

**Prime Tomahawk Creek Parkway Corridor Location!**



**Excellent Site!**

- 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  
kblock@blockllc.com

Max Wasserstrom, CFA  
816.412.8428  
mwasserstrom@blockllc.com

Reid Kosic  
816.878.6316  
rkosic@blockllc.com

Riley Rader  
816.412.8482  
rrader@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:	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 Suite 350: 10,020 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)

### For more information:

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

Reid Koscic  
816.878.6316  
rkoscic@blockllc.com

Max Wasserstrom, CFA  
816.412.8428  
mwasserstrom@blockllc.com

Riley Rader  
816.412.8482  
rrader@blockllc.com

# Pinnacle Corporate Centre IV

4200 W. 115th Street, Leawood, Kansas

# For Lease

First Floor



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

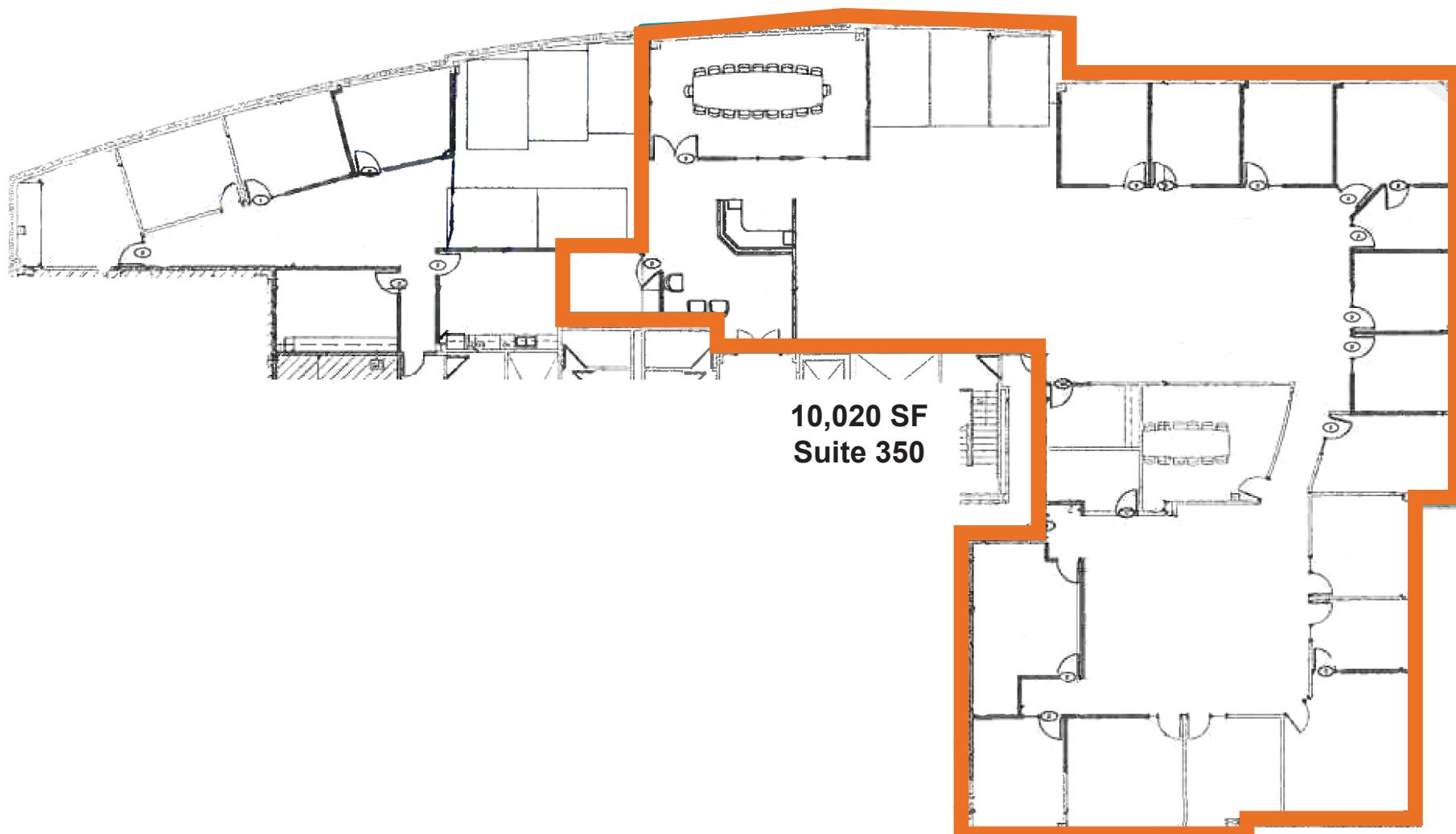
**BLOCK**  
REAL ESTATE SERVICES, LLC

# Pinnacle Corporate Centre IV

4200 W. 115th Street, Leawood, Kansas

# For Lease

Third Floor



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

**BLOCK**  
REAL ESTATE SERVICES, LLC

# Pinnacle Corporate Centre IV

4200 West 115th Street, Leawood, Kansas 66211

# For Lease

Lobby



Suite 110



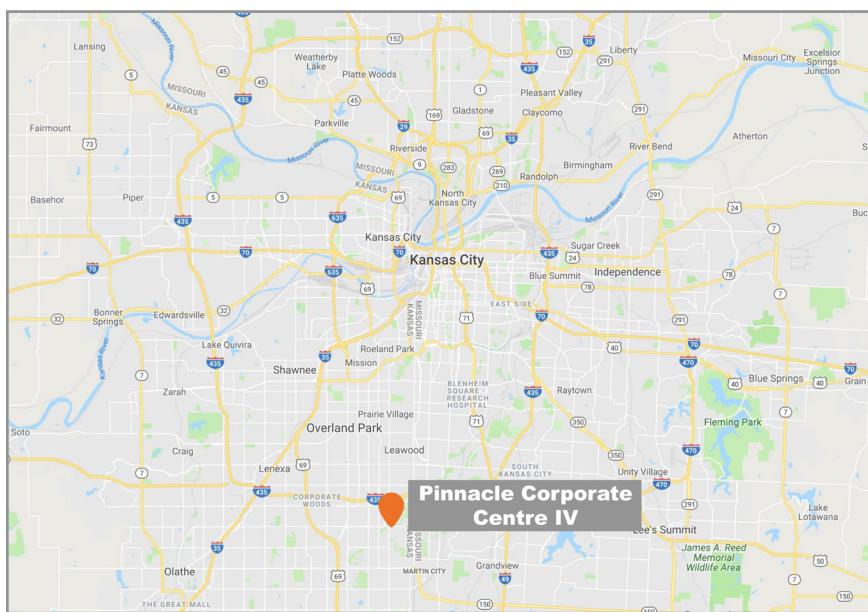
Suite 210



# Pinnacle Corporate Centre IV

4200 West 115th Street, Leawood, Kansas 66211

For Lease



For more information:

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

Max Wasserstrom, CFA  
816.412.8428  
mwasserstrom@blockllc.com

Reid Kosic  
816.878.6316  
rkosic@blockllc.com

Riley Rader  
816.412.8482  
rrader@blockllc.com