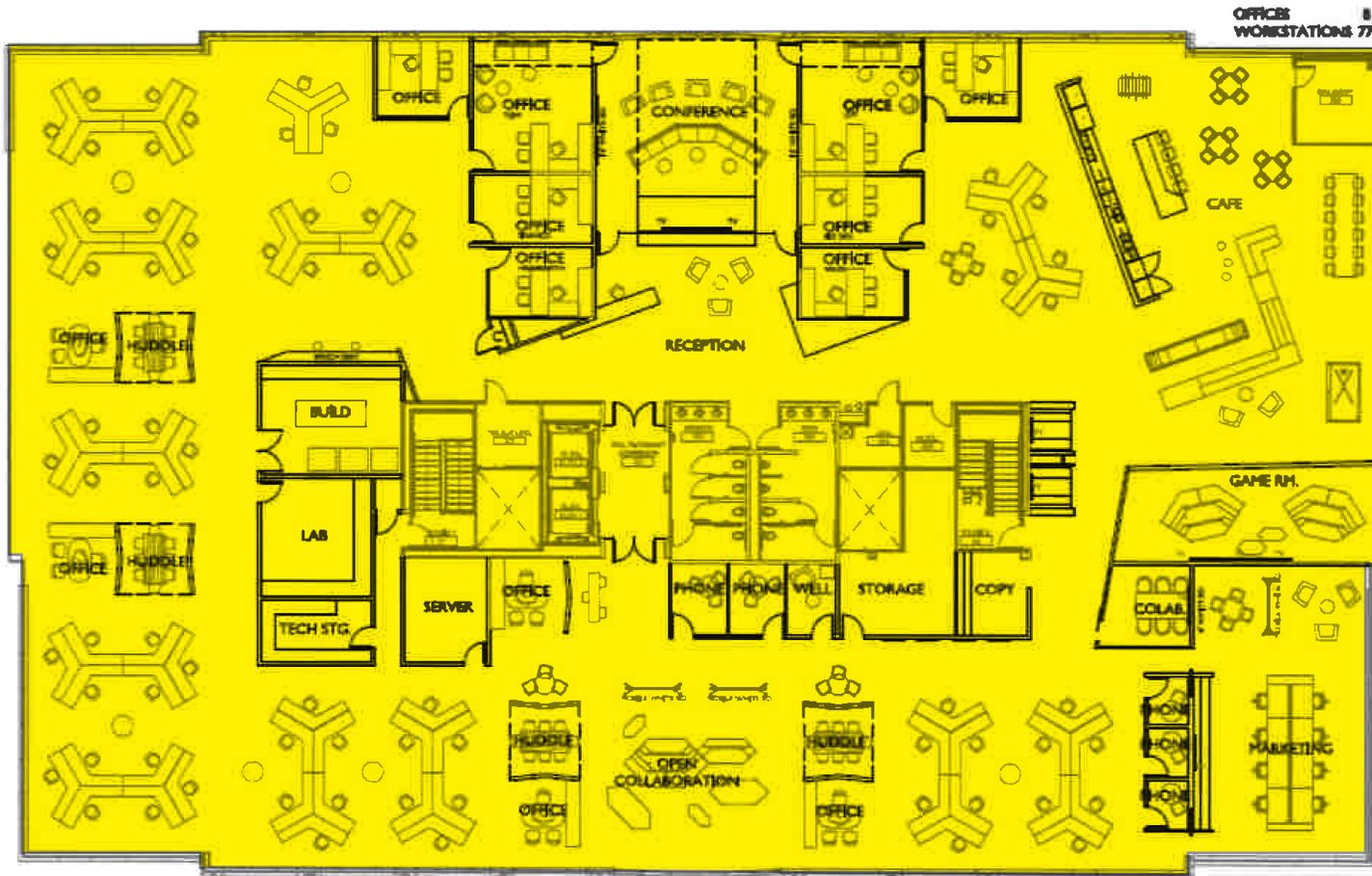


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## 3rd Floor Plan



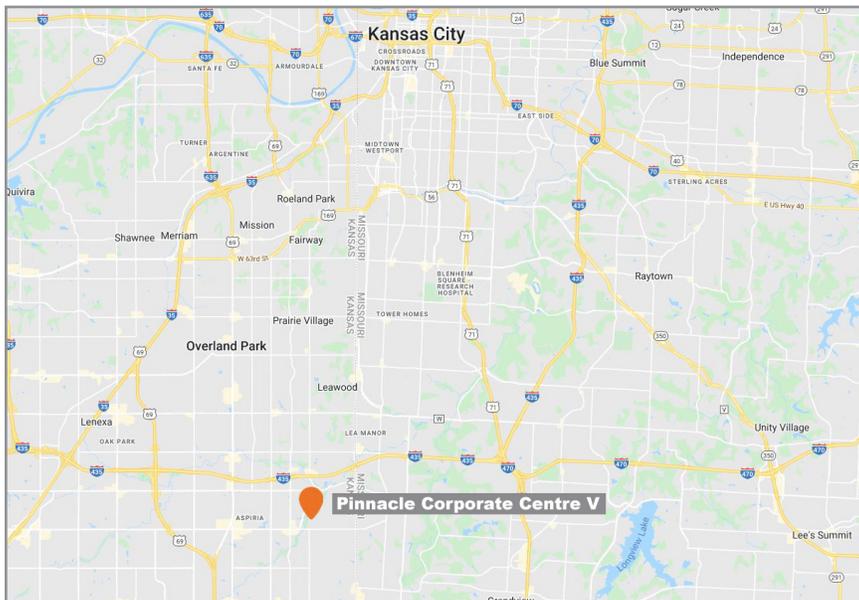
Suite 300  
22,705 SF



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