

# Pinnacle Corporate Centre IV

4200 West 115th Street, Leawood, Kansas 66211

# For Lease

## 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:

Kenneth G. Block, SIOR, CCIM  
816.932.5551  
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Max Wasserstrom, CFA  
816.412.8428  
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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: 3,830 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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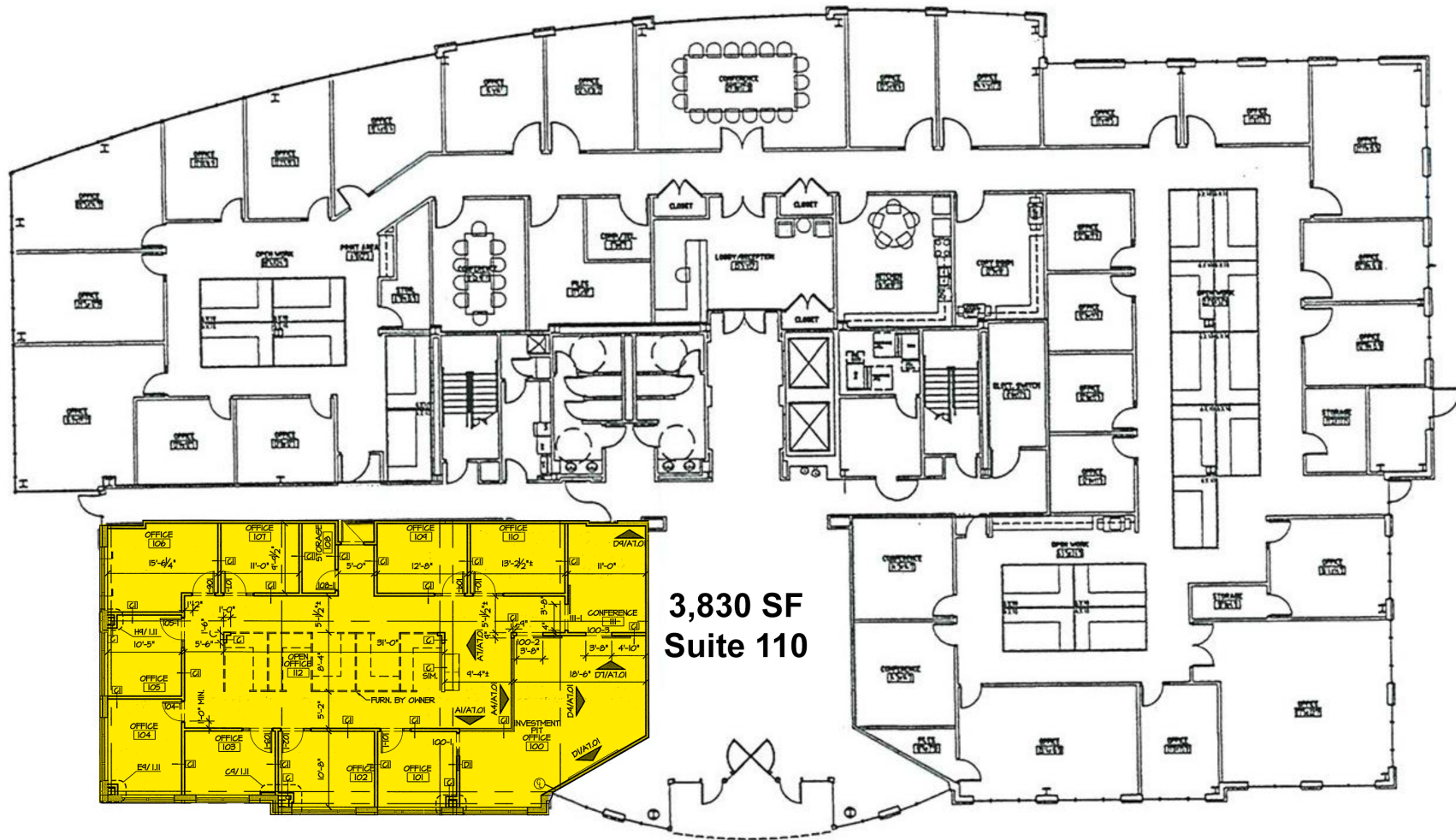


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First Floor



**3,830 SF  
Suite 110**

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

**BLOCK**  
REAL ESTATE SERVICES, LLC



**Lobby**



**Suite 110**



**Suite 210**

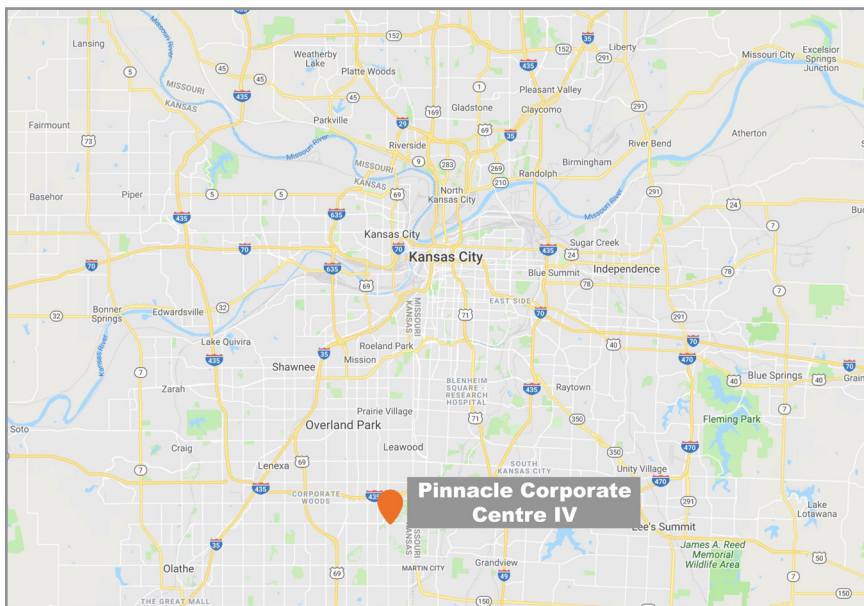
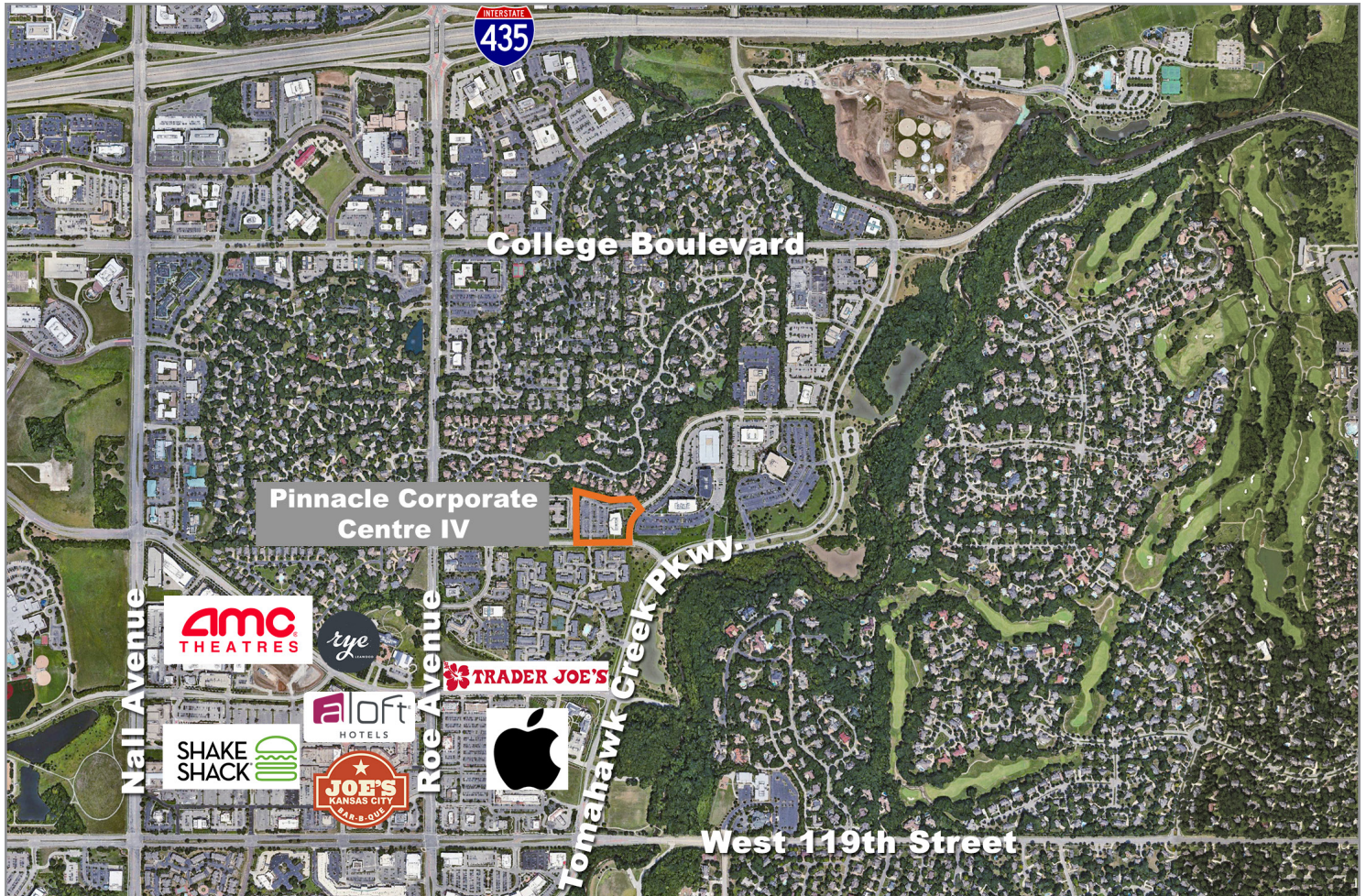




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