

## 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  
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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 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.

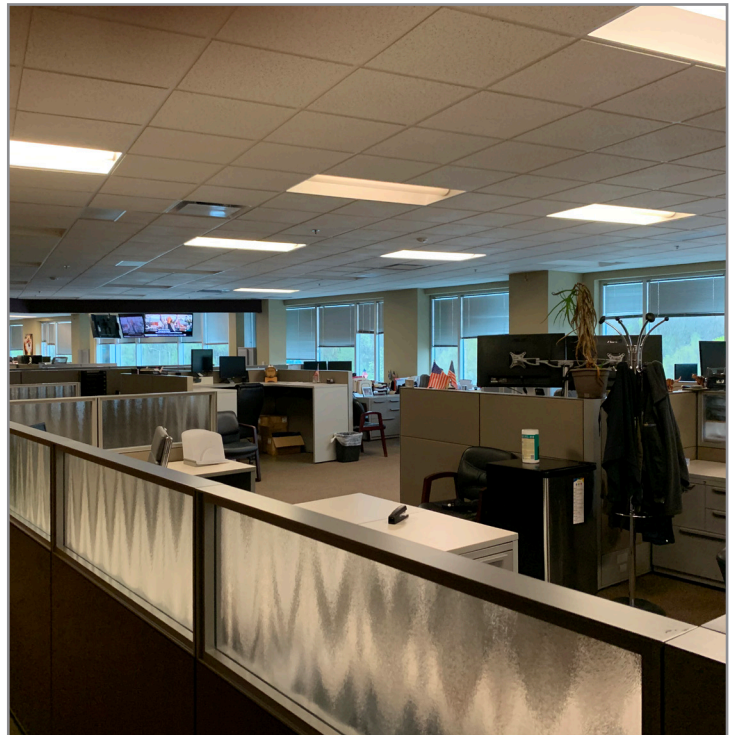
**Parking:** 4.5 surface parking spaces/ 1,000 SF



Suite 105

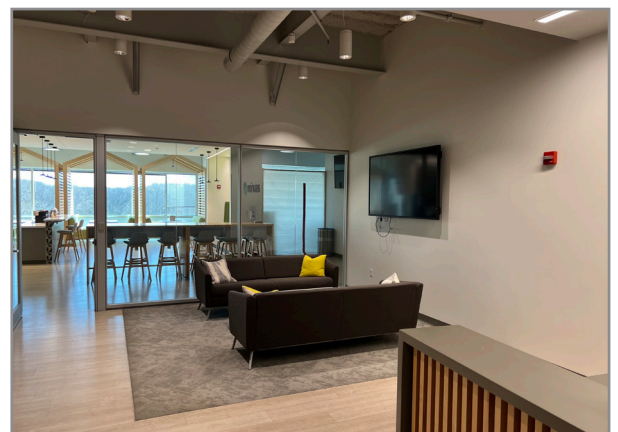
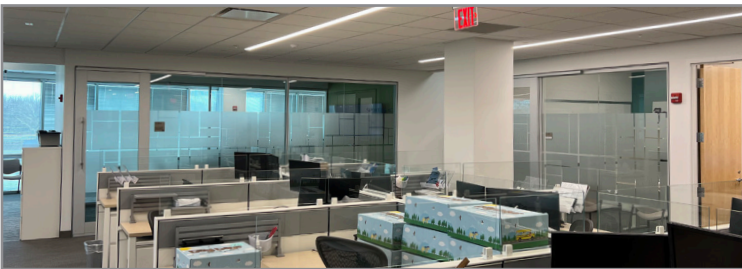
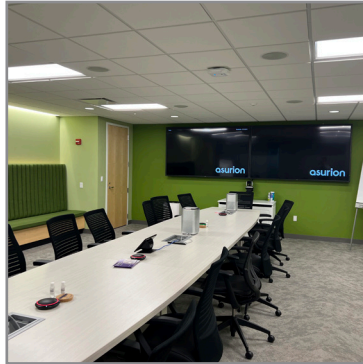


Suite 200





Suite 300



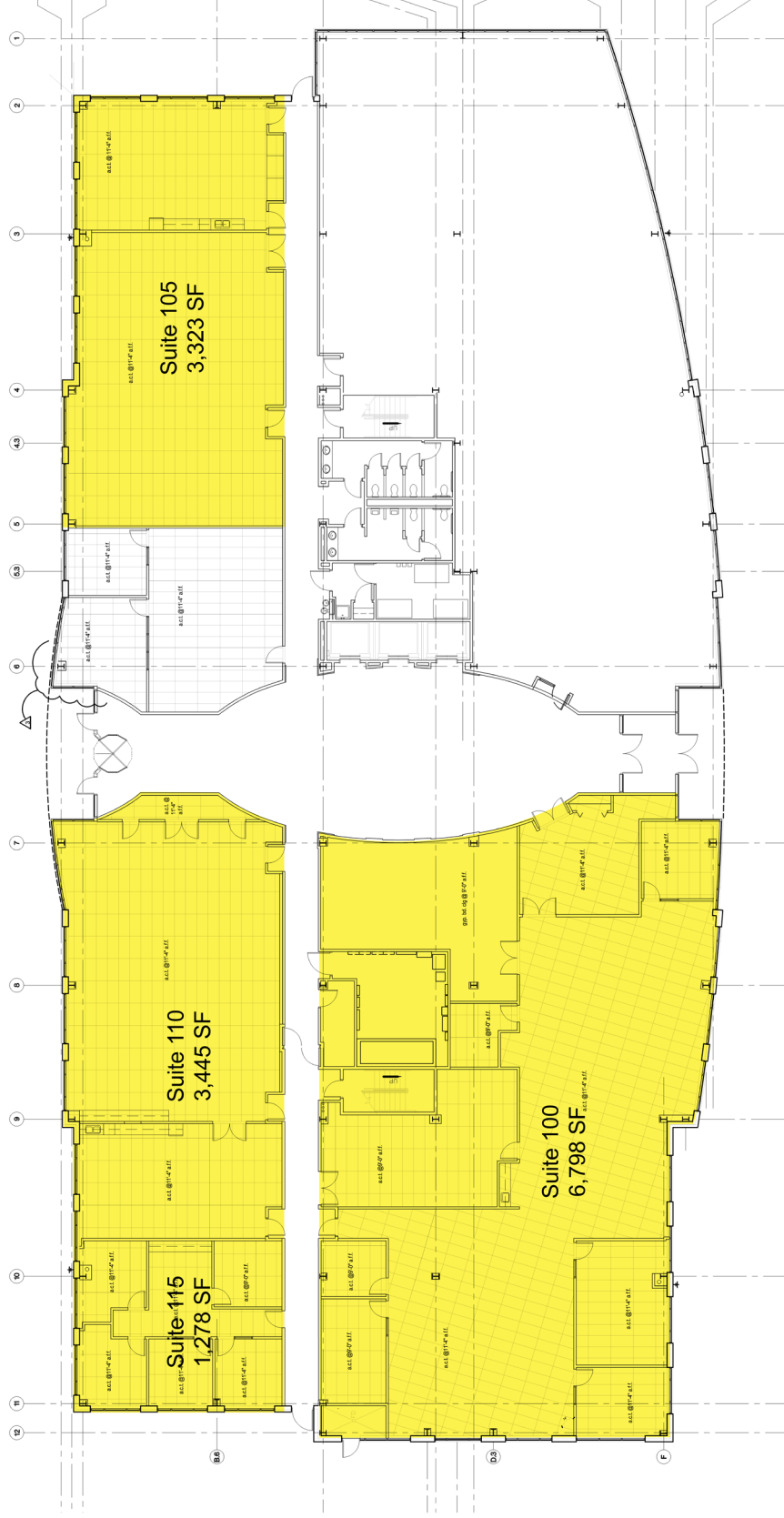


# Pinnacle Corporate Center III

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](http://www.BLOCKLLC.com)



# For Lease

## 2nd Floor



**BLOCK**  
REAL ESTATE SERVICES, LLC



# For Lease

## 3rd Floor Plan

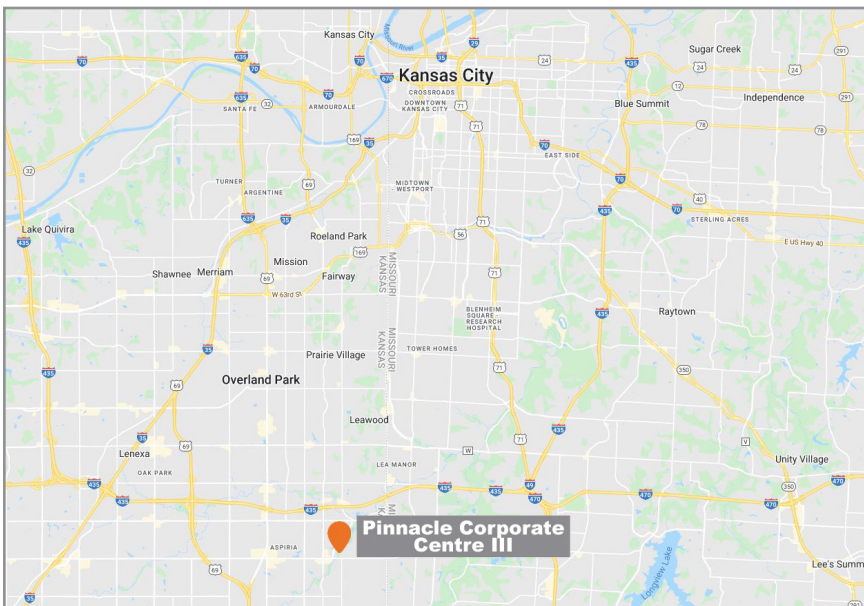




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