

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 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.

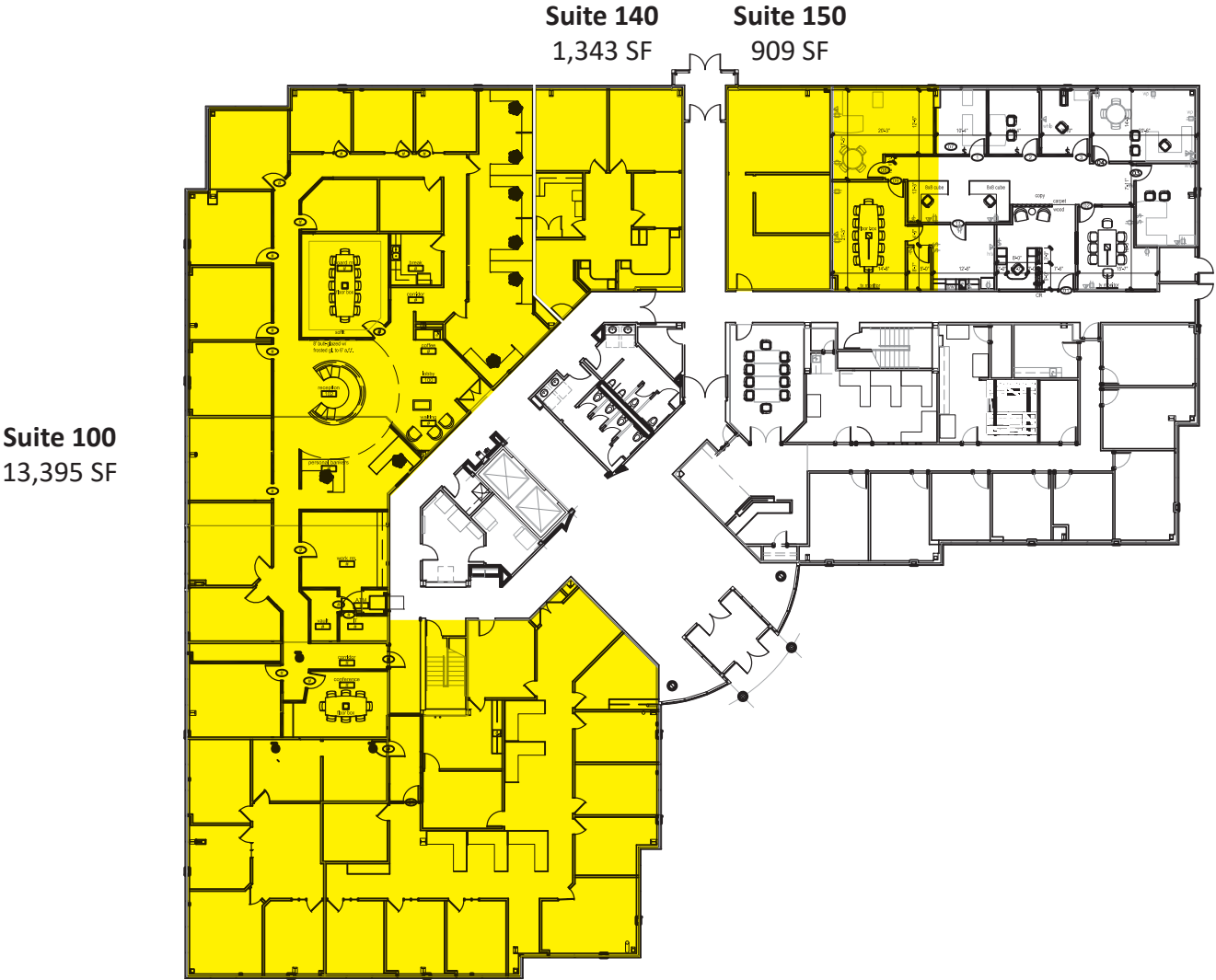
Parking: 331 spaces (4.93 per 1,000 usable square feet)

Pinnacle Corporate Centre I

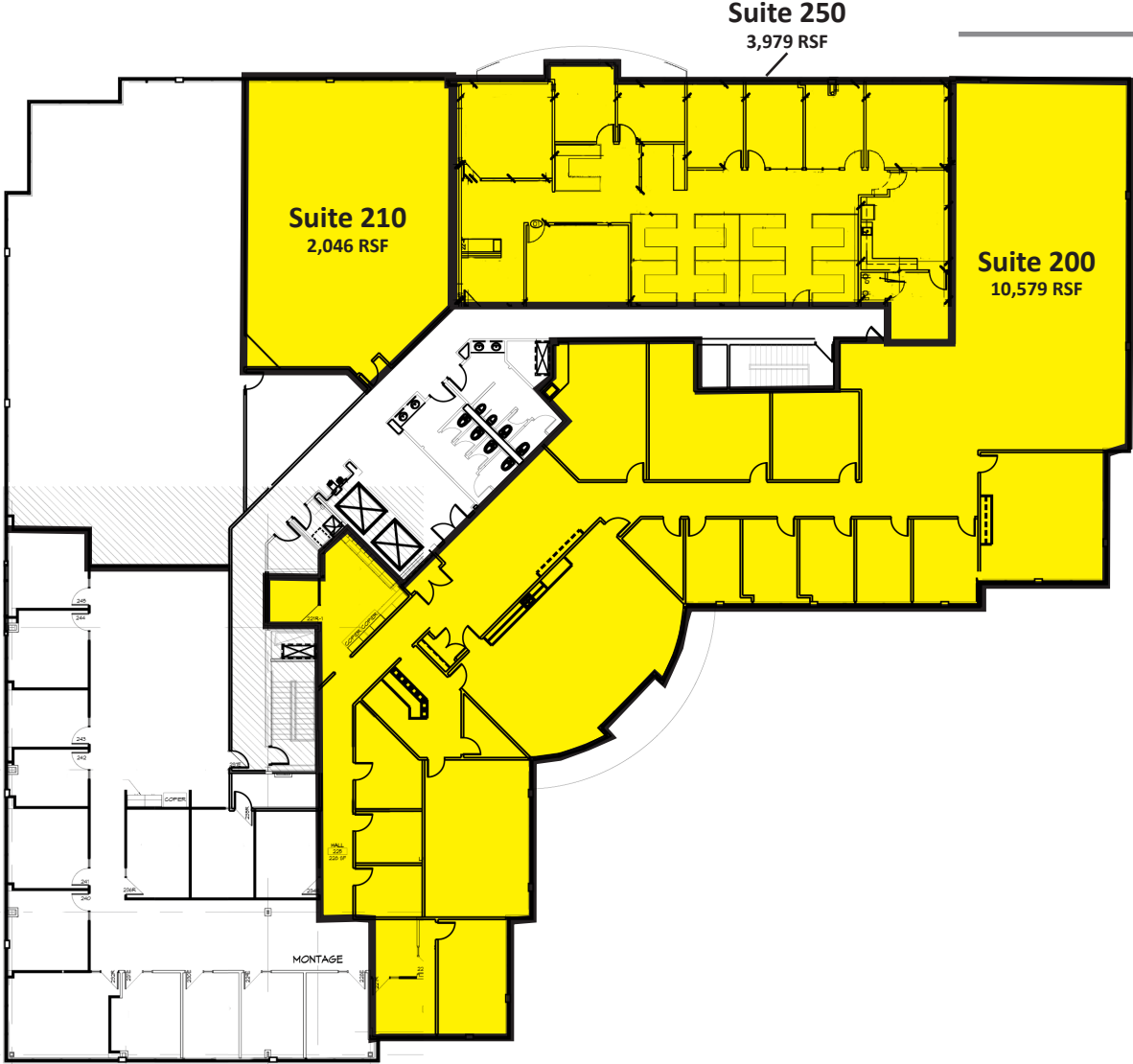
11300 Tomahawk Creek Parkway, Leawood, Kansas

For Lease

1st Floor Plan



2nd Floor Plan

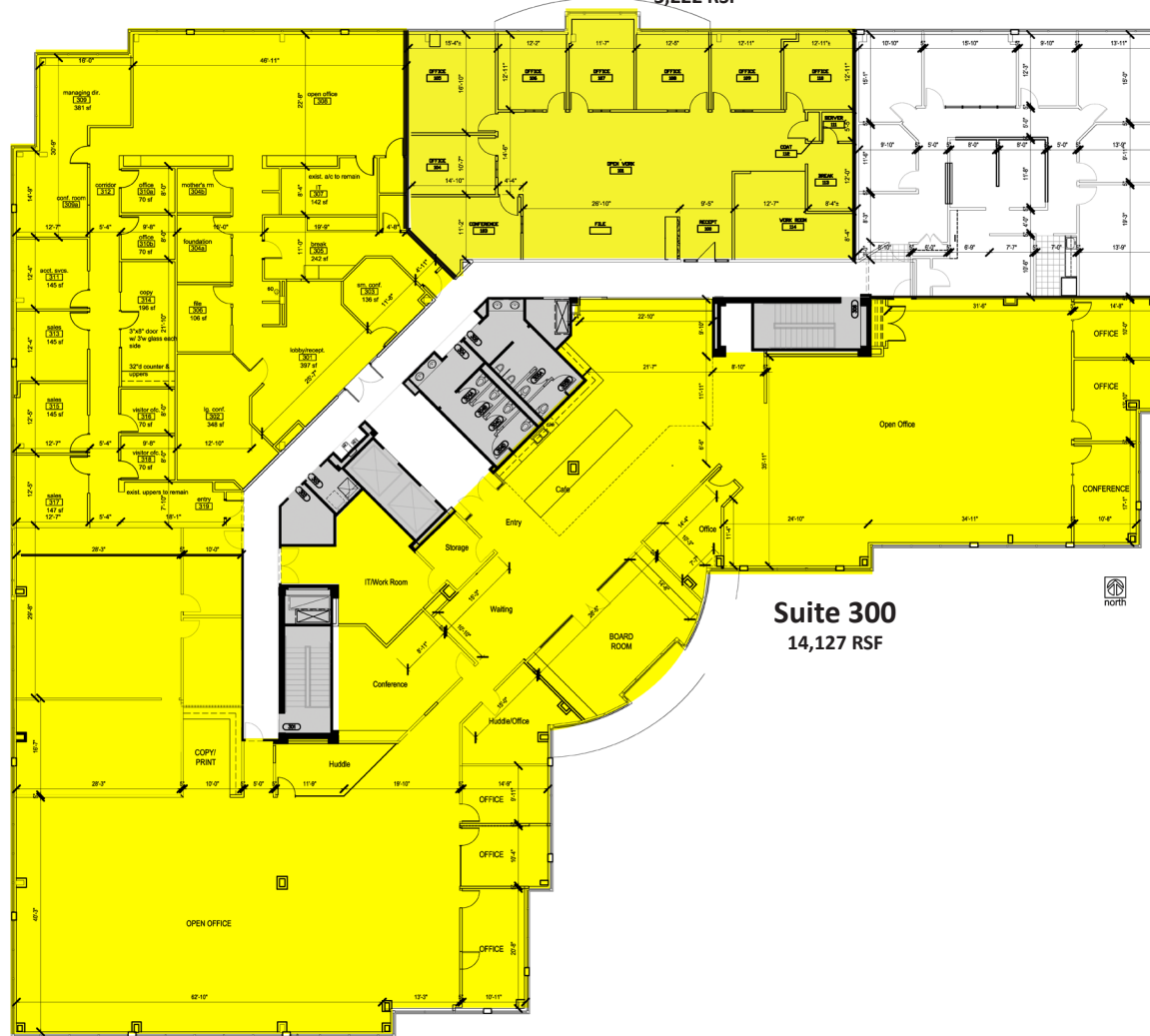


3rd Floor Plan

Suite 350
5,725 RSF

Suite 320
3,222 RSF

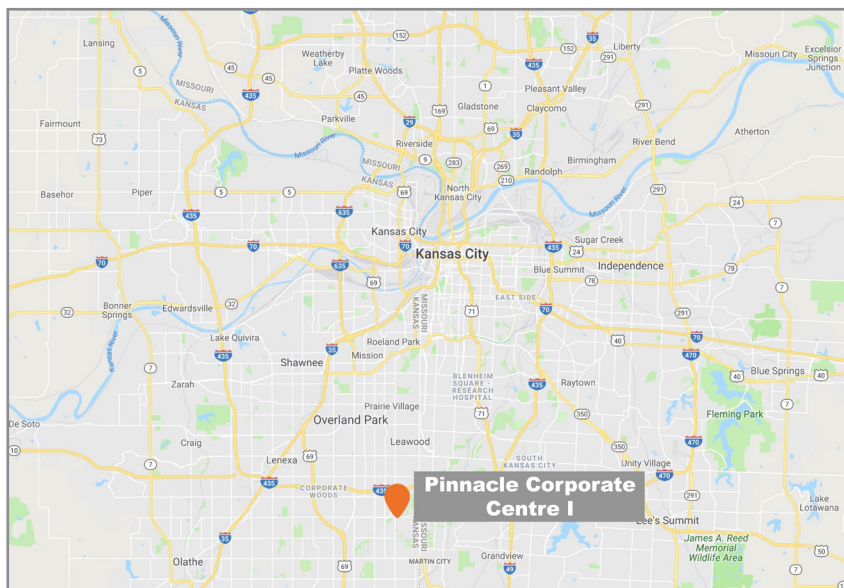
Suite 300
14,127 RSF



Pinnacle Corporate Centre I

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