

Full Floor Availability



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:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Max Wasserstrom, CFA
816.412.8428
mwasserstrom@blockllc.com

Reid Kosic
816.878.6316
rkosic@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

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 315: 2,680 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.

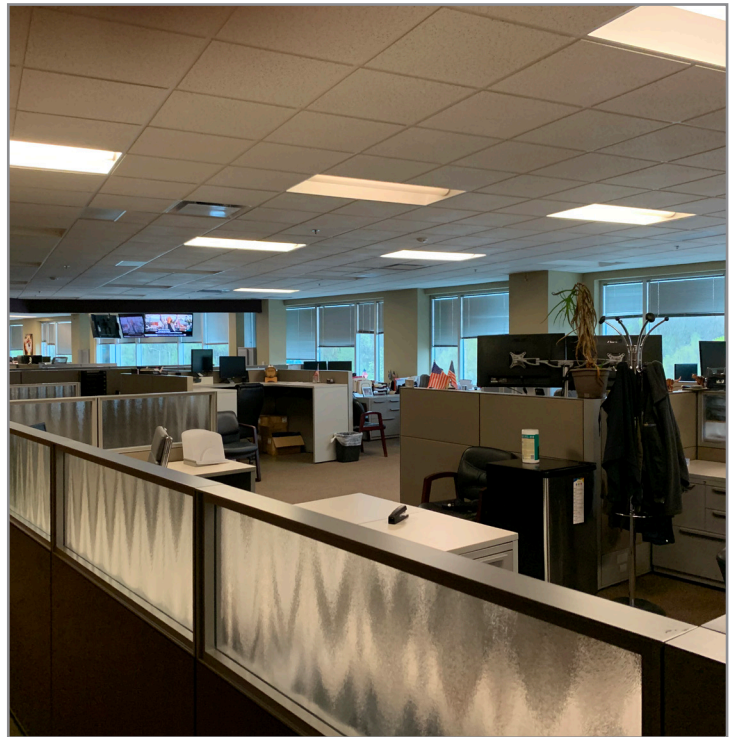
Direct digital controls HVAC system is installed to provide multiple zones per floor. An energy management system is also installed to insure energy efficiency.

Parking: 4.5 surface parking spaces/ 1,000 SF

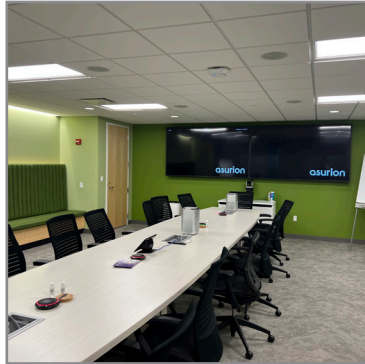
Suite 105



Suite 200



Suite 300

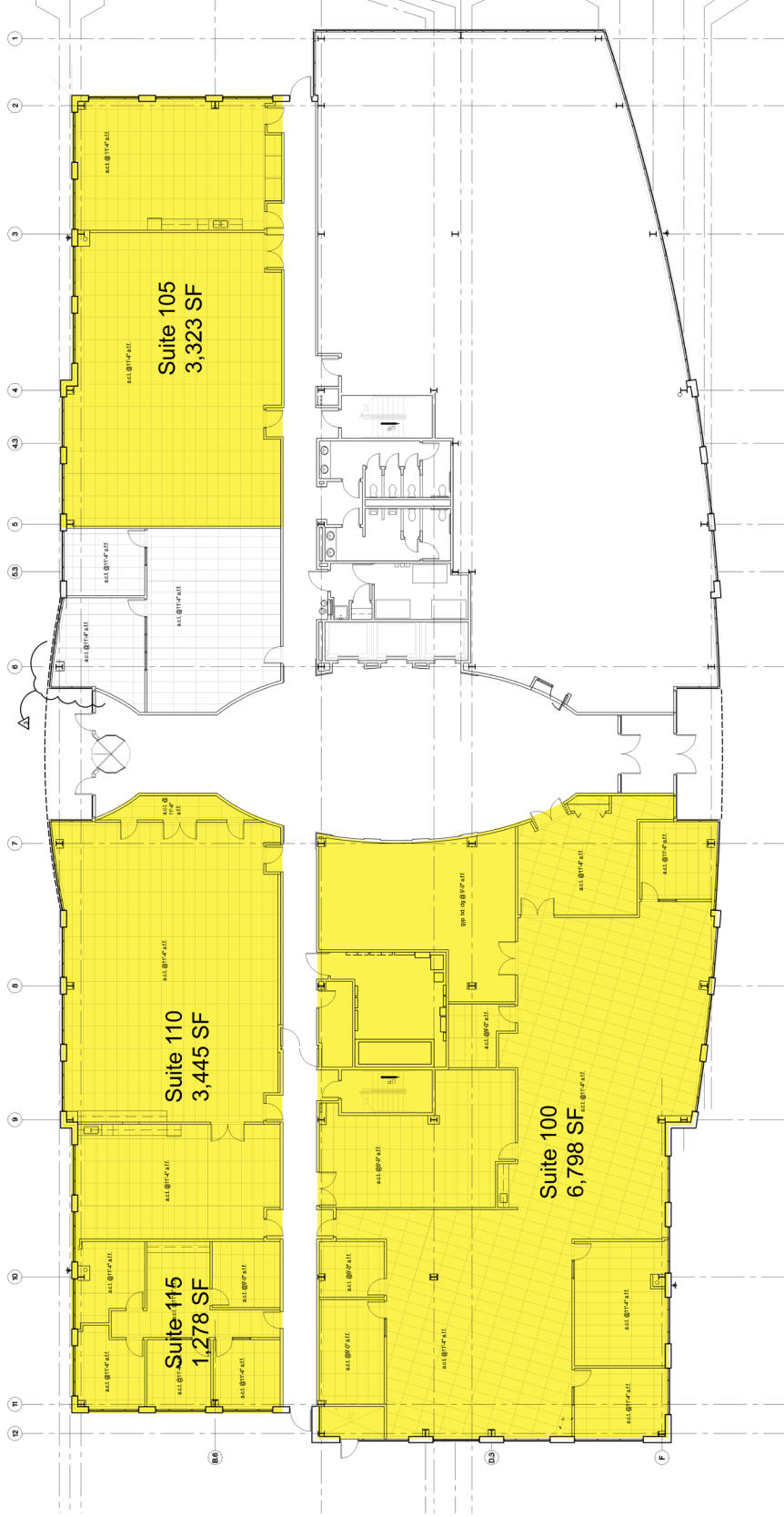


Pinnacle Corporate Center III

11460 Tomahawk Creek Parkway, Leawood, KS

For Lease

1st Floor



10,067 SF

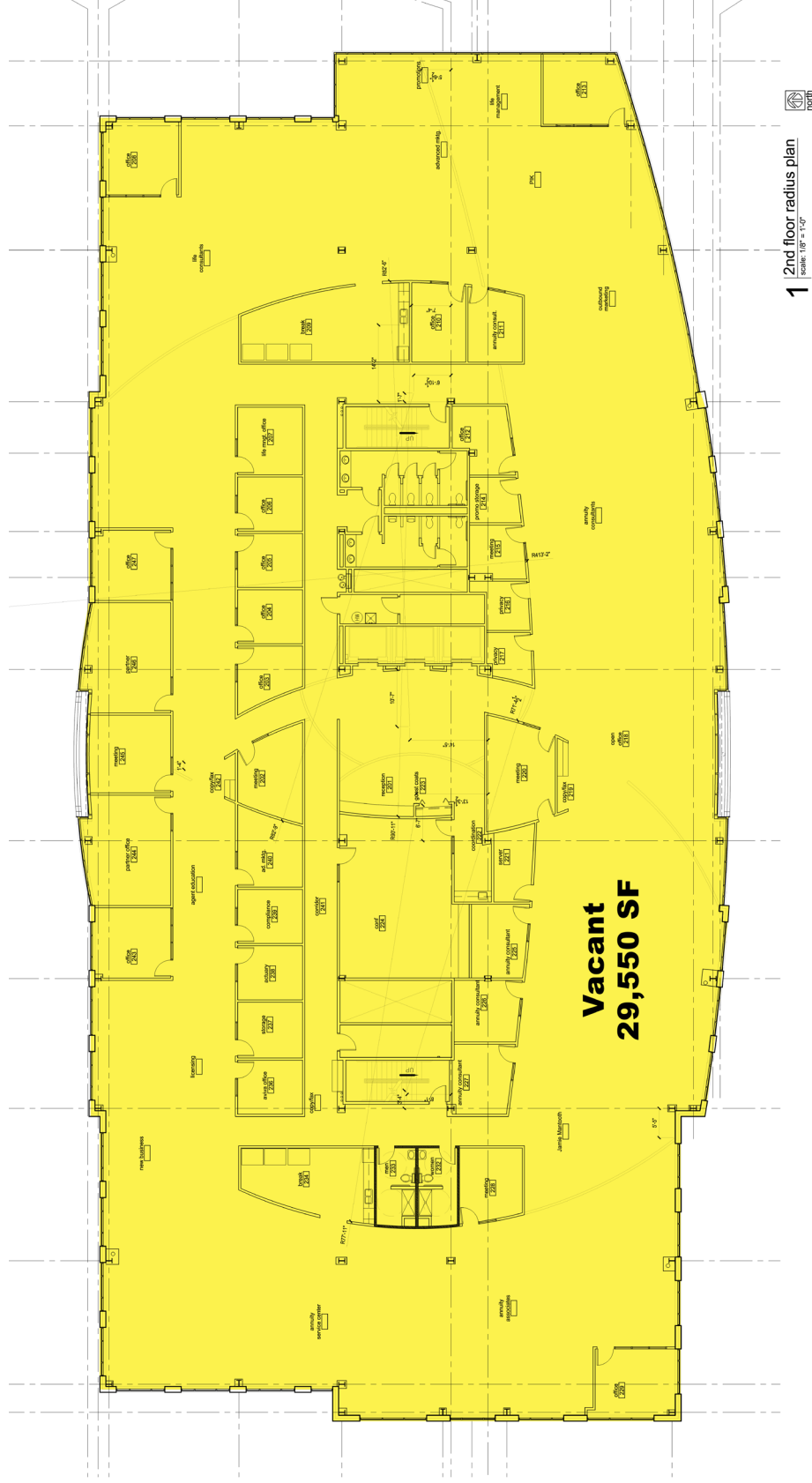
4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

Pinnacle Corporate Center III

11460 Tomahawk Creek Parkway, Leawood, KS

For Lease

2nd Floor

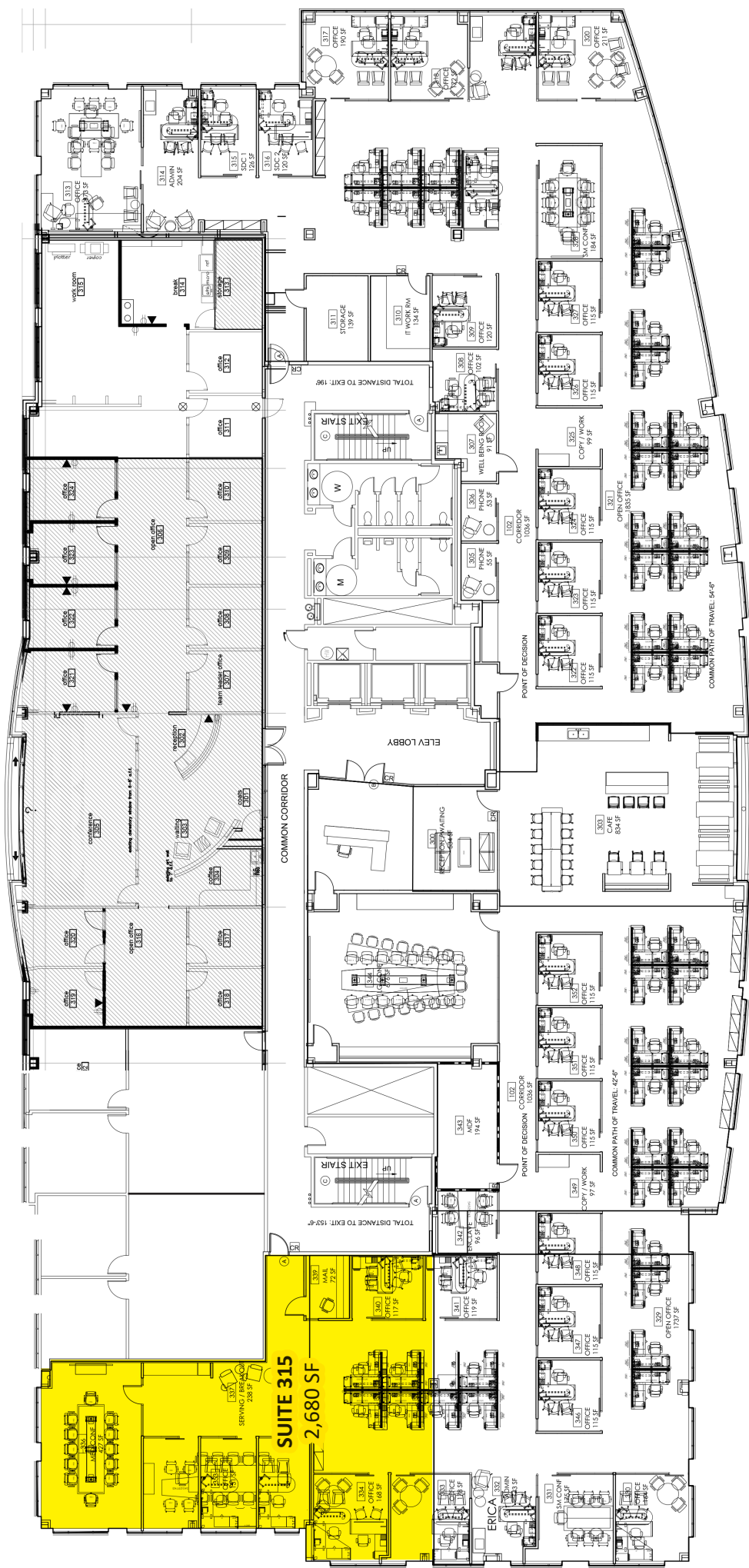


4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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

For Lease

3rd Floor Plan



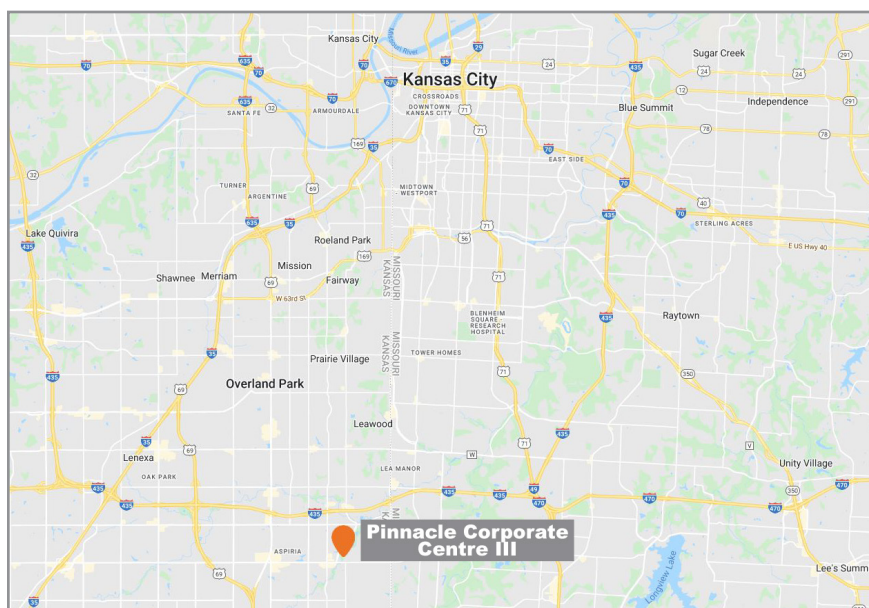
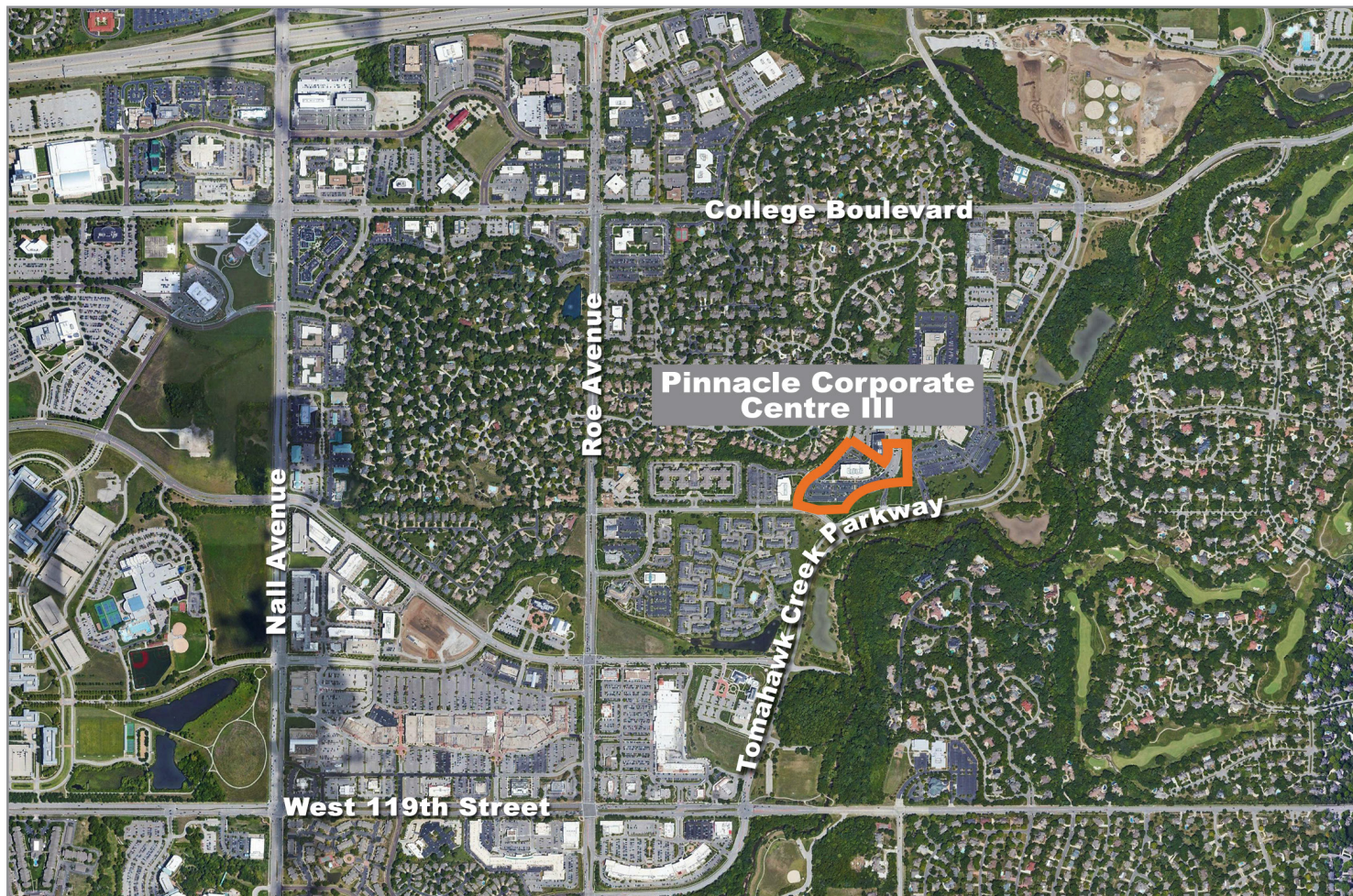
4622 Pennsylvania Avenue, Suite 700
 Kansas City, MO 64112
 816.756.1400 | www.BLOCKLLC.com



Pinnacle Corporate Centre III

11460 Tomahawk Creek Parkway, Leawood, KS

For Lease



For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Max Wasserstrom, CFA
816.412.8428
mwasserstrom@blockllc.com

Reid Kasic
816.878.6316
rkasic@blockllc.com