

Prime Tomahawk Creek Parkway Corridor Location!



Excellent Site!

- First floor suite available
- Three story, 59,557 SF, Class A office building
- Close proximity to Mission Farms, Park Place, and Town Center
- State of the art HVAC system, including direct digital controls
- Energy management system to insure energy efficiency
- 4.45 / 1,000 sf parking

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: 2008

Space Available: Suite 110: 3,899 SF

Base Rent: \$31.00

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 two, 90 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: 243 spaces (4.45 per 1,000 usable SF)

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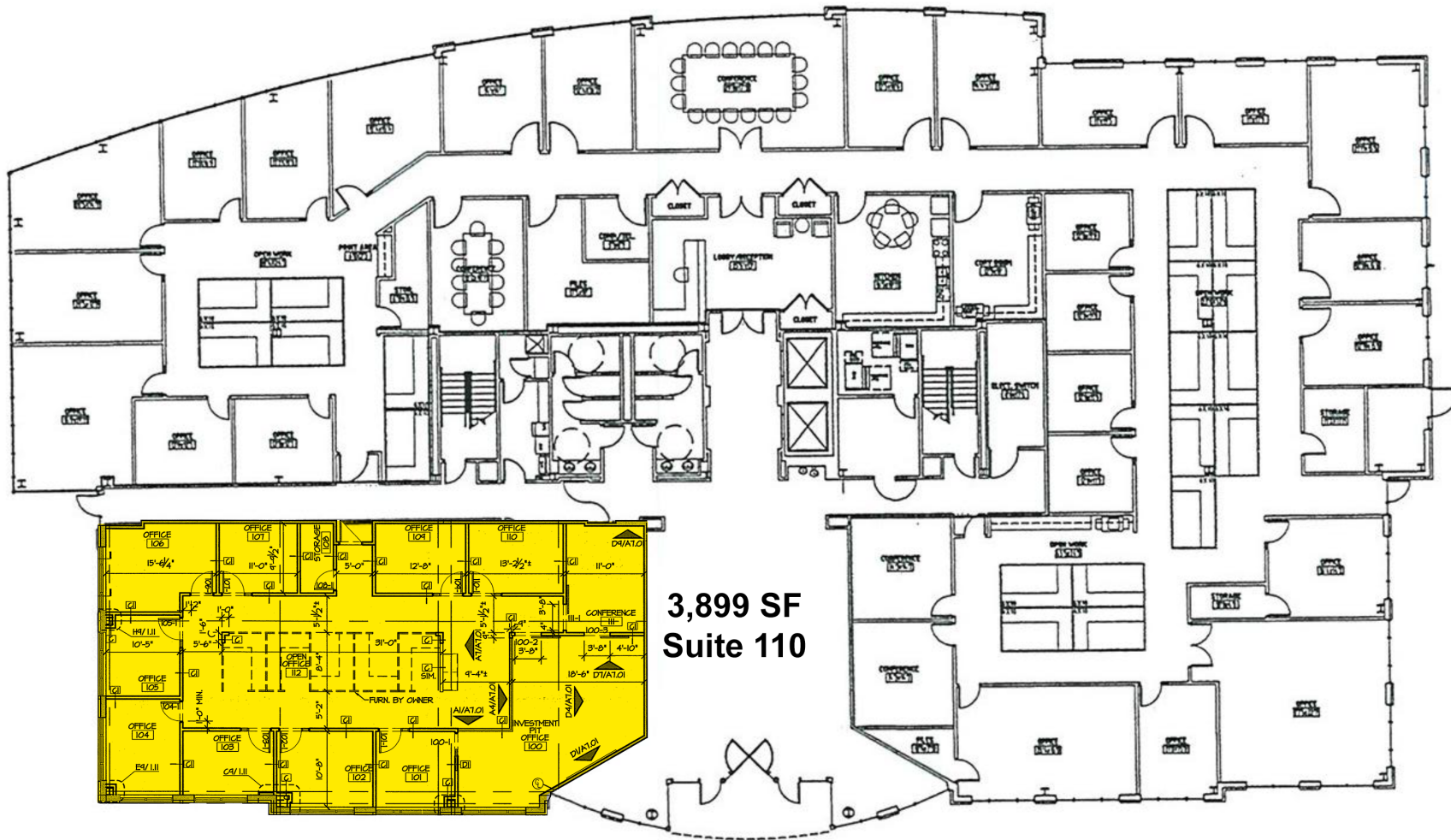
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Pinnacle Corporate Centre IV

4200 W. 115th Street, Leawood, Kansas

For Lease

First Floor



**3,899 SF
Suite 110**

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

BLOCK
REAL ESTATE SERVICES, LLC

Lobby



Suite 110



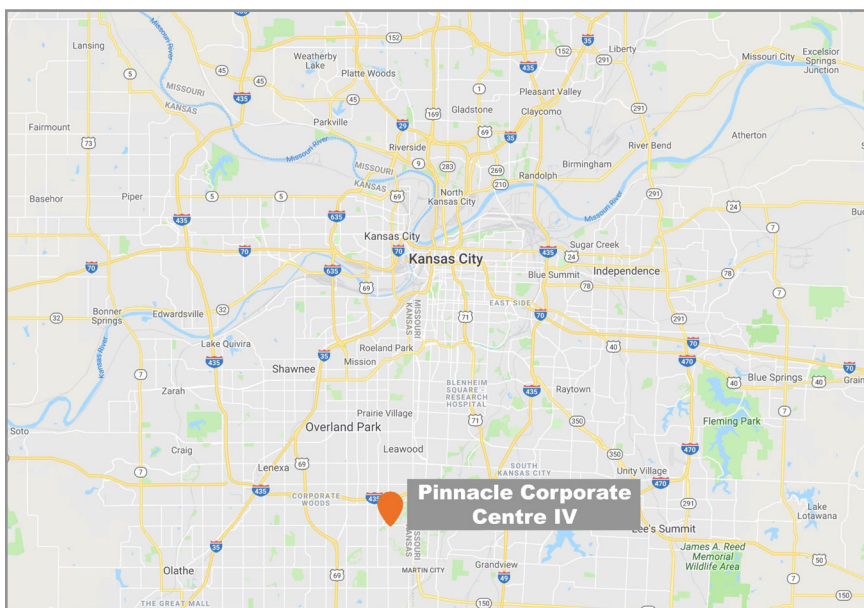
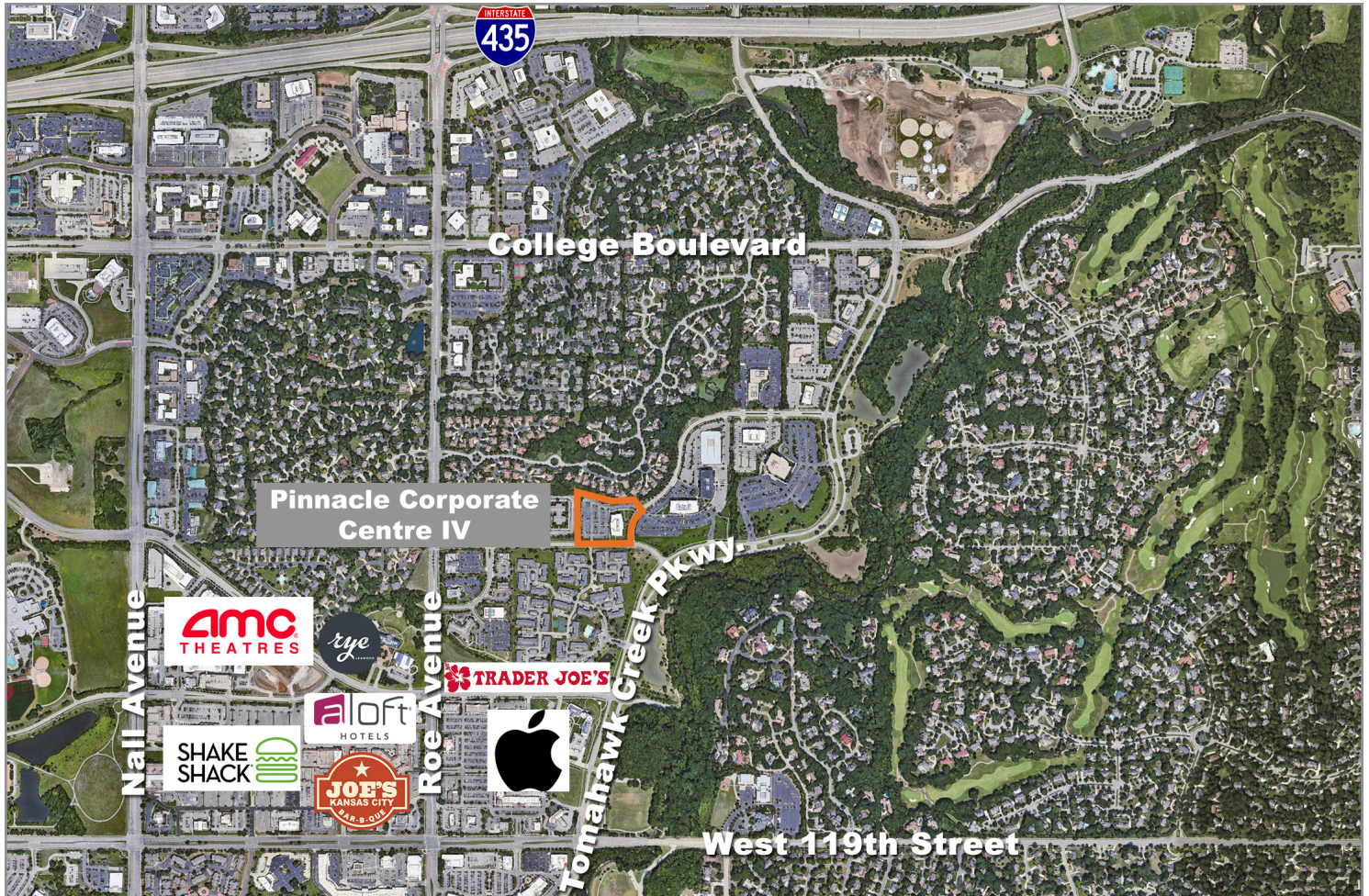
Suite 210



Pinnacle Corporate Centre IV

4200 West 115th Street, Leawood, Kansas 66211

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