

Pinnacle Corporate Centre I

11300 Tomahawk Creek Parkway, Leawood, KS 66211

For Sale



Owner/User Offering

Block Real Estate Services, LLC (BRES), is pleased to present the Pinnacle Corporate Centre I, a Three-story, Class A corporate office property located at 11300 Tomahawk Creek Parkway. **Class A Office Space Available.**

Property highlights include:

- Owner/User Purchase Opportunity
- Three-Story, 75,395 SF Class A office property
- Prime Tomahawk Creek Parkway location
- Excellent access to I-435, College Blvd and 119th Street
- Abundant on-site parking
- Beautiful finishings throughout the building, lobbies and common areas, with state-of-the-art building and life safety systems

For More Information

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Class A Office Building

This 3-story, Class A office building offers 75,395 total rentable square feet. Located in the highly desirable Pinnacle Corporate Centre I in Johnson County, Kansas, the building is extremely efficient with an Energy Star® certification. The site offers ample parking with a ratio of 4.93 cars per 1,000 square feet.

Proven Business Location

Located on I-435, the Property is strategically positioned between the urban core market, which includes the CBD and Country Club Plaza, and the suburban Johnson County office markets like the College Boulevard Corridor and Corporate Woods. It is the ideal location for firms seeking an established infill location. Both moderate and executive housing are available within minutes.

Pinnacle Corporate Centre

The Pinnacle Corporate Centre encompasses 4 buildings on the side of I-435. By preserving the natural terrain with prairie grasses, green belts, magnificent pine trees and numerous landscaped flower beds, Pinnacle harmoniously blends together office, planned business park within a metropolitan location. Semi-annual flower plantings and annual landscaping upgrade programs were put in place to insure that the landscaped areas continue to be of the highest quality. Landscaping is in excess of the requirements of the City of Lenexa. All green areas have underground sprinkler systems.

Quality Construction

Block Real Estate Services developed Pinnacle Corporate Centre III. Block is Kansas City's largest full service real estate company and manages over 45 million square feet of office, industrial, retail and 10,350 units of multifamily properties for equity partnerships and third party owners. Years of experience meeting the needs of owners and tenants have resulted in buildings that align with the demands of today's office tenant. Contemporary architectural design and high quality construction and finishes are evidenced at the Property.



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