

# 11350 TOMAHAWK CREEK PARKWAY

25,981 SF

Premier Owner-User Opportunity



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## TABLE OF CONTENTS

04

EXECUTIVE SUMMARY

05

INVESTMENT HIGHLIGHTS

06

PROPERTY OVERVIEW

07

PROPERTY HIGHLIGHTS

08

FLOOR PLANS

11

STACKING PLAN

14

AMENITIES MAP

# EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the compelling acquisition opportunity of 11350 Tomahawk Creek Parkway, a fully leased 25,981 SF Class A office building located in the prestigious Tomahawk Creek Corridor in Leawood, Kansas. Built in 1997, the building has been very well-maintained by on-site ownership since completion.

The owner currently occupies the entire second floor (14,198 SF) and is planning to vacate the property, creating a rare opportunity for an owner-occupant to acquire a building at one of Kansas City's most coveted addresses.

Additionally, with the first floor fully occupied by third-party tenants occupying 11,783 SF, the property provides the buyer with stable cash flow on space that may also accommodate future growth/expansion needs.

The College Boulevard/South Johnson County submarket is the strongest office submarket in metropolitan Kansas City, consistently leading in all key metrics: overall square footage, occupancy/leasing velocity, absorption, and rental rates.

The surrounding area enjoys some of the best demographics in the entire Midwest. Johnson County is the most populous, the most prosperous and the most highly educated county in the state of Kansas. Proximity to executive housing and high-end restaurant and retail amenities nearby makes 11350 Tomahawk Creek Parkway a highly desirable office solution.

In summary, this offering represents an exciting and rare opportunity for an owner-occupant to acquire and move into a trophy Johnson County property at a significant discount to replacement cost in perhaps the most desirable office location in metropolitan Kansas City.



## INVESTMENT HIGHLIGHTS



### PREMIUM QUALITY OFFICE ASSET

Developed by an owner-occupant in 1997, the building features high-end finishes and materials in its lobby and common areas. With extensive ribbon glass lines, **9' drop ceilings with 14' slab-to-slab height and 65' bay depths**, the interior spaces are highly functional for a wide array of office users. **Recent interior improvements include extensive corridor and restroom upgrades completed in 2021.** The attractive exterior is complemented by well-maintained landscaping and a 4.58 per thousand parking ratio.



### OWNER-OCCUPANT OPPORTUNITY WITH EXPANSION POTENTIAL

The building is one of the finest options for Class A office users and is located in the strongest, most active office submarket in Kansas City. As such, the property represents an outstanding competitive alternative to new construction and is an extremely good value vis a vis new construction, at a significantly lower price point. Over 14,000 SF on the 2nd floor will be available for immediate occupancy, while an additional 11,783 SF on the 1st floor currently generates income and is available for future expansion.



### COLLEGE BOULEVARD / LEAWOOD LOCATION

Tomahawk Creek Parkway enjoys close proximity to some of Kansas City's top executive housing, the highest-rated public schools, and the best demographics of any location between Dallas and Chicago. Tenants on Tomahawk Creek Parkway benefit from the convenience of many nearby amenities such as Hallbrook Country Club and over **2.5 MSF** of excellent retail and entertainment options on the 119th Street Corridor.

# PROPERTY OVERVIEW

11350 TOMAHAWK CREEK PARKWAY



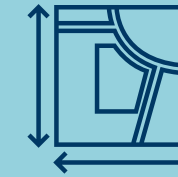
# PROPERTY HIGHLIGHTS



Asking Price  
\$5,800,000



Two-story,  
25,981 SF



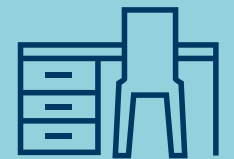
Situated  
on 2.17 acres



Built  
in 1998



119 surface parking spaces  
(4.58/1,000 ratio)



High-end finishes throughout the  
building and common areas.



Less than two miles from premier retail  
centers Town Center Plaza & Crossing,  
Park Place, and Hawthorne Plaza



Zoned SD-O  
(Planned Office)

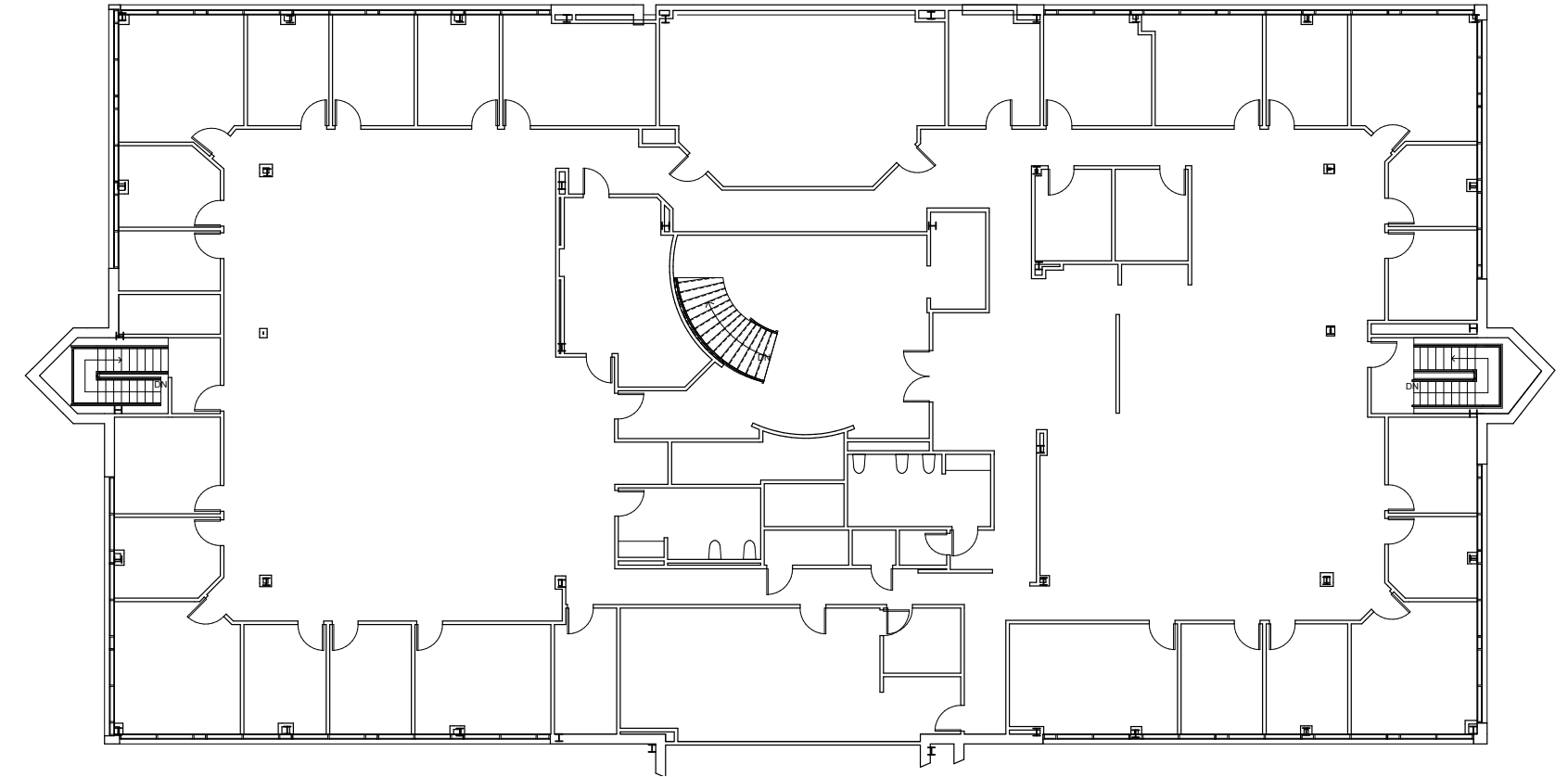
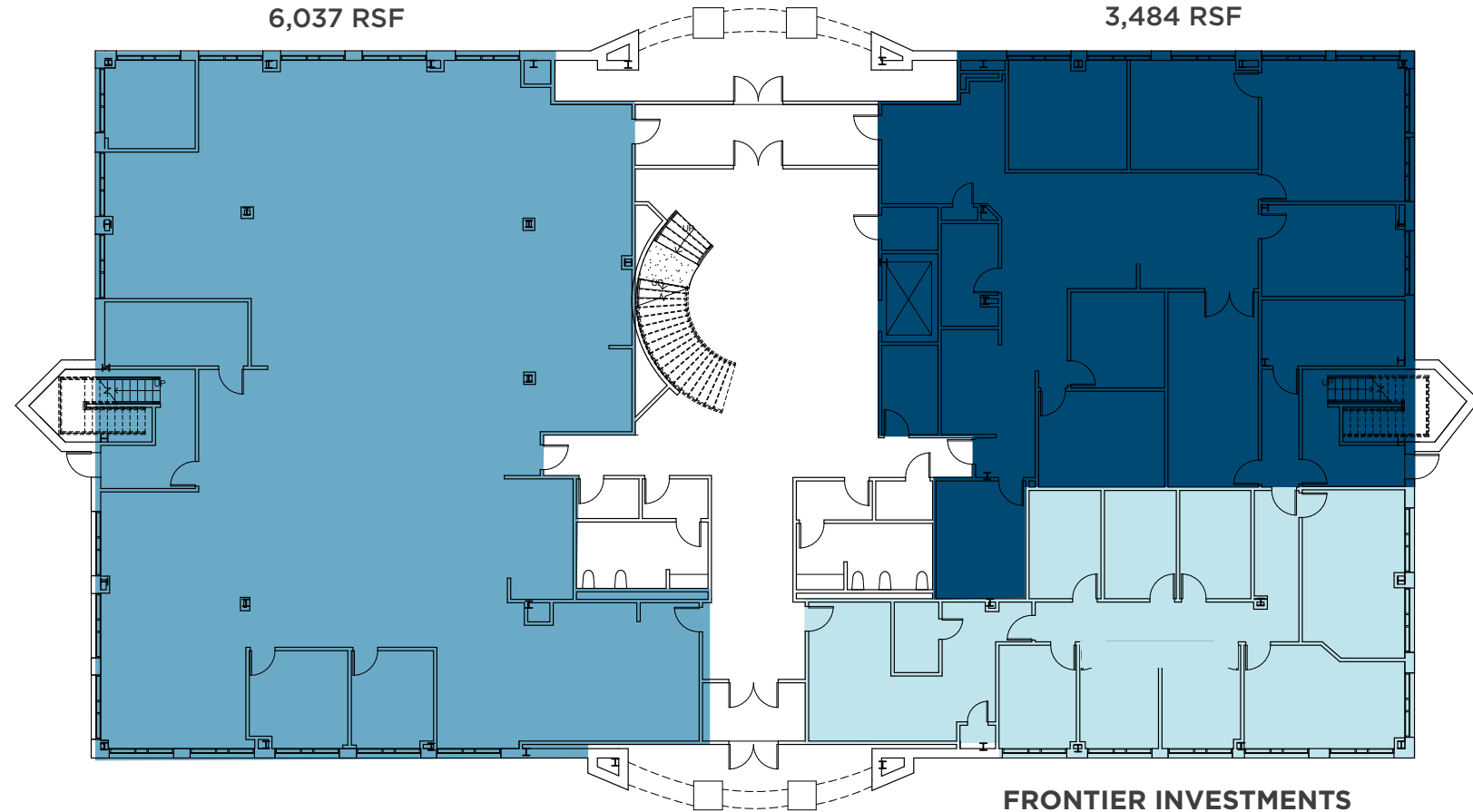
# FLOOR PLANS

1<sup>st</sup> Floor

2<sup>nd</sup> Floor

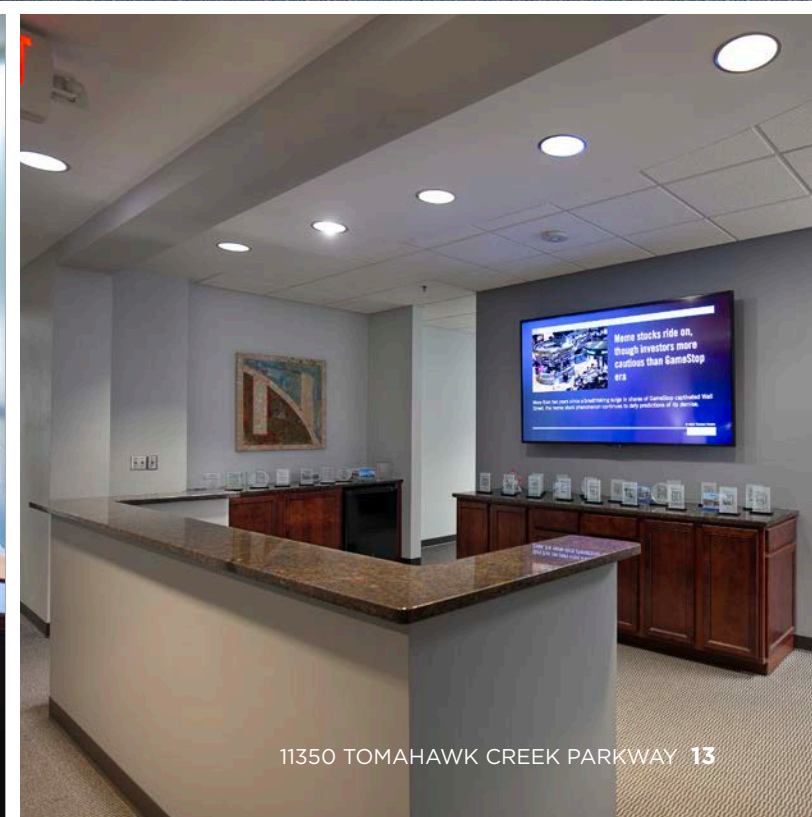
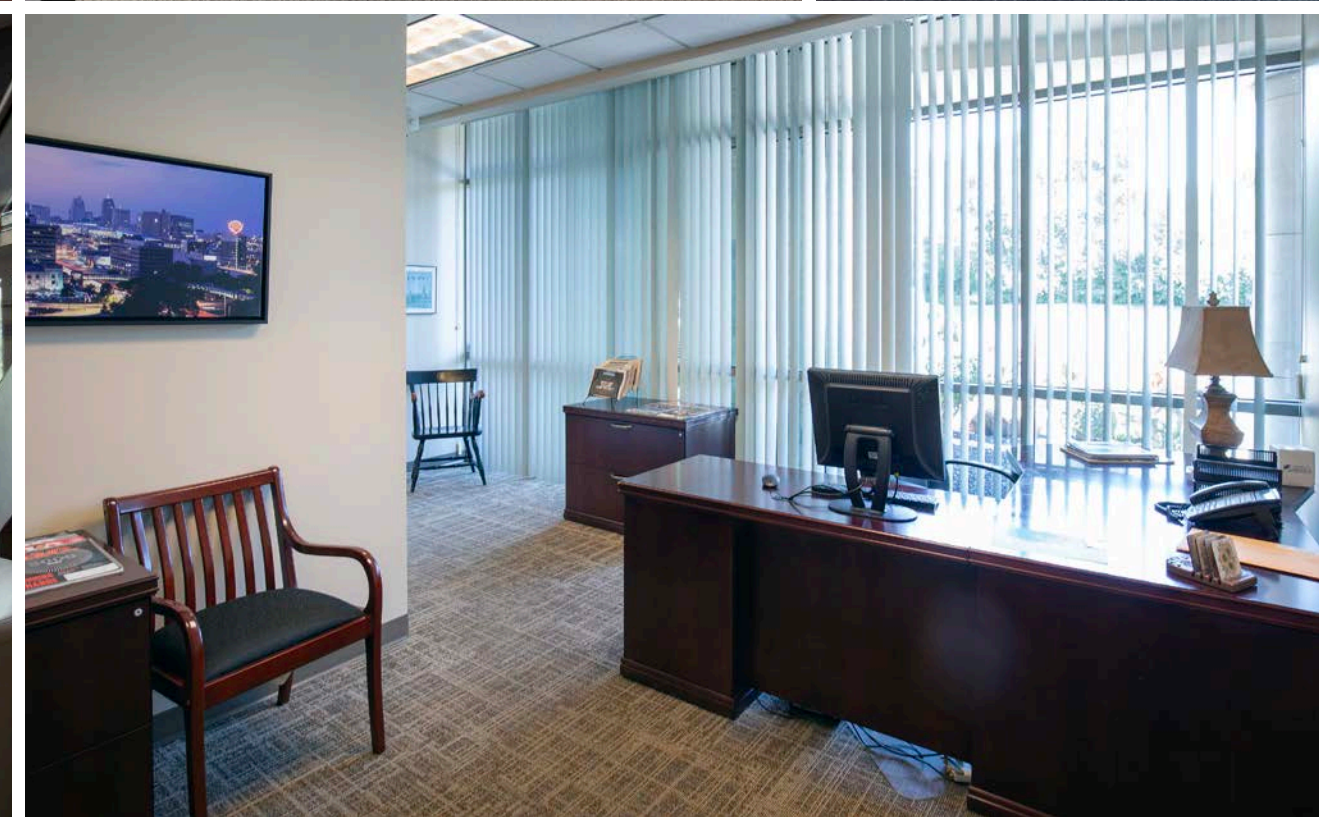
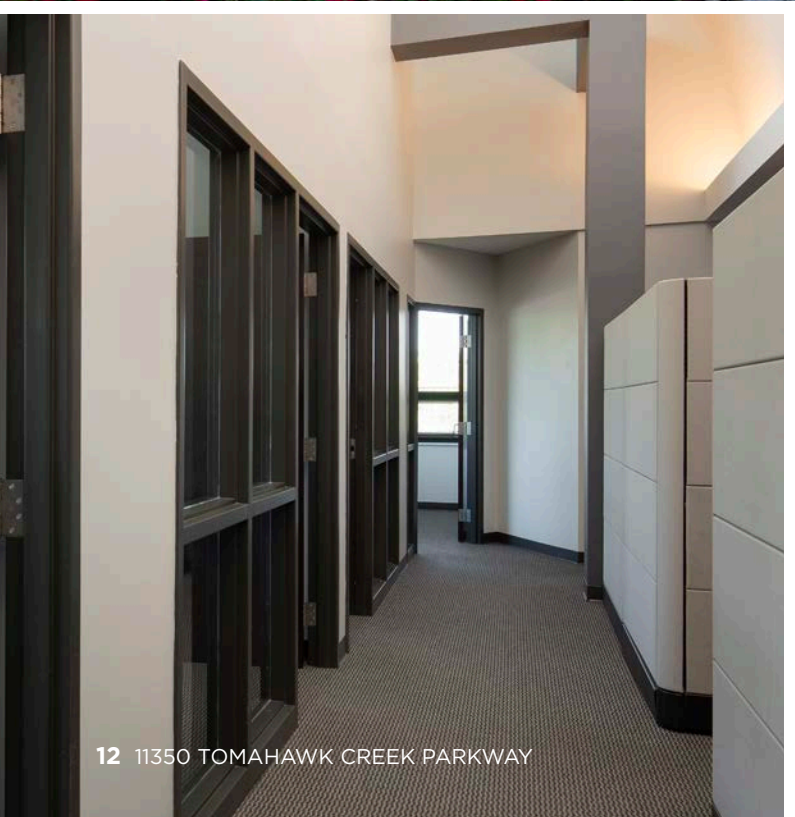
**LYSIOS CAPITAL**  
6,037 RSF

**INSURICA INSURANCE CAPITAL**  
3,484 RSF

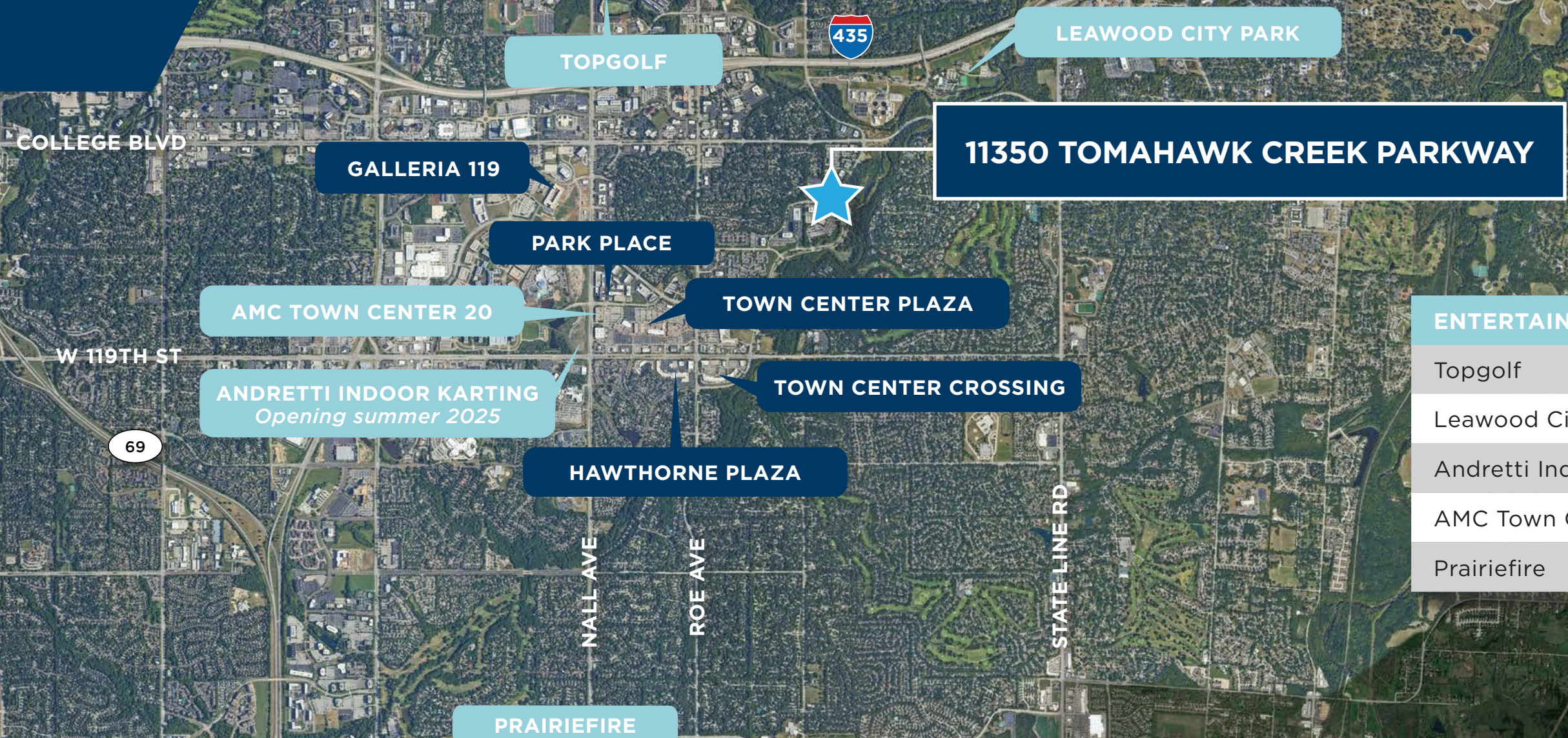


# STACKING PLAN





# AREA MAP/ AMENITIES



## RETAIL

- Town Center Crossing
- Hawthorne Plaza
- Town Center Plaza
- Park Place
- Galleria 119

## ENTERTAINMENT/RECREATION

- Topgolf
- Leawood City Park
- Andretti Indoor Karting
- AMC Town Center 20
- Prairiefire

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## Broker Contact Information

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