

## Rare Full Floor Availability on Tomahawk Creek Parkway



### Excellent Site!

- 29,550 SF available on the second floor
- Four story, 105,603 SF, Class A office building, Building signage opportunities
- Prime Tomahawk Creek Parkway location at 114th Street
- Excellent access to I-435, College Blvd., and 119th Street
- 4.5/1000 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:** Four-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:** 2008

**Space Available:**

- Suite 100: 6,798 SF
- Suite 105: 3,323 SF
- Suite 110: 3,445 SF
- Suite 115: 1,278 SF
- Suite 200: 29,550 SF
- Suite 300: 10,789 SF
- Suite 320: 5,629 SF
- Suite 400: 18,409 SF

**Base Rent:** \$31.00 PSF

**Operating Expenses:** Base Year

**Tenant Improvement Allowance:** Negotiable

**Services Included:** Full service

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

**HVAC:** The building is climate controlled by four, 115 ton rooftop mounted Tran Intelipac units distributed by a variable air volume system.

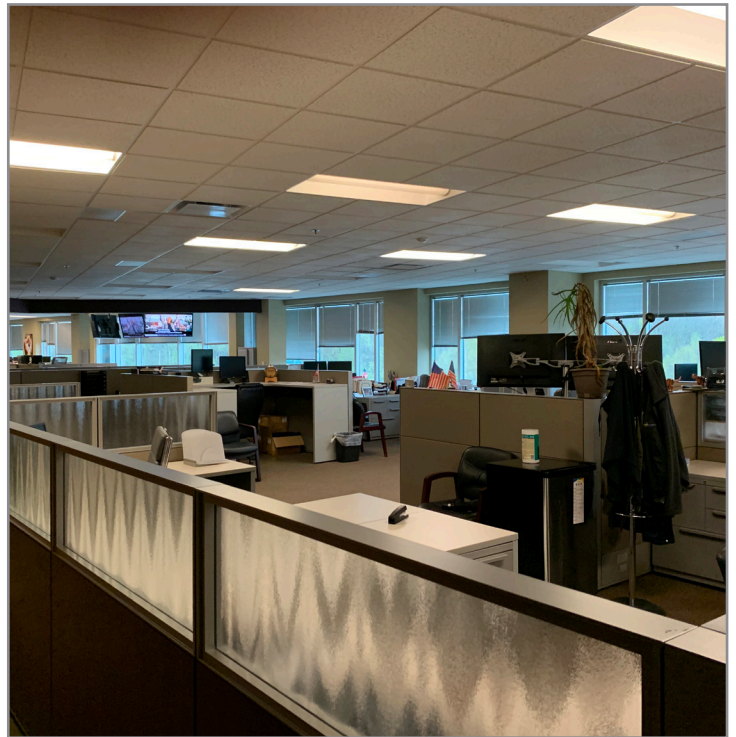
Direct digital controls HVAC system is installed to provide multiple zones per floor. An energy management system is also installed to insure energy efficiency.

**Parking:** 4.5 surface parking spaces/ 1,000 SF

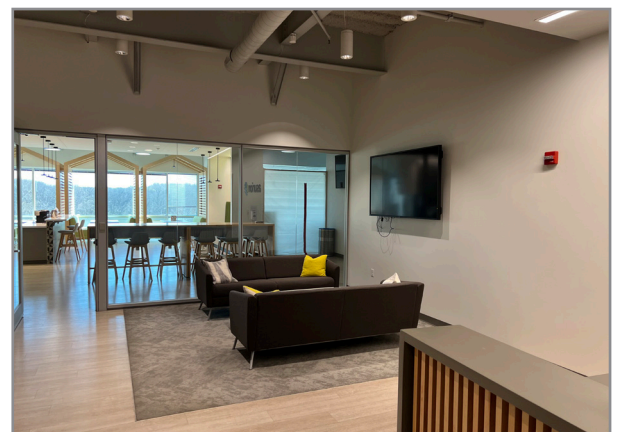
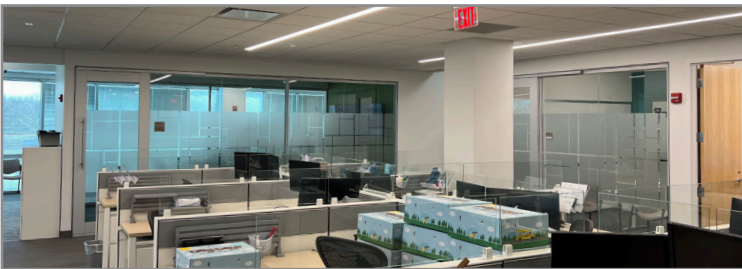
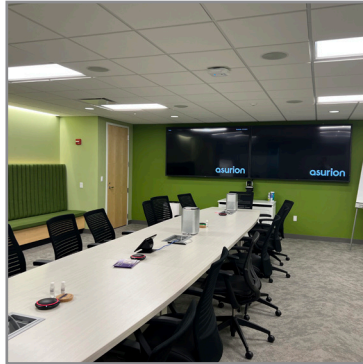
Suite 105



Suite 200



Suite 300

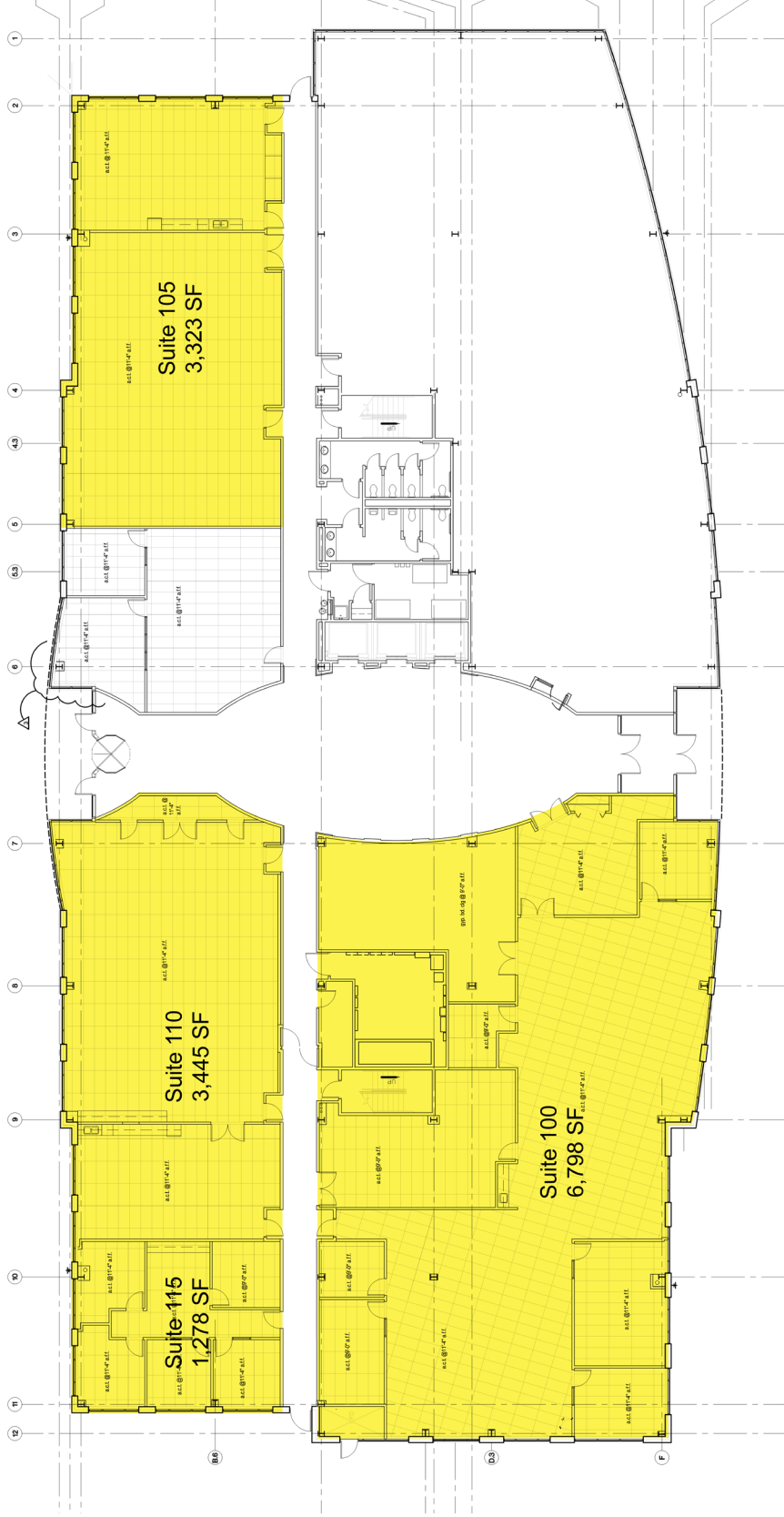


# Pinnacle Corporate Center III

11460 Tomahawk Creek Parkway, Leawood, KS

# For Lease

1st Floor



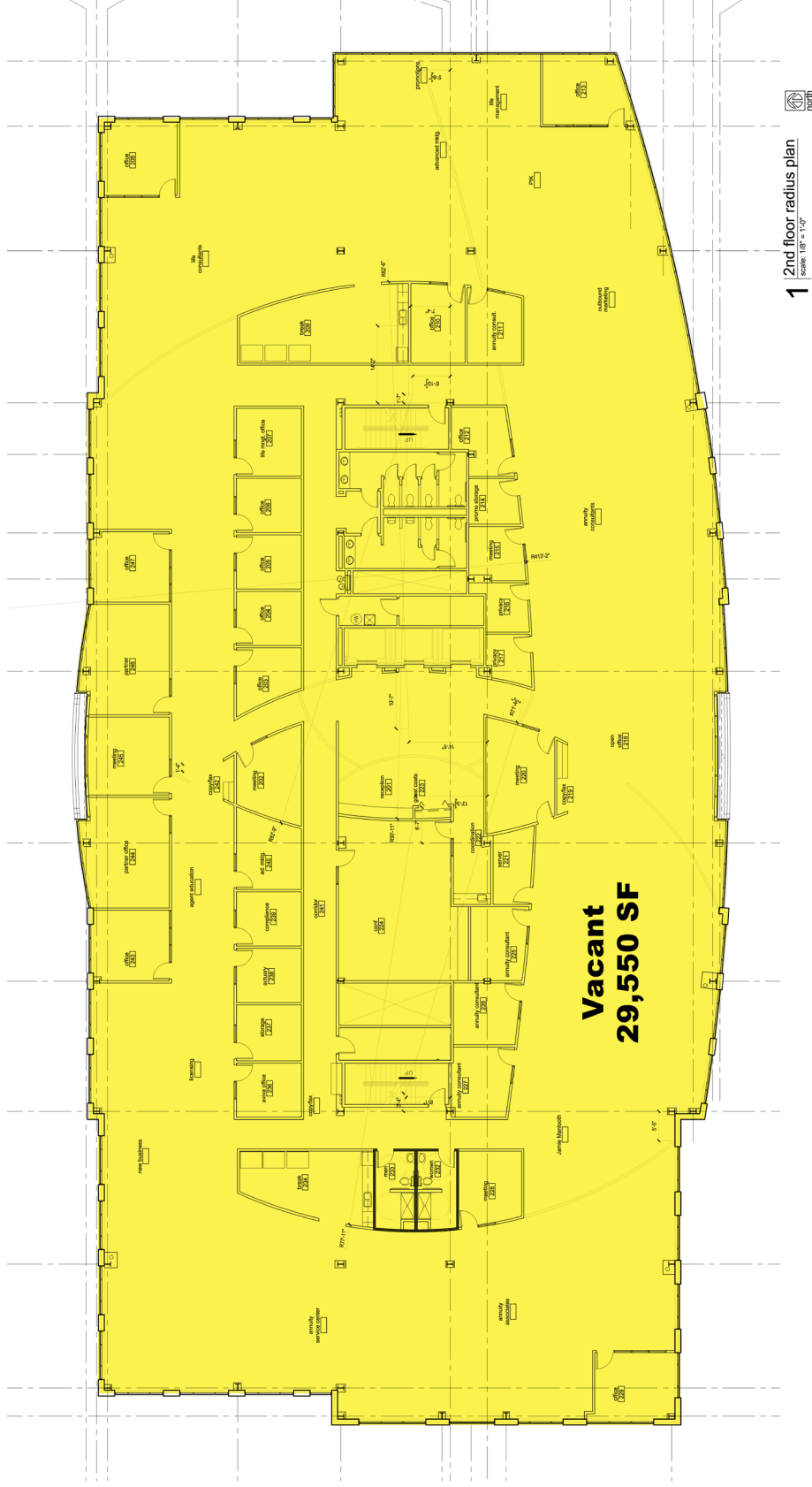
**10,067 SF**

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

**Pinnacle Corporate Center III**  
11460 Tomahawk Creek Parkway, Leawood, KS

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**2nd Floor**

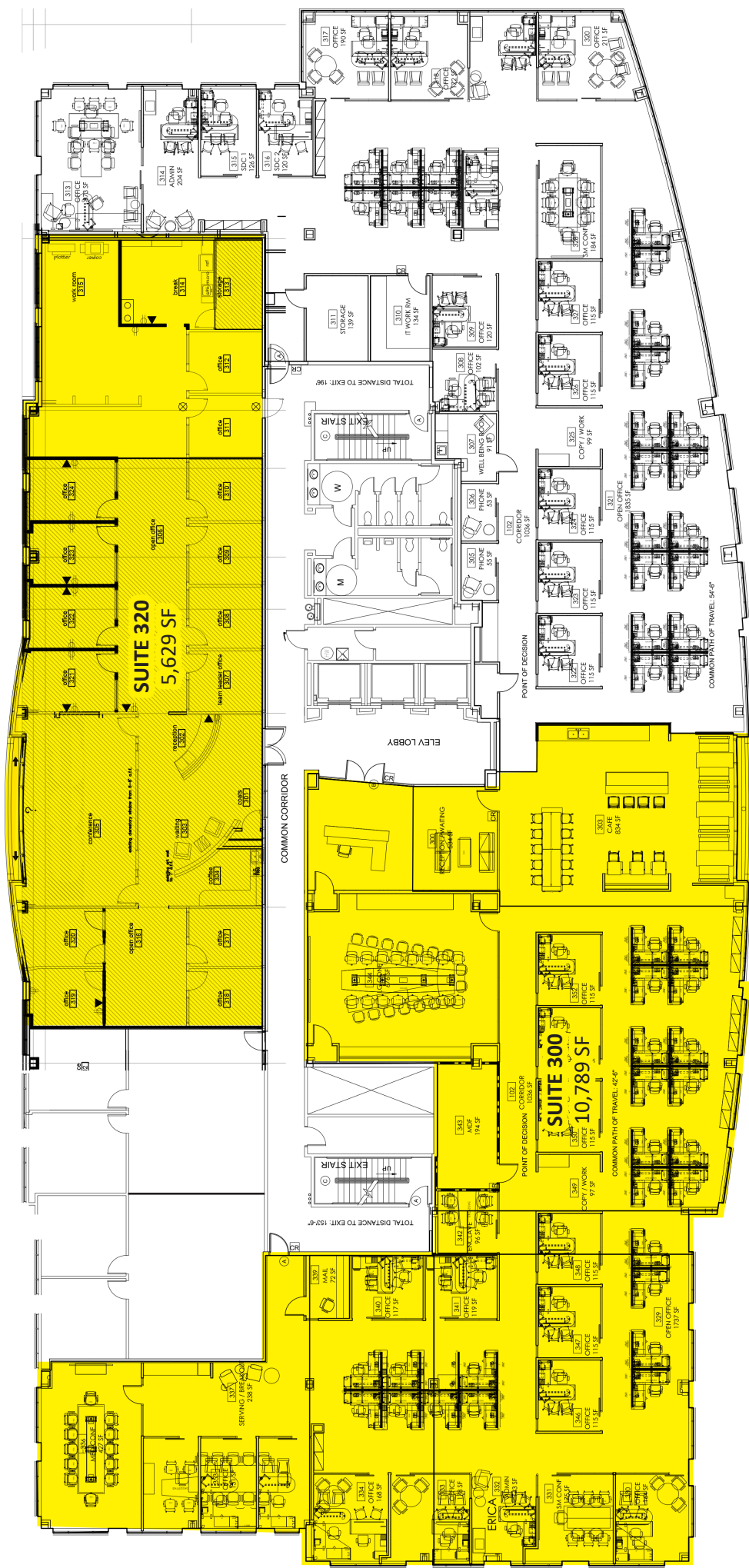


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**3rd Floor Plan**



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**4th Floor Plan**



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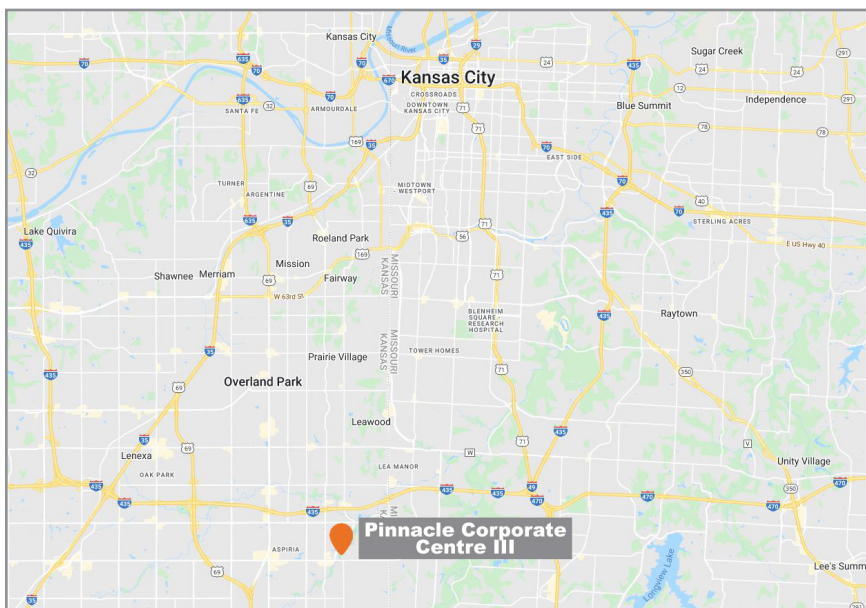
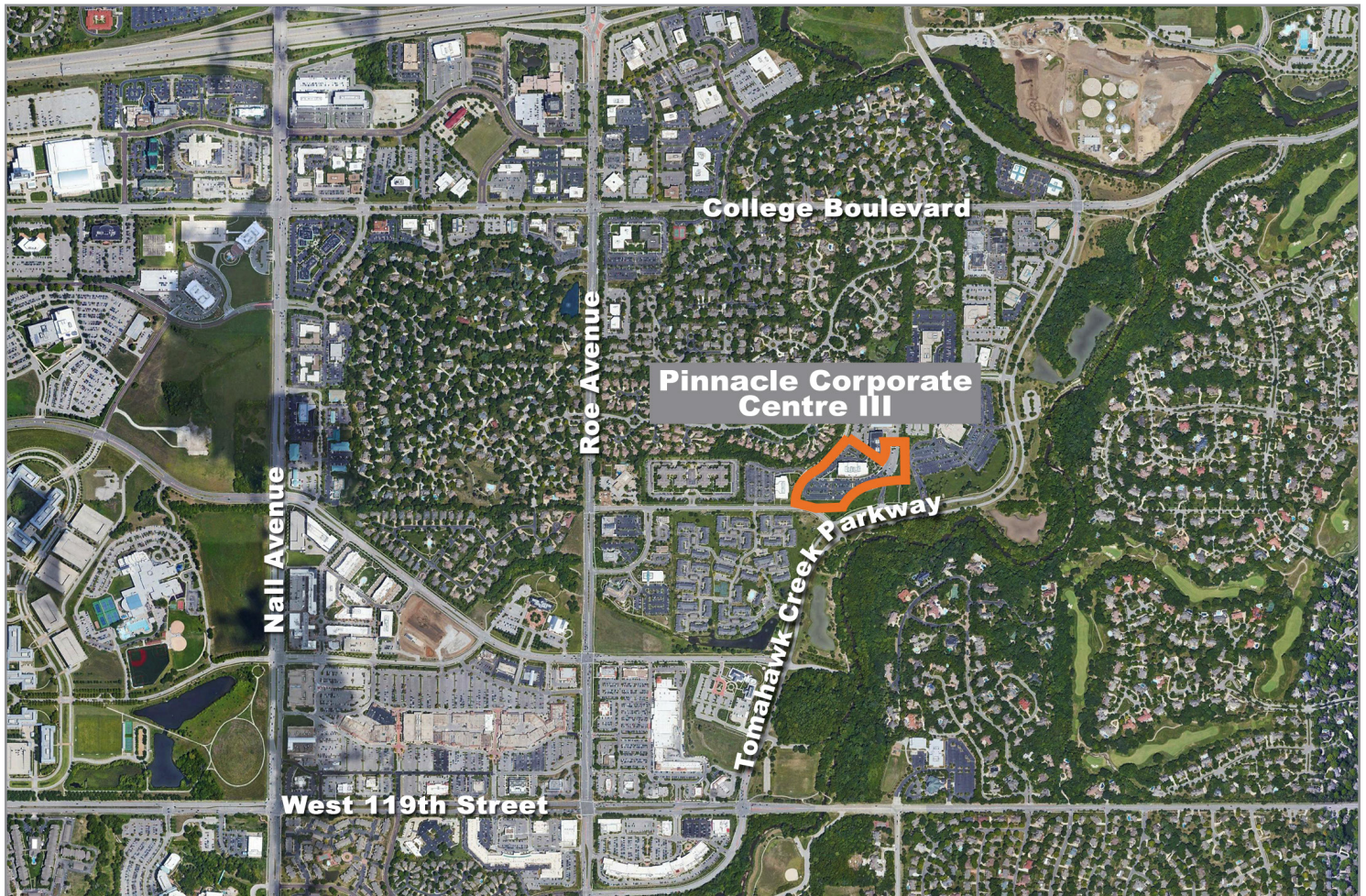




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