

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

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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 100: 14,934 SF
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)

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Pinnacle Corporate Centre IV

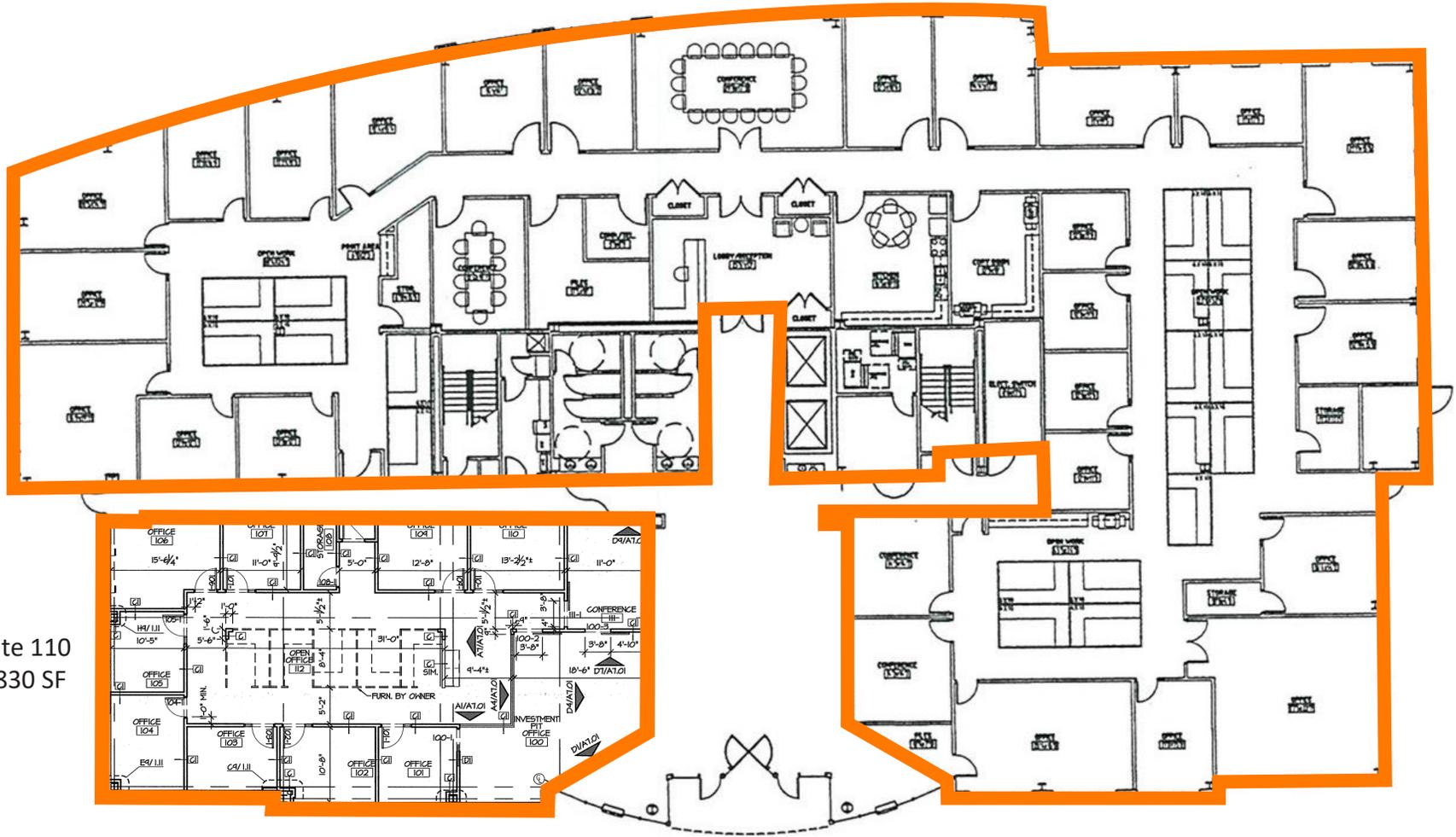
4200 W. 115th Street, Leawood, Kansas

For Lease

First Floor

Suite 100
14,934 SF

Suite 110
3,830 SF



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

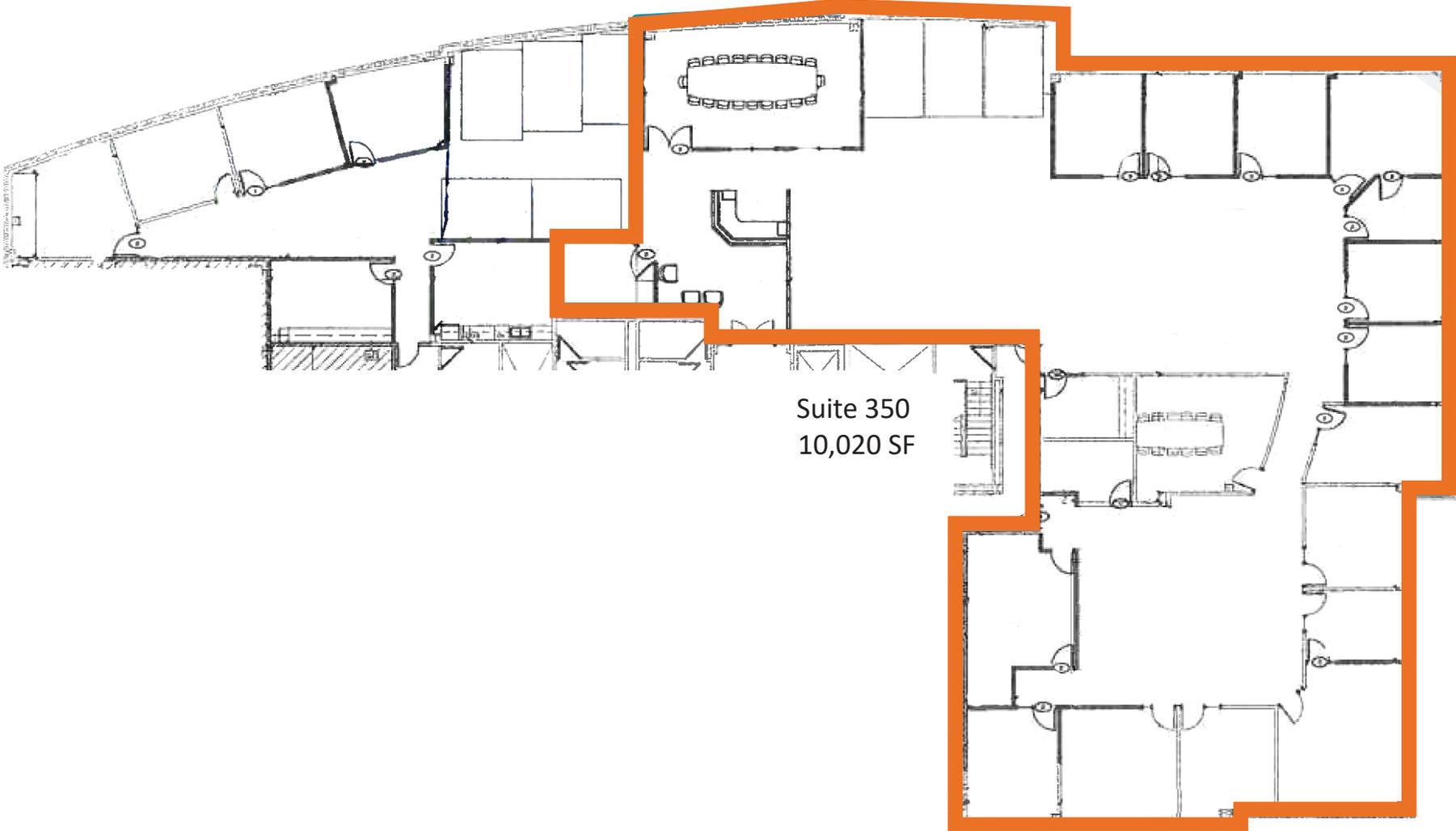
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For Lease

Third Floor



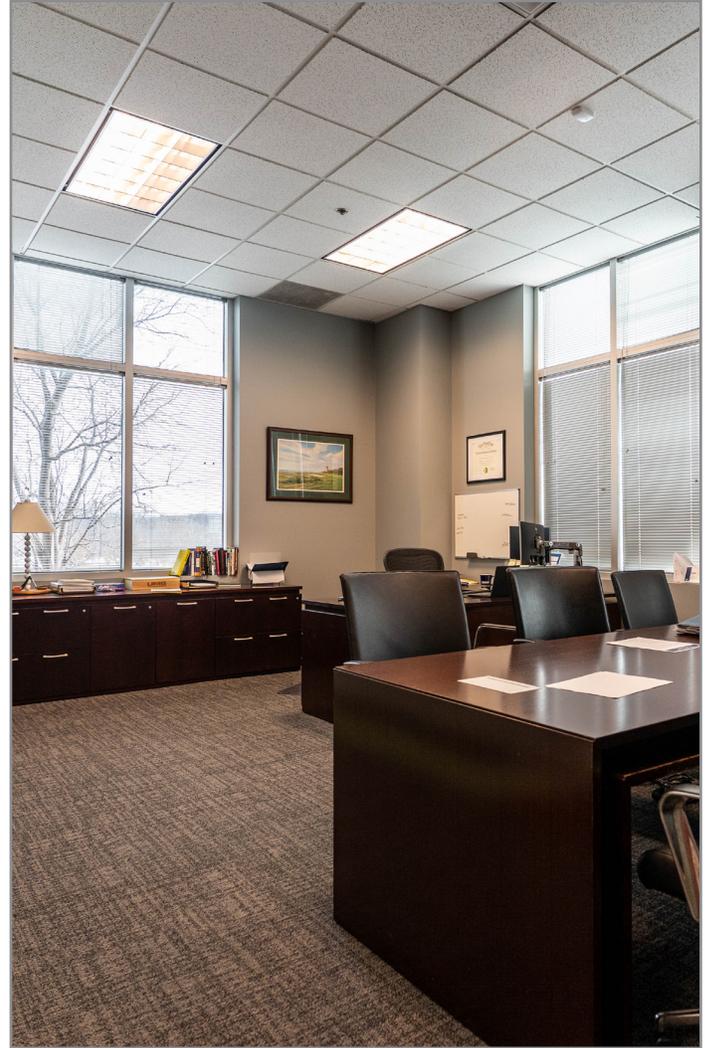
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Lobby Photos



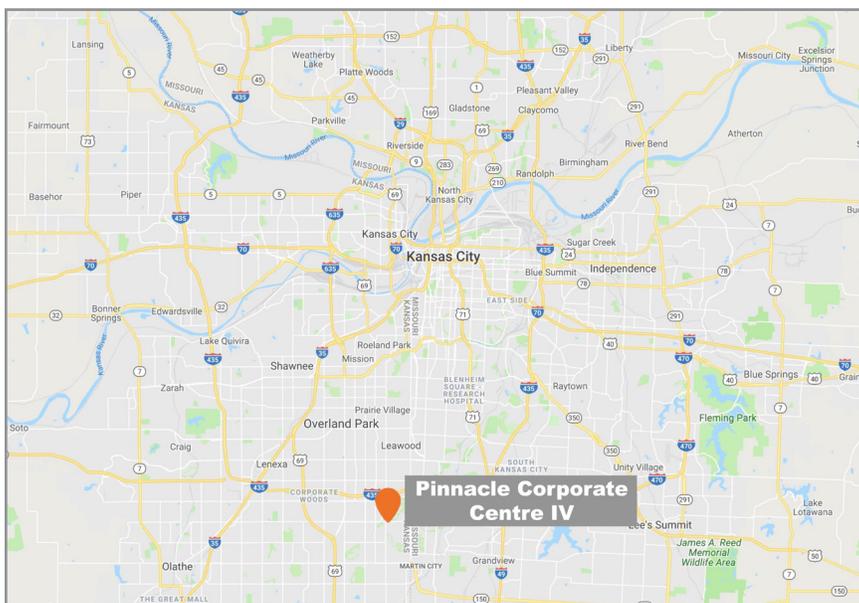
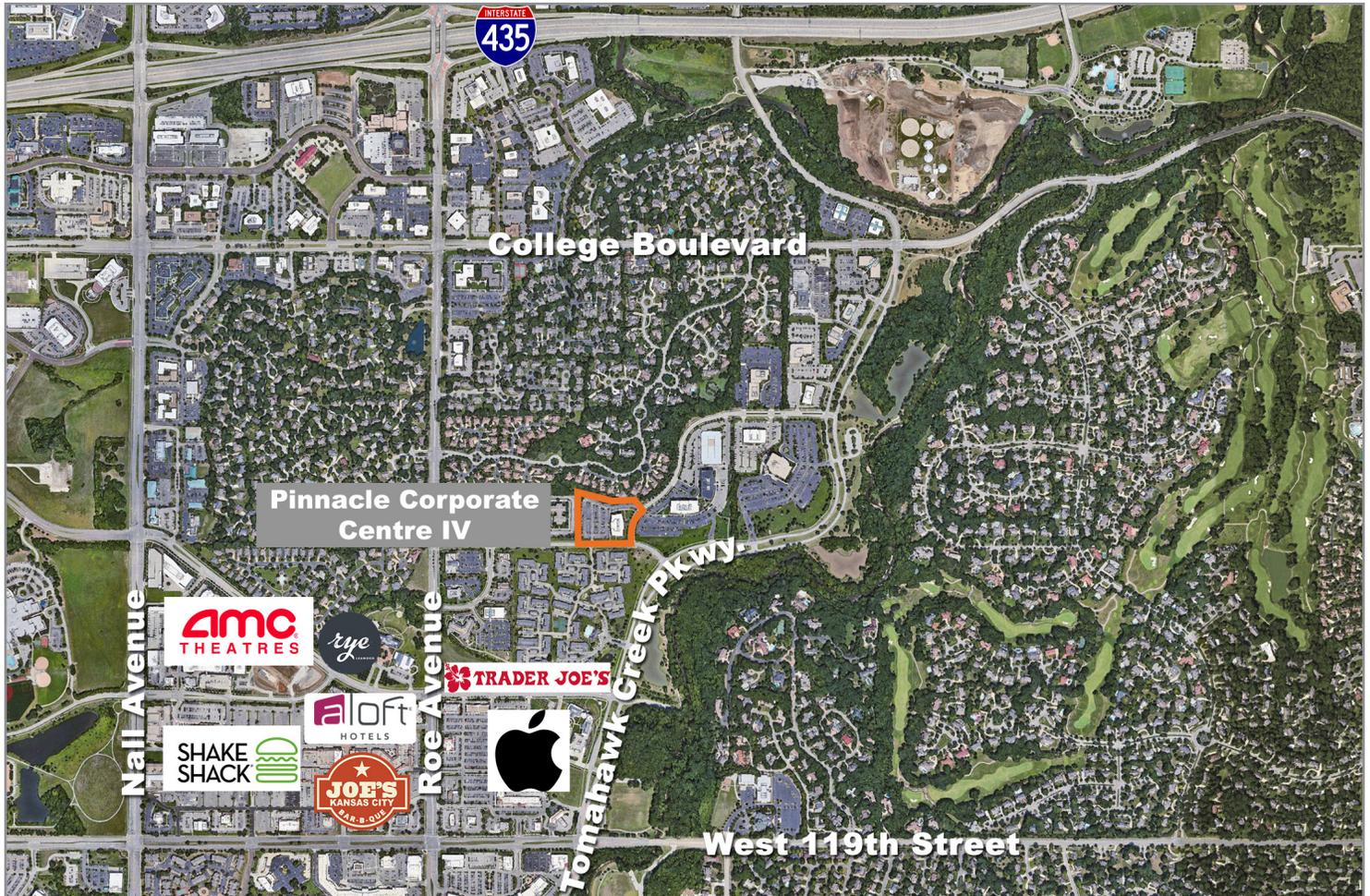
Suite Photos



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