

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 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: \$29.50 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.

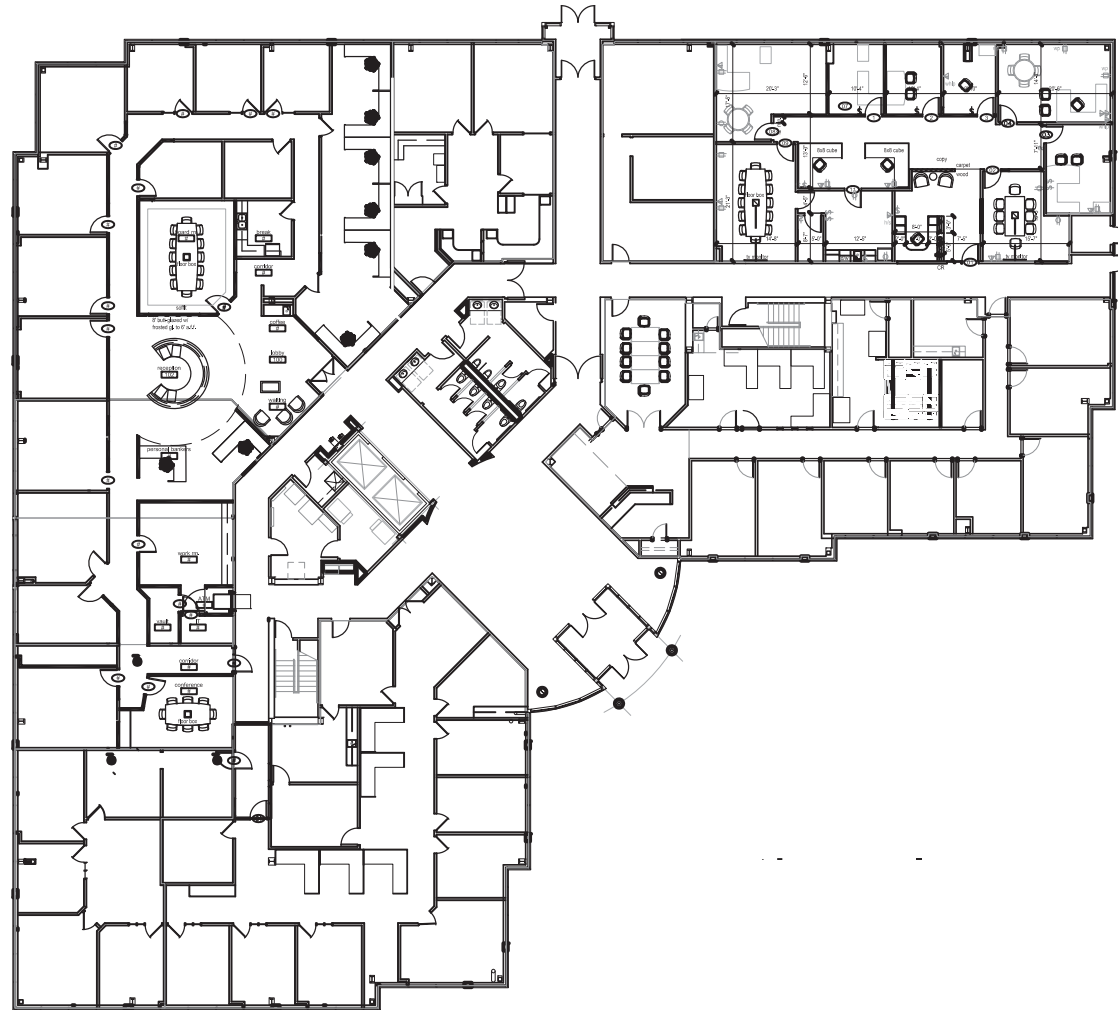
Parking: 331 spaces (4.93 per 1,000 usable square feet)

Pinnacle Corporate Centre I

11300 Tomahawk Creek Parkway, Leawood, Kansas

For Lease

1st Floor Plan



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

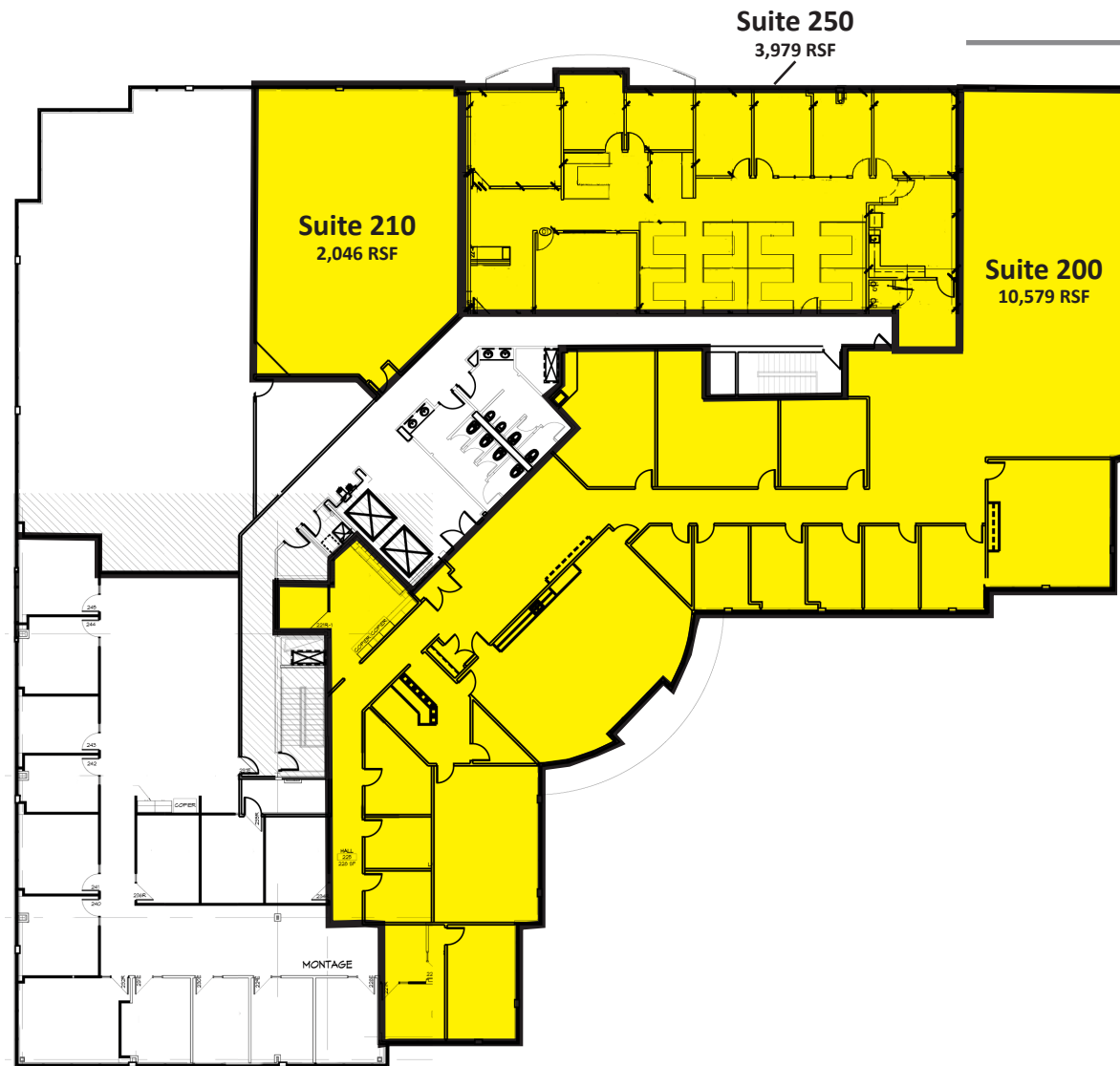
BLOCK
REAL ESTATE SERVICES, LLC

Pinnacle Corporate Centre I

11300 Tomahawk Creek Parkway, Leawood, Kansas

For Lease

2nd Floor Plan



Pinnacle Corporate Centre I

11300 Tomahawk Creek Parkway, Leawood, Kansas

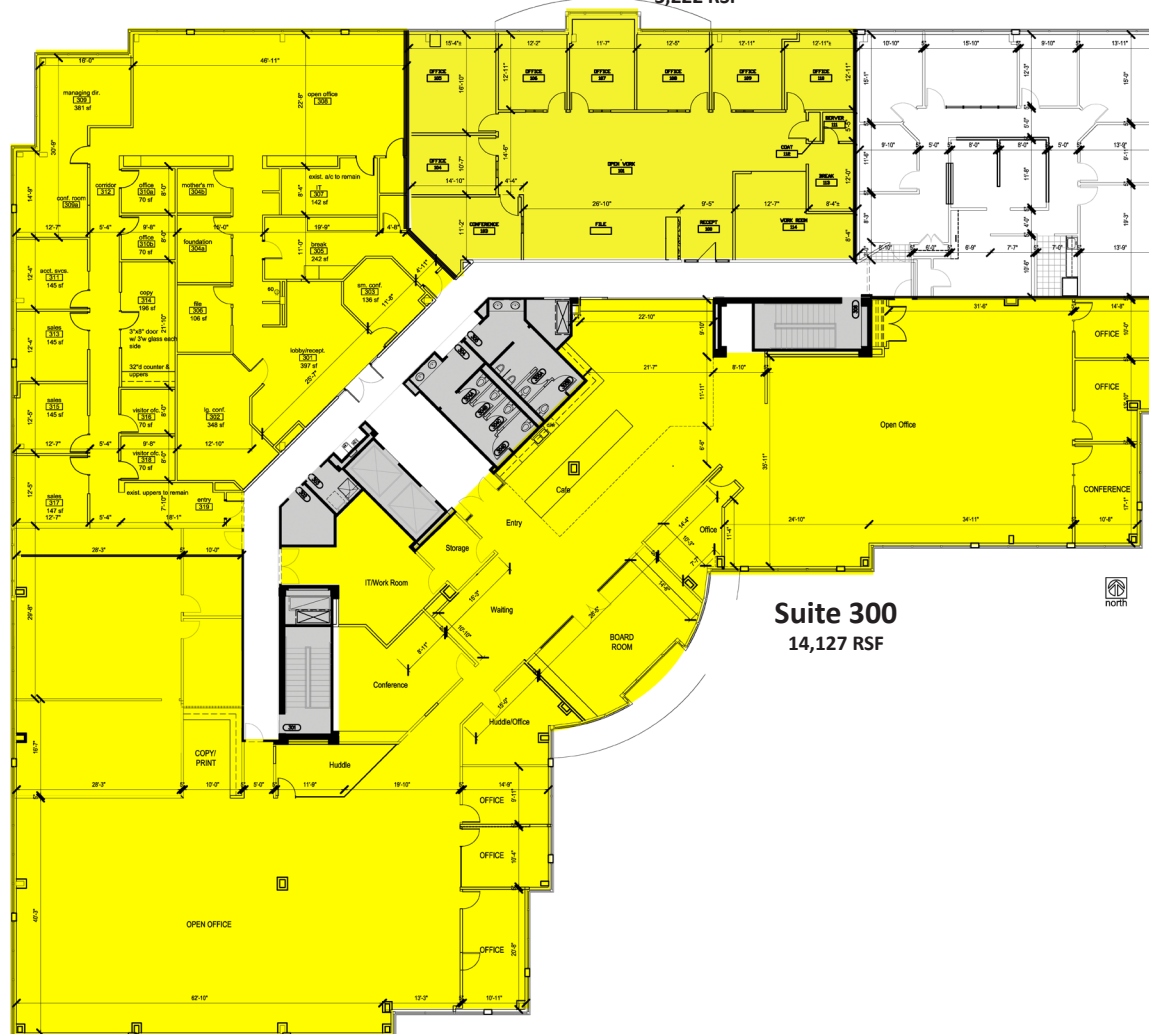
For Lease

3rd Floor Plan

Suite 350
5,725 RSF

Suite 320
3,222 RSF

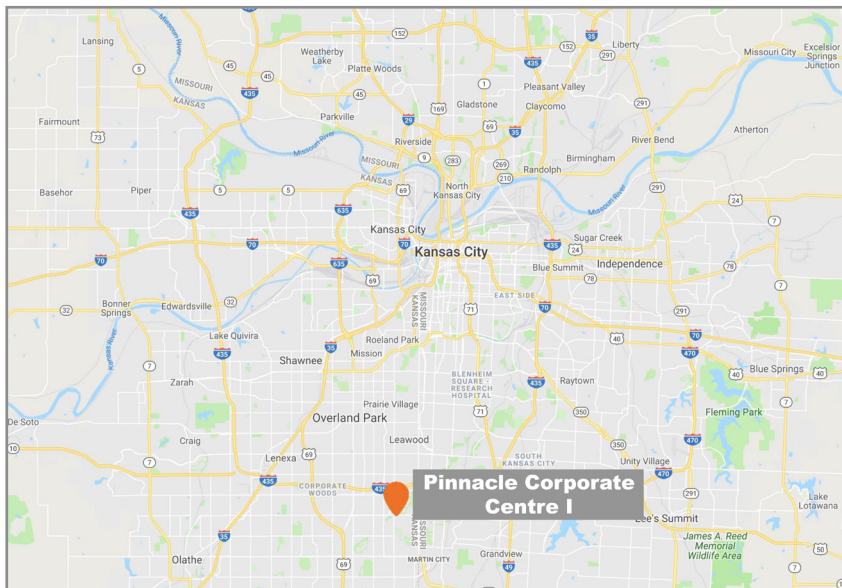
Suite 300
14,127 RSF



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