

# Pinnacle Corporate Centre I

11300 Tomahawk Creek Parkway, Leawood, Kansas

# For Lease

## Prime Tomahawk Creek Parkway Location!



### Class A Office Space Available

- Suites up to 23,074 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:

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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 150	909 SF
Suite 190	4,370 SF
Suite 200	10,579 SF
Suite 210	2,046 SF
Suite 250	3,979 SF
Suite 300	14,127 SF
Suite 320	3,222 SF
Suite 350	5,725 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)

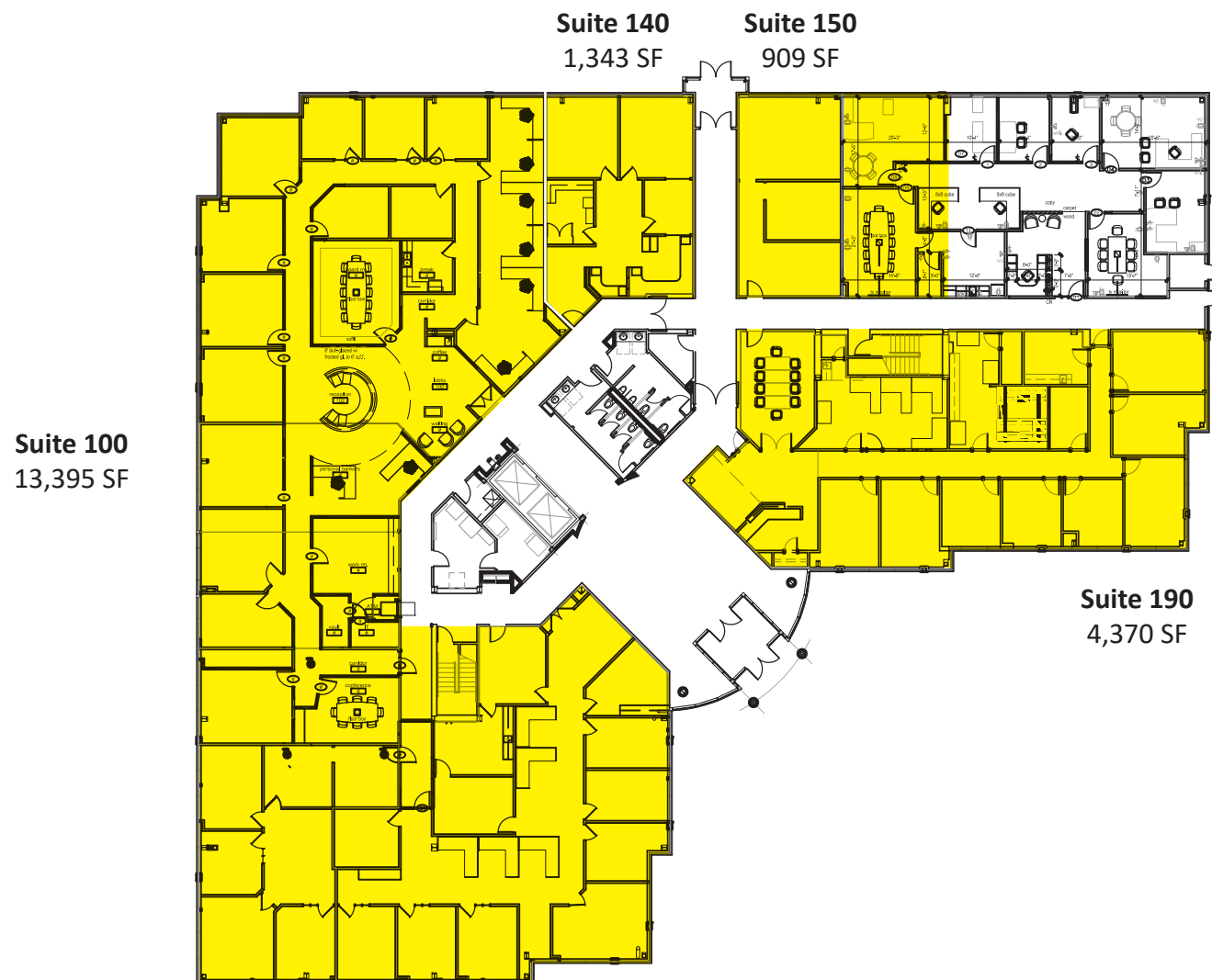


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## 1st Floor Plan

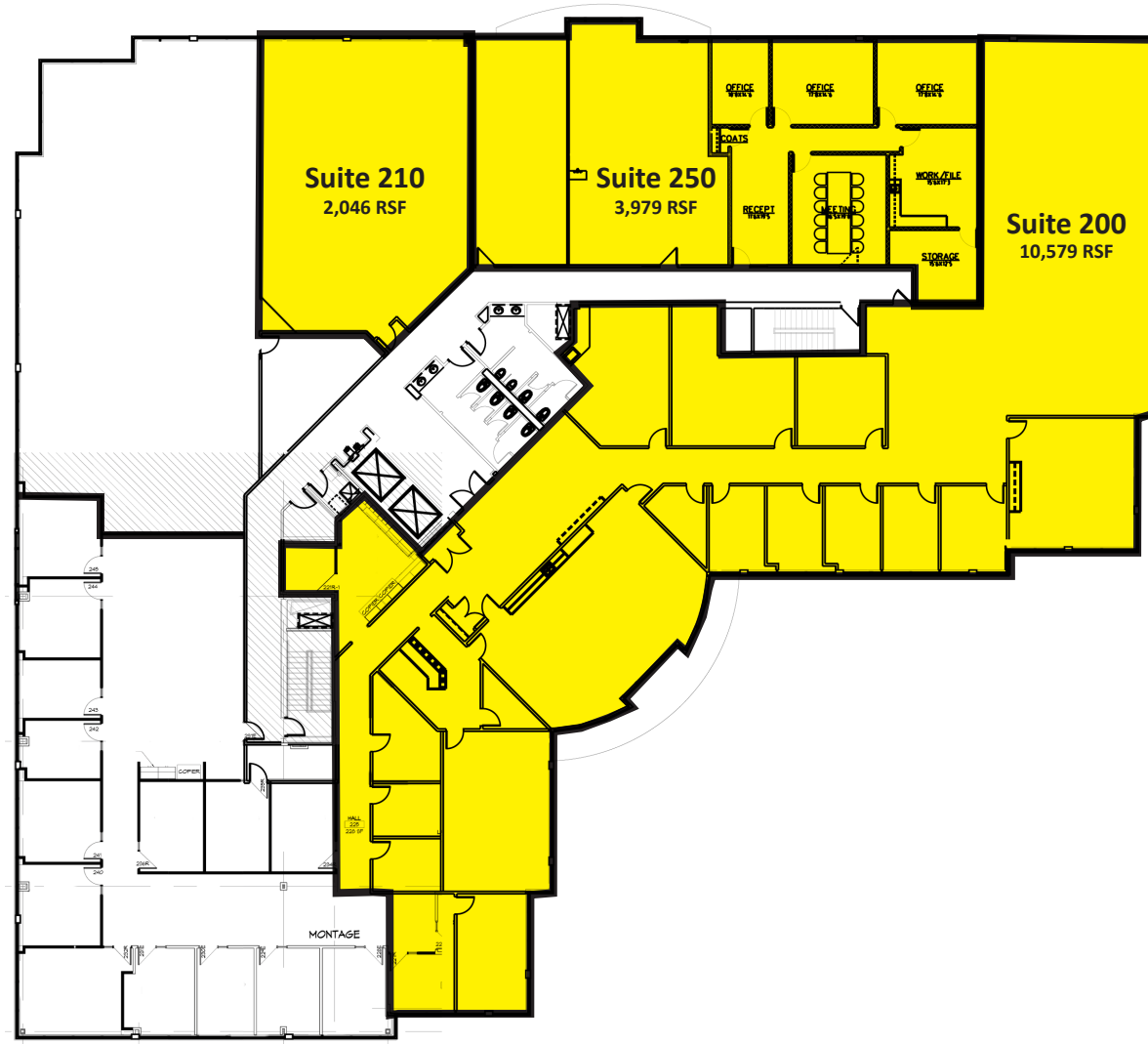


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## 2nd Floor Plan



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

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REAL ESTATE SERVICES, LLC

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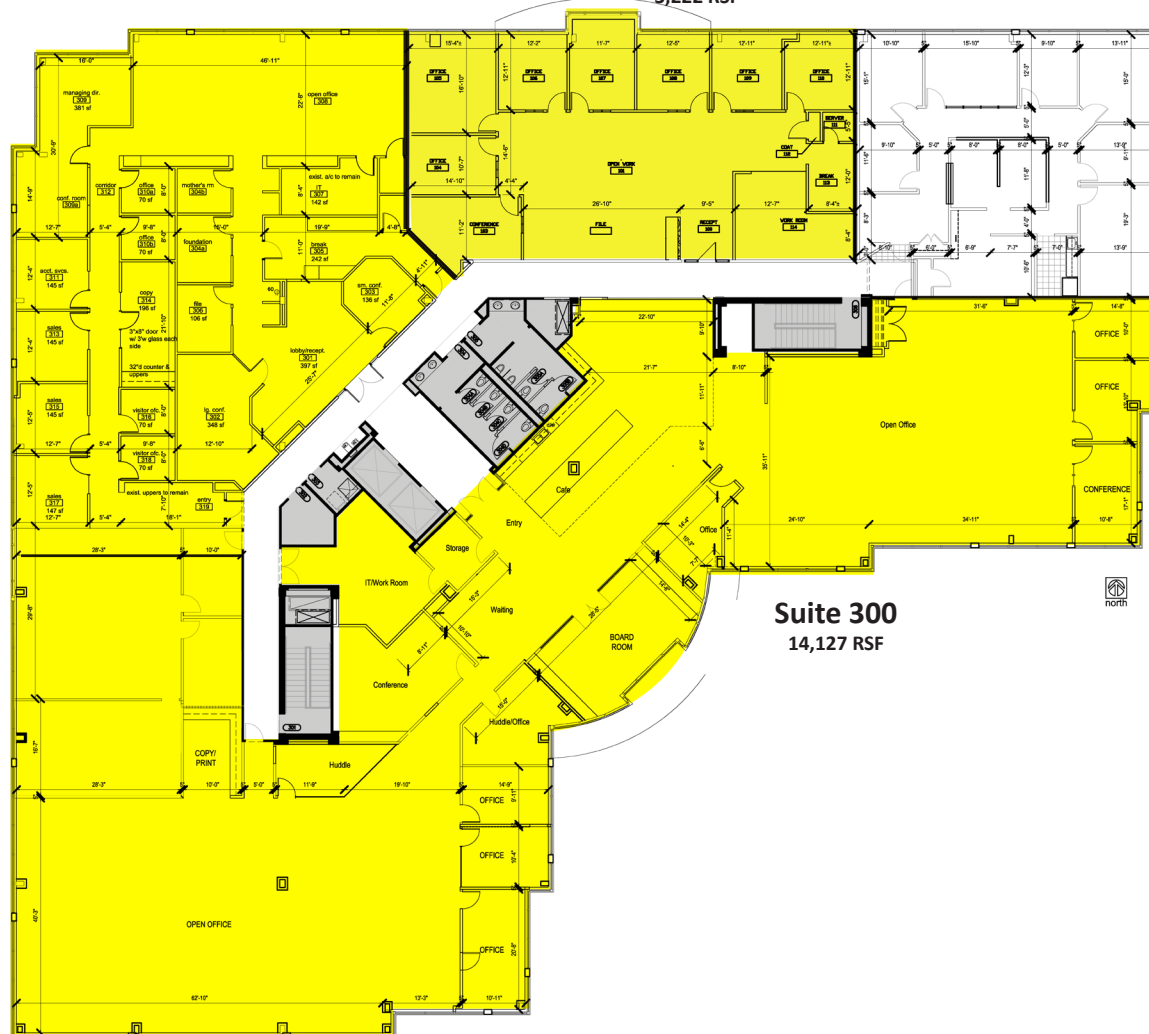
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## 3rd Floor Plan

**Suite 350**  
5,725 RSF

**Suite 320**  
3,222 RSF

**Suite 300**  
14,127 RSF

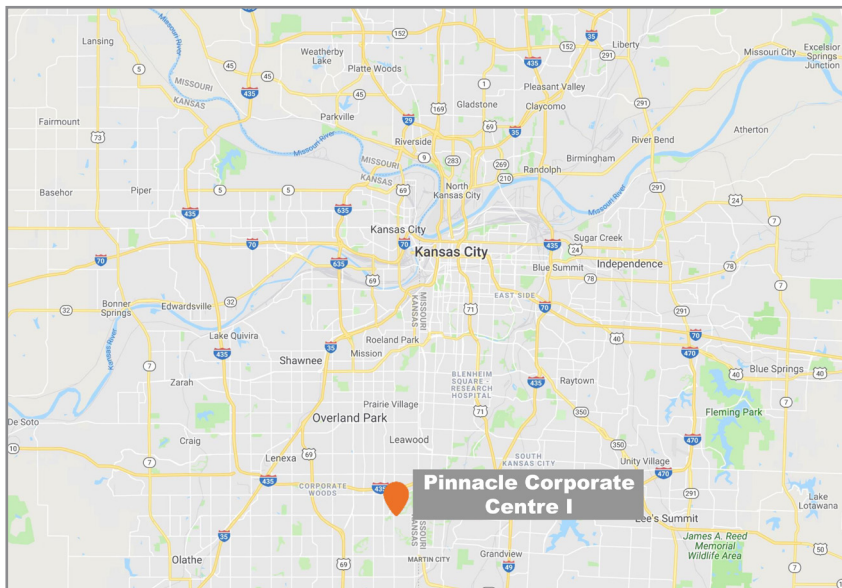




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