

Pinnacle Corporate Centre V

4001 West 114th Street, Leawood, Kansas

For Lease

Newest Building on Tomahawk Creek Parkway



Excellent Site!

- 5,617 - 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:

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Building Specifications

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

Year Built: 2015

Spaces Available: Suite 100: 5,617 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

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Suite 300 - Photos

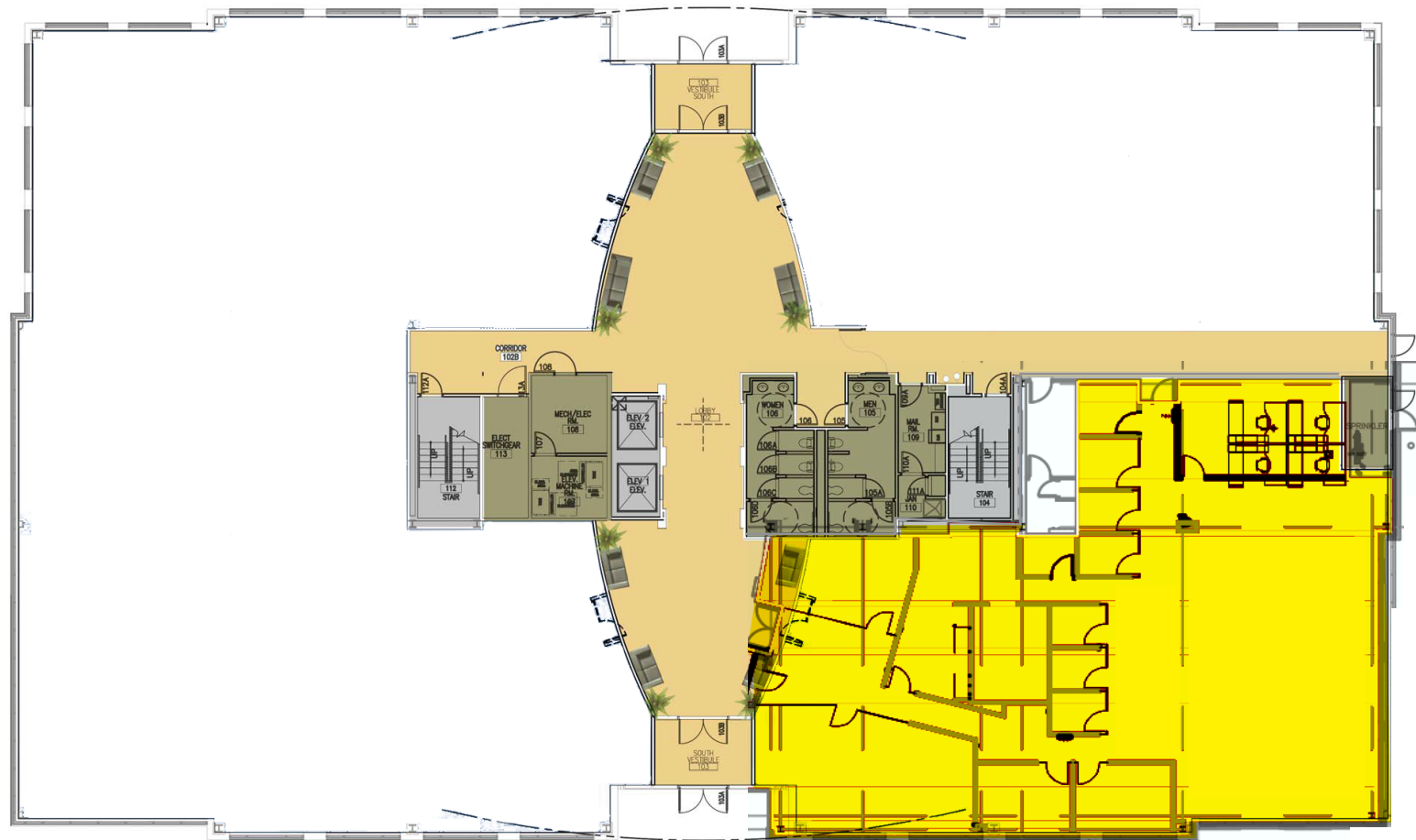


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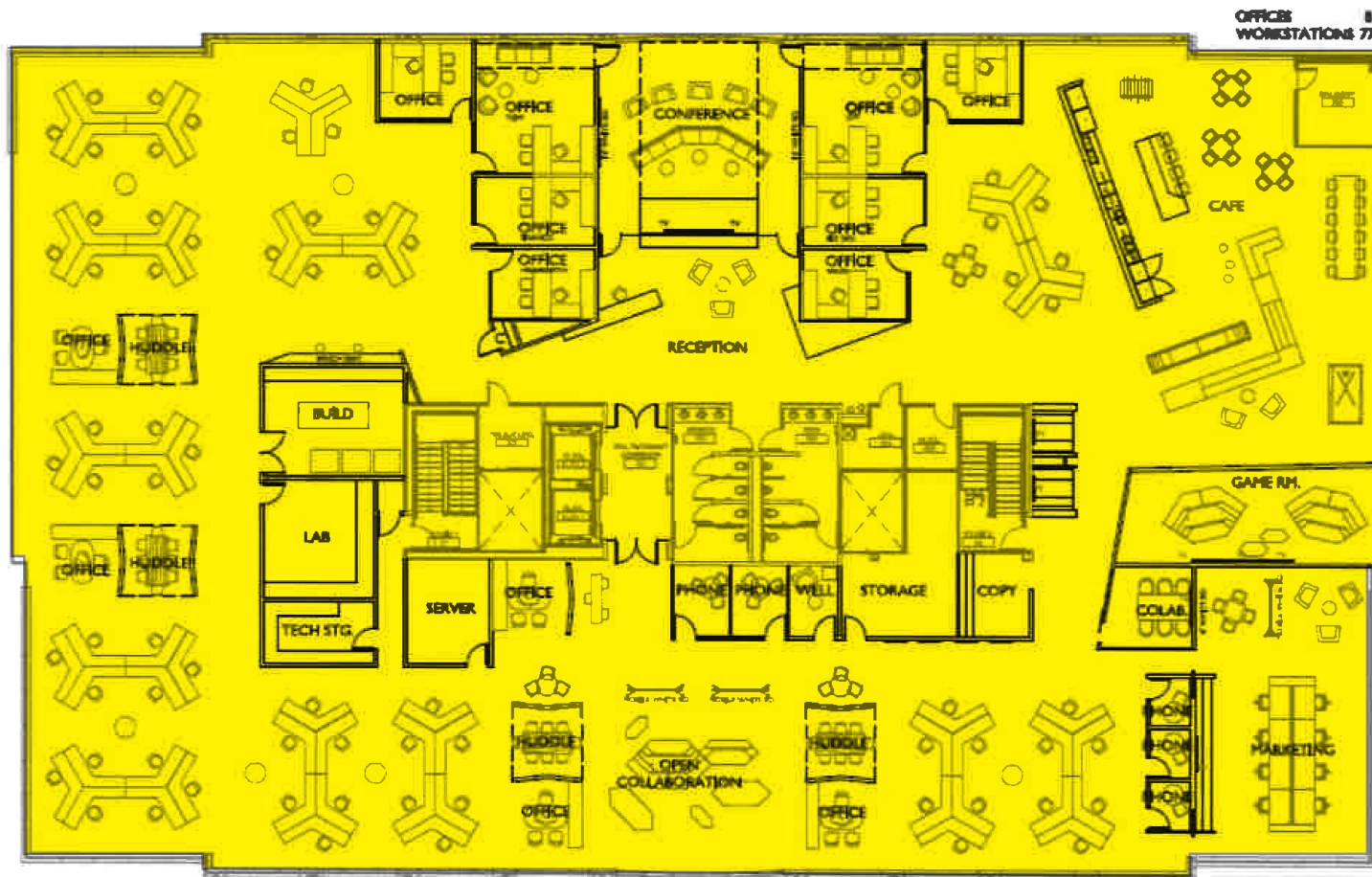
1st Floor Plan



Suite 100
5,617 SF

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3rd Floor Plan



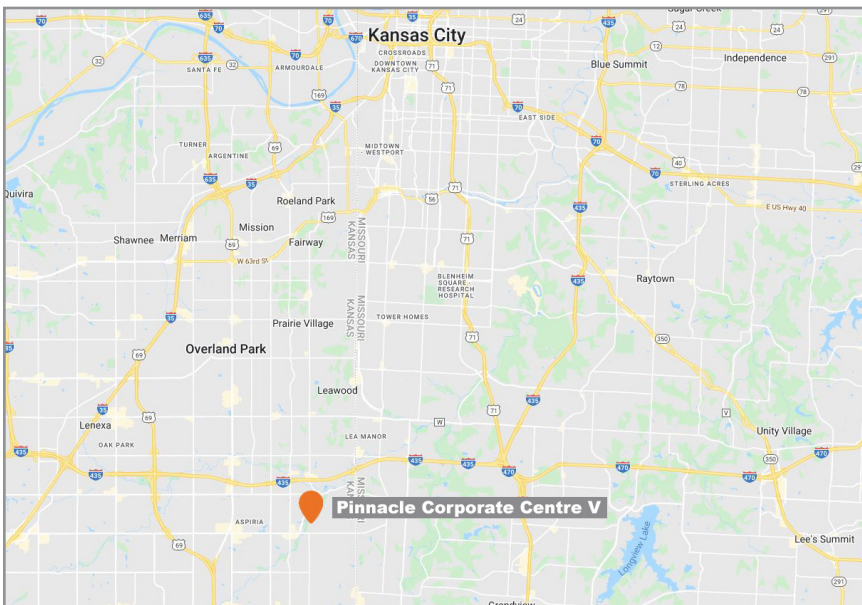
Suite 300
22,705 SF



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