

Prime Tomahawk Creek Parkway Location!



Class A Office Space Available

- Suites up to 13,395 SF available
- Three-story, Class A corporate 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:

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

Max Wasserstrom, CFA
816.412.8428
mwasserstrom@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: 2001

Space Available:

- Suite 100 13,395 SF
- Suite 140 1,343 SF
- Suite 200 10,579 SF
- Suite 210 2,046 SF
- Suite 250 3,979 SF
- Suite 320 3,222 SF

Base Rent: \$28.00 per rentable square-foot

Operating Expenses: Base Year

Tenant Improvement Allowance: Negotiable

Services Included: Full Service - Includes janitorial, utilities, maintenance, taxes and insurance

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

HVAC: The building is climate controlled by three, 115 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.

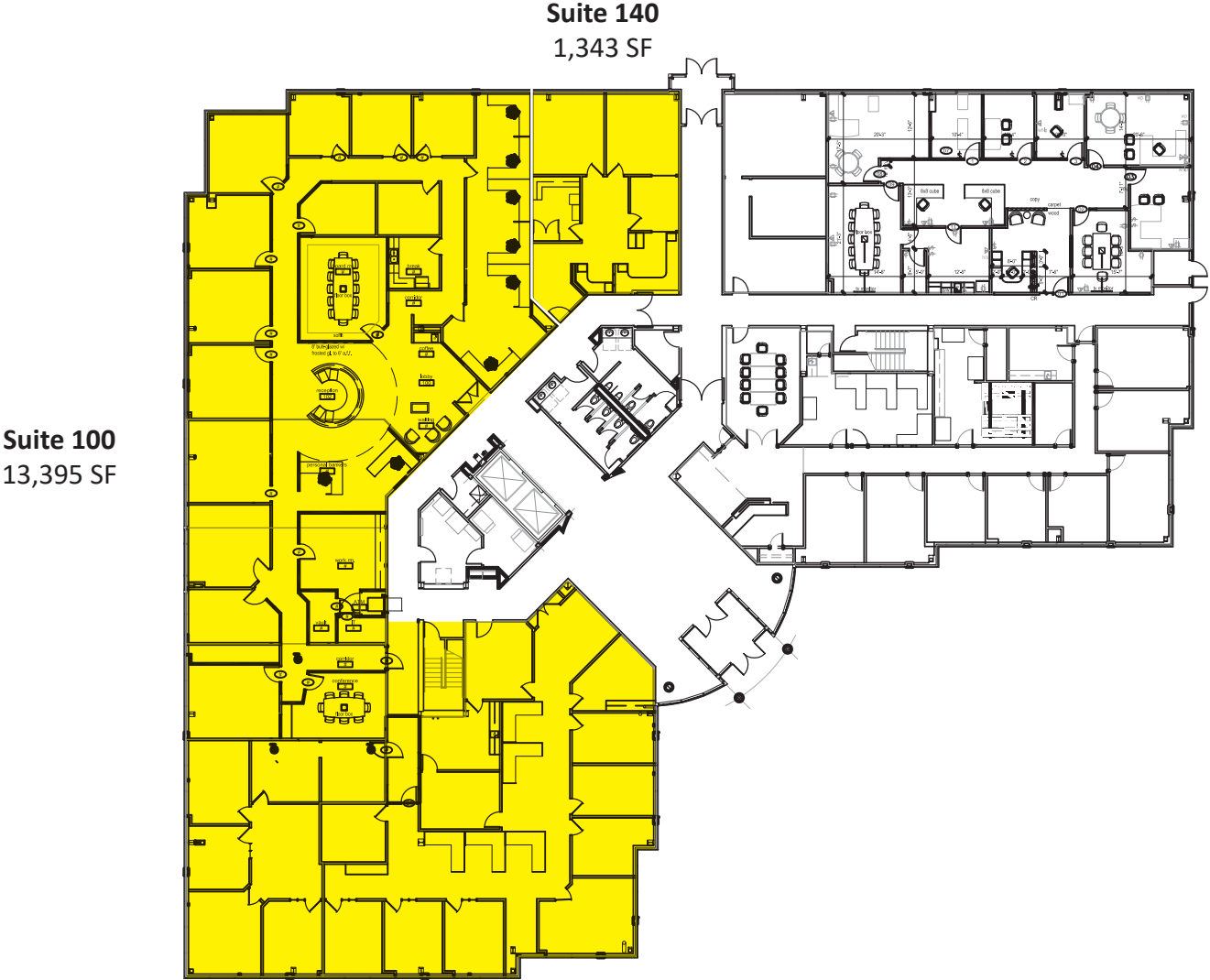
Parking: 331 spaces (4.93 per 1,000 usable square feet)

Pinnacle Corporate Centre I

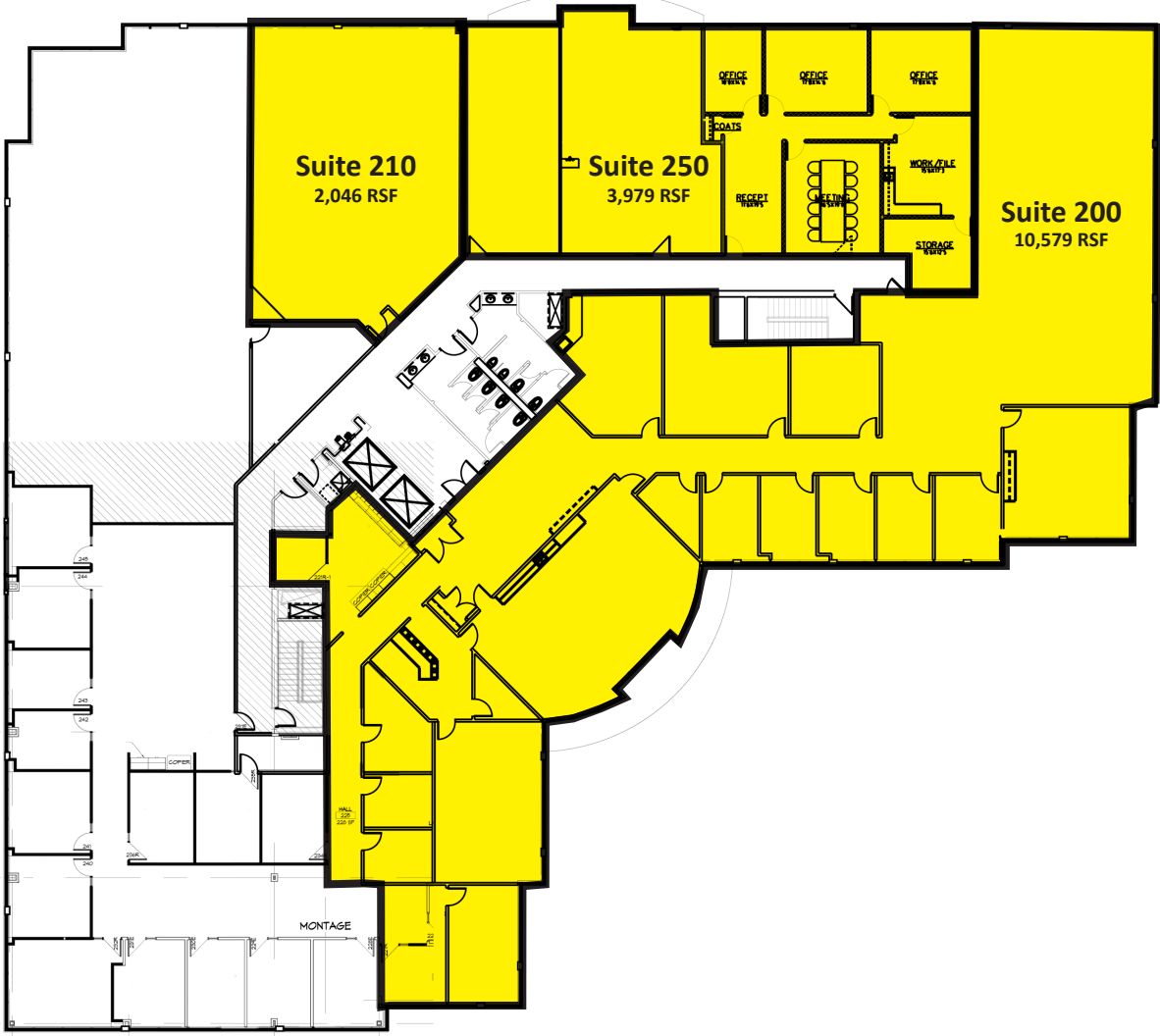
11300 Tomahawk Creek Parkway, Leawood, Kansas

For Lease

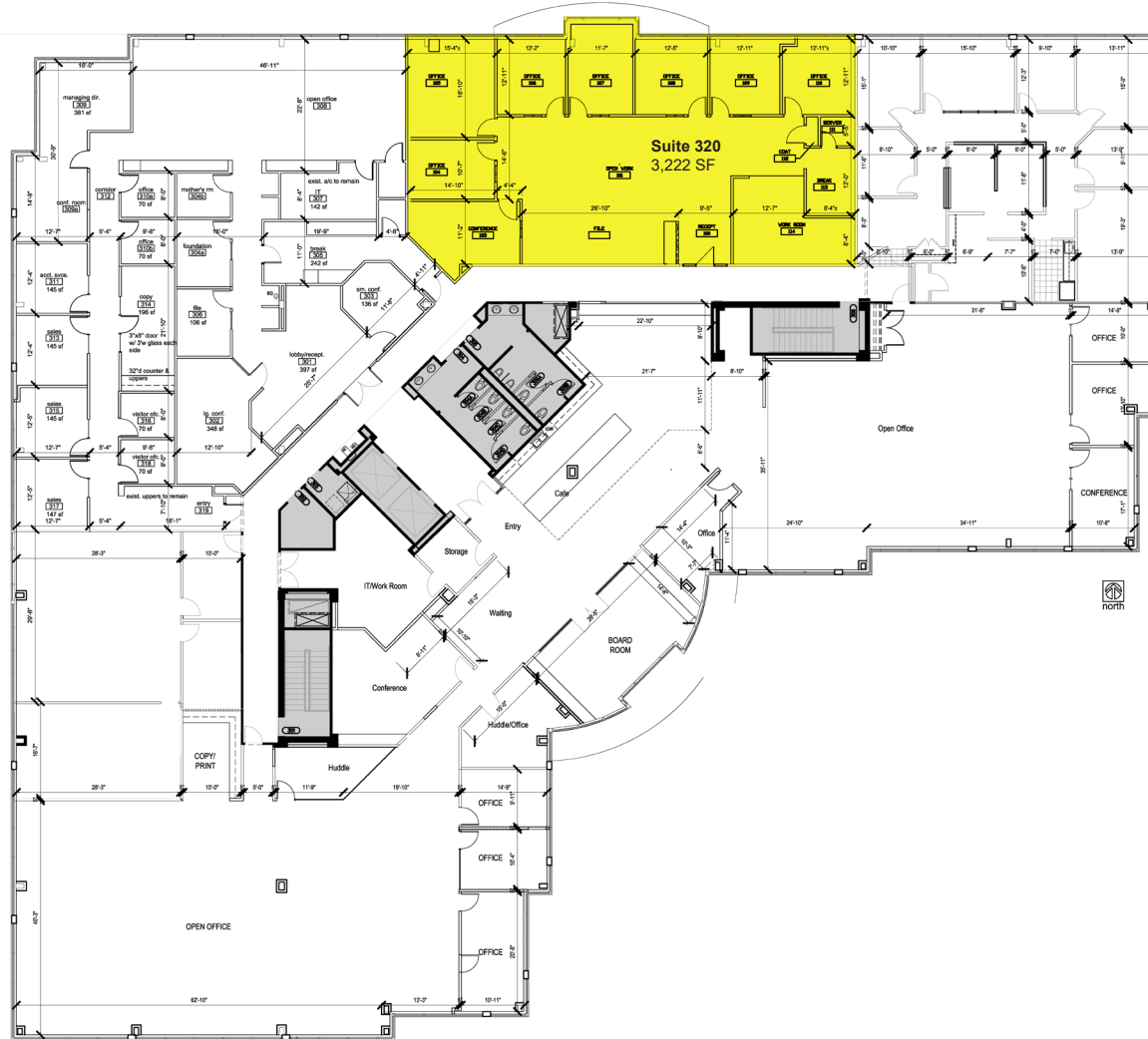
1st Floor Plan



2nd Floor Plan



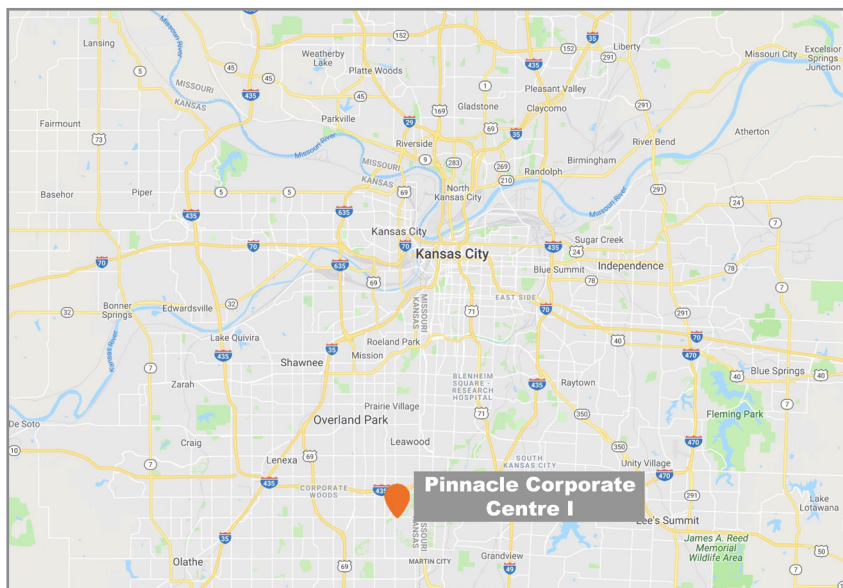
3rd Floor Plan



Pinnacle Corporate Centre I

11300 Tomahawk Creek Parkway, Leawood, Kansas

For Lease



For more information:

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

Max Wasserstrom, CFA
816.412.8428
mwasserstrom@blockllc.com

Reid Kosic
816.878.6316
rkosic@blockllc.com

4622 Pennsylvania Ave. Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC