

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

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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: 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 310 2,536 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.

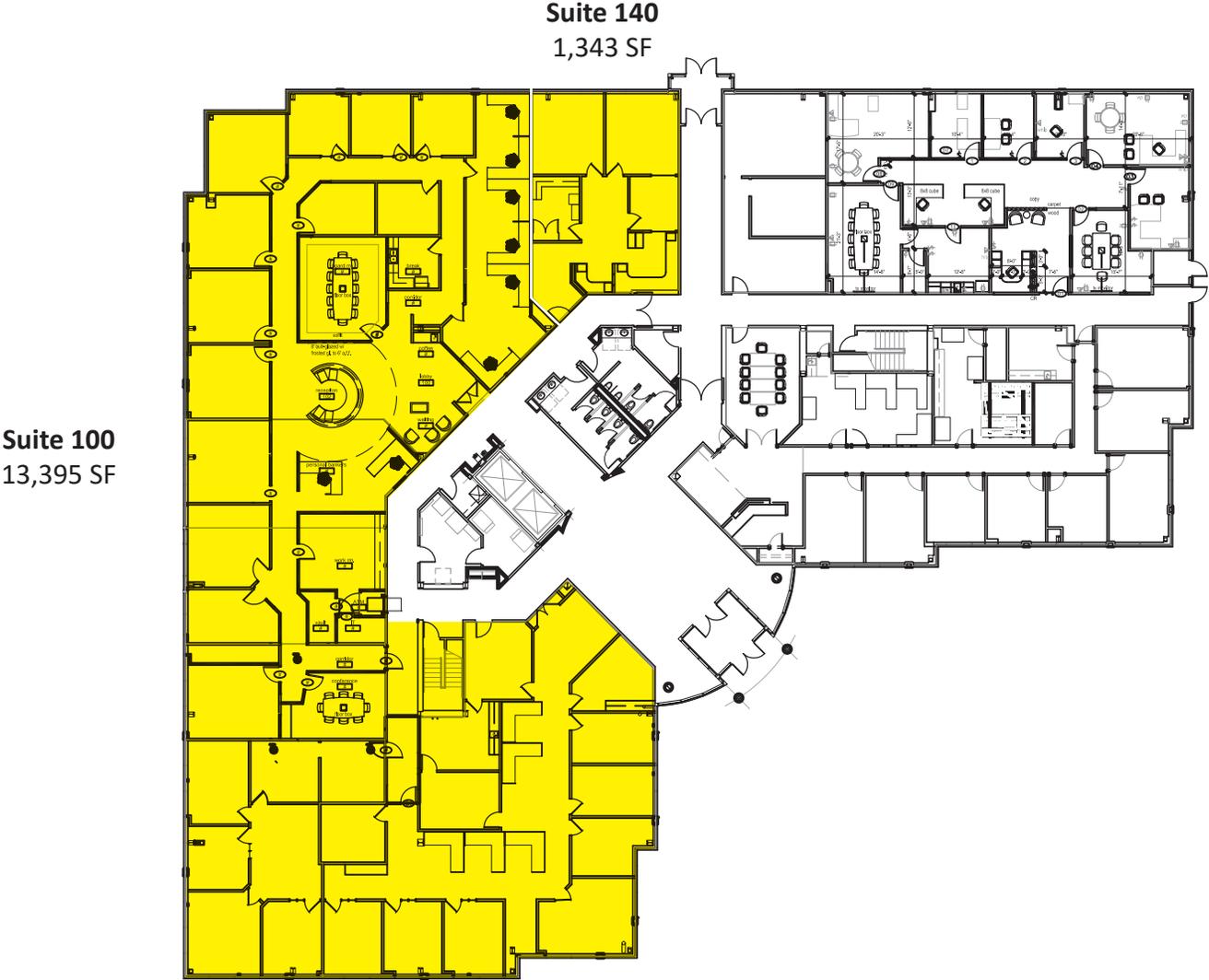
Parking: 331 spaces (4.93 per 1,000 usable square feet)

Pinnacle Corporate Centre I

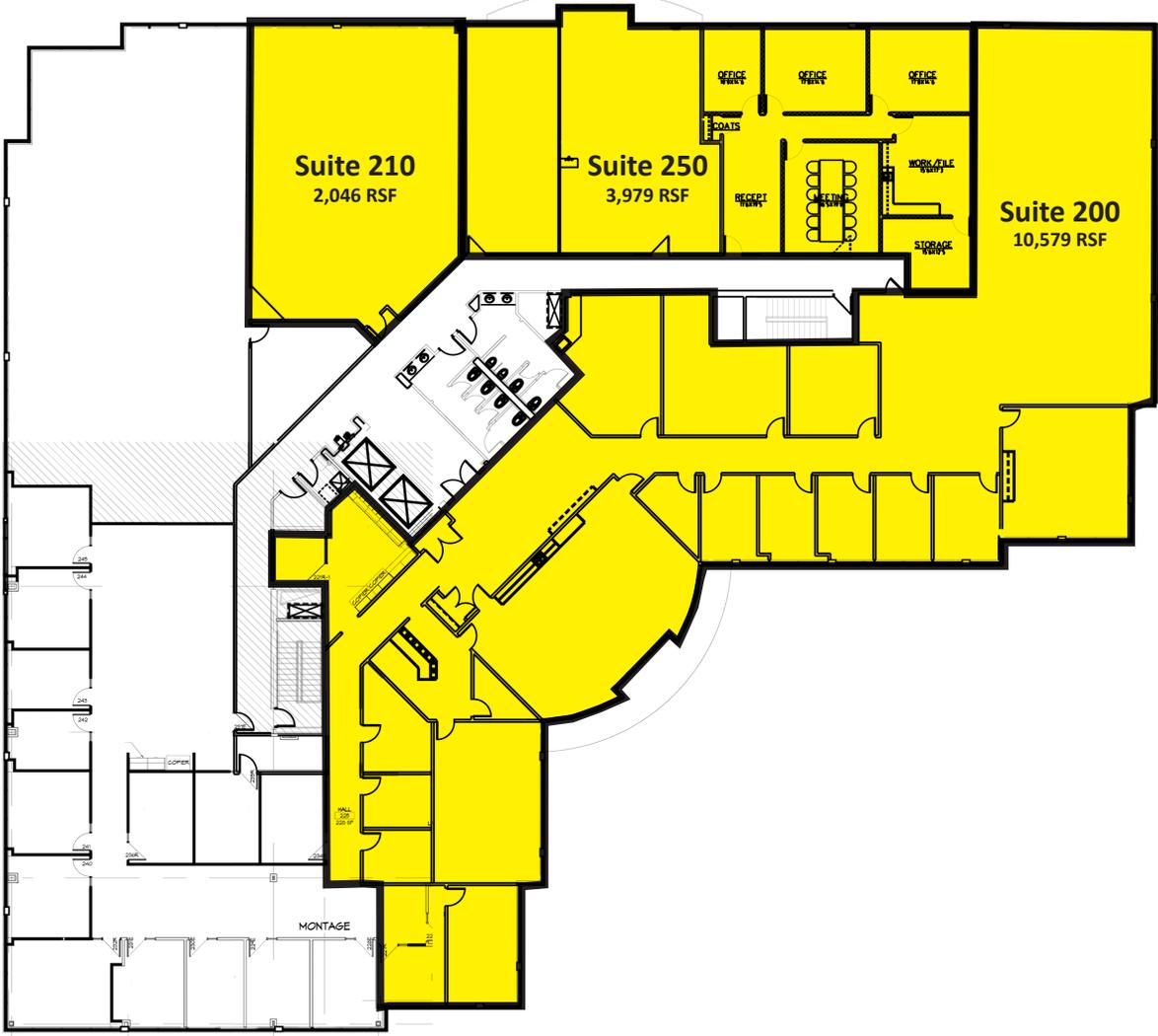
11300 Tomahawk Creek Parkway, Leawood, Kansas

For Lease

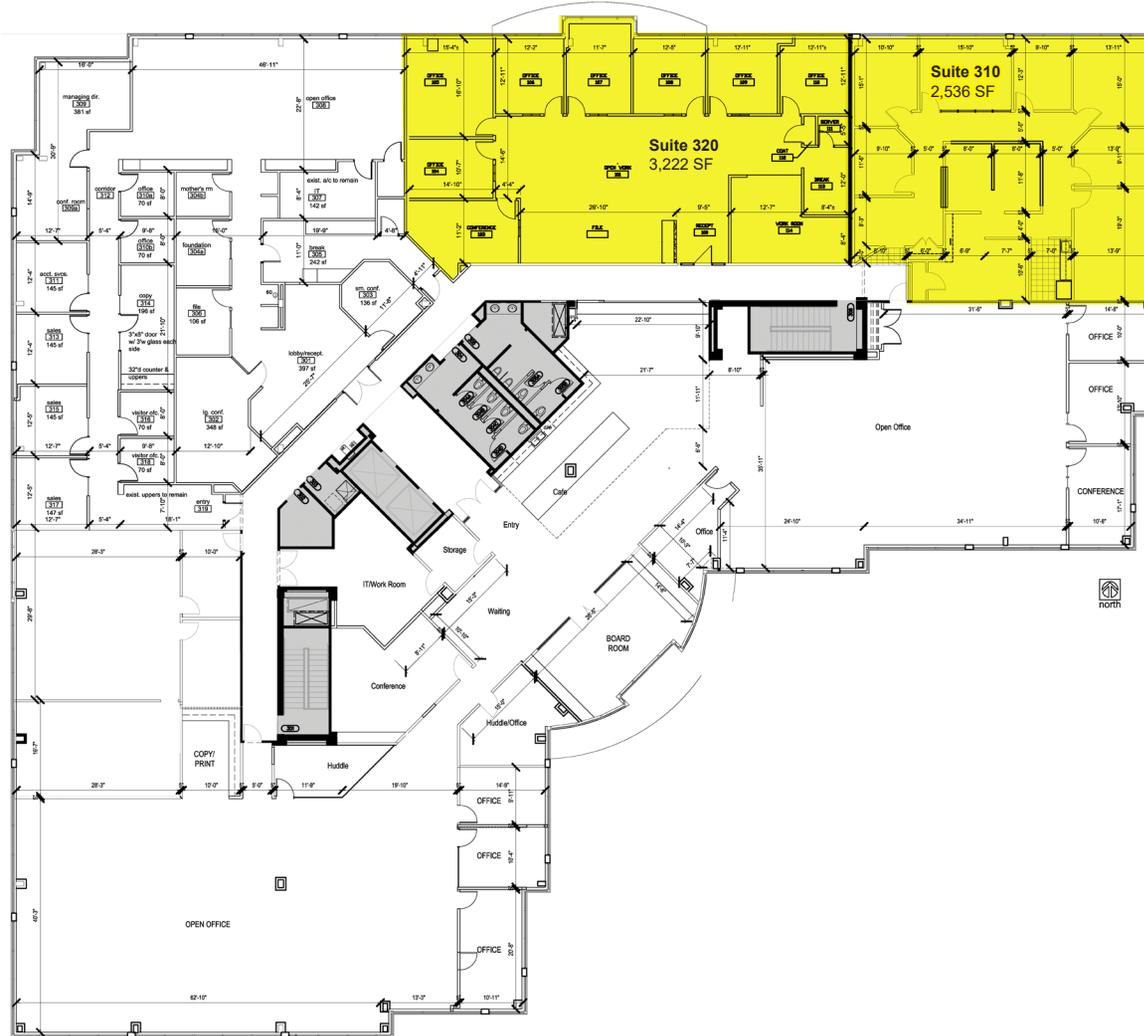
1st Floor Plan



2nd Floor Plan



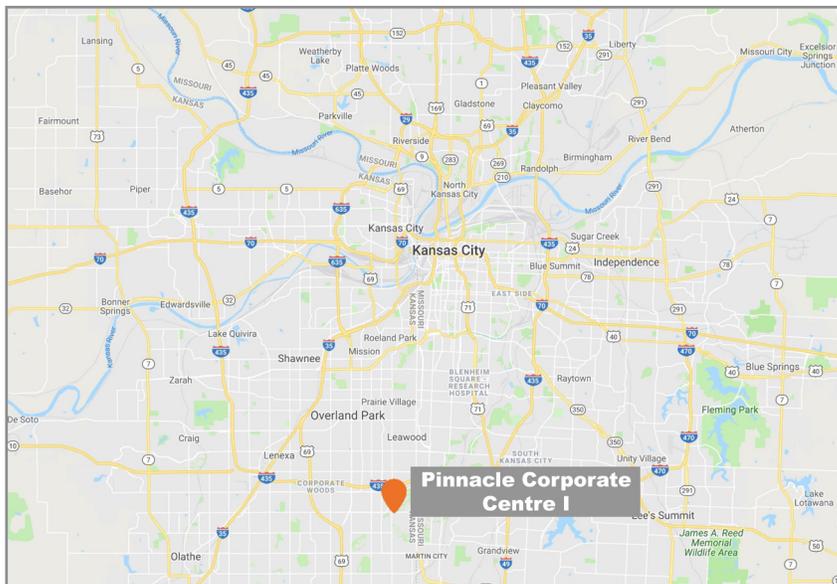
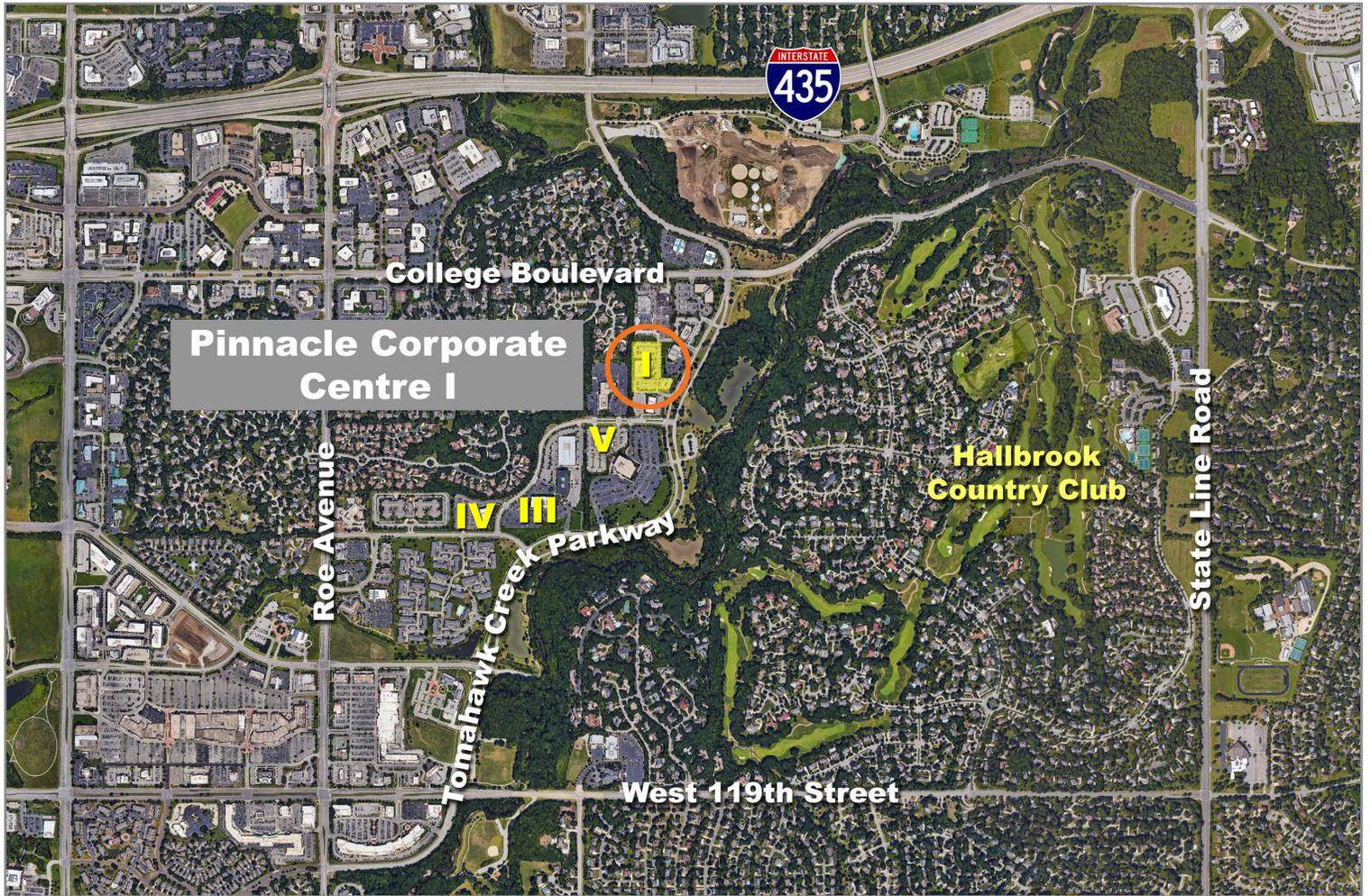
3rd Floor Plan



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

BLOCK
REAL ESTATE SERVICES, LLC