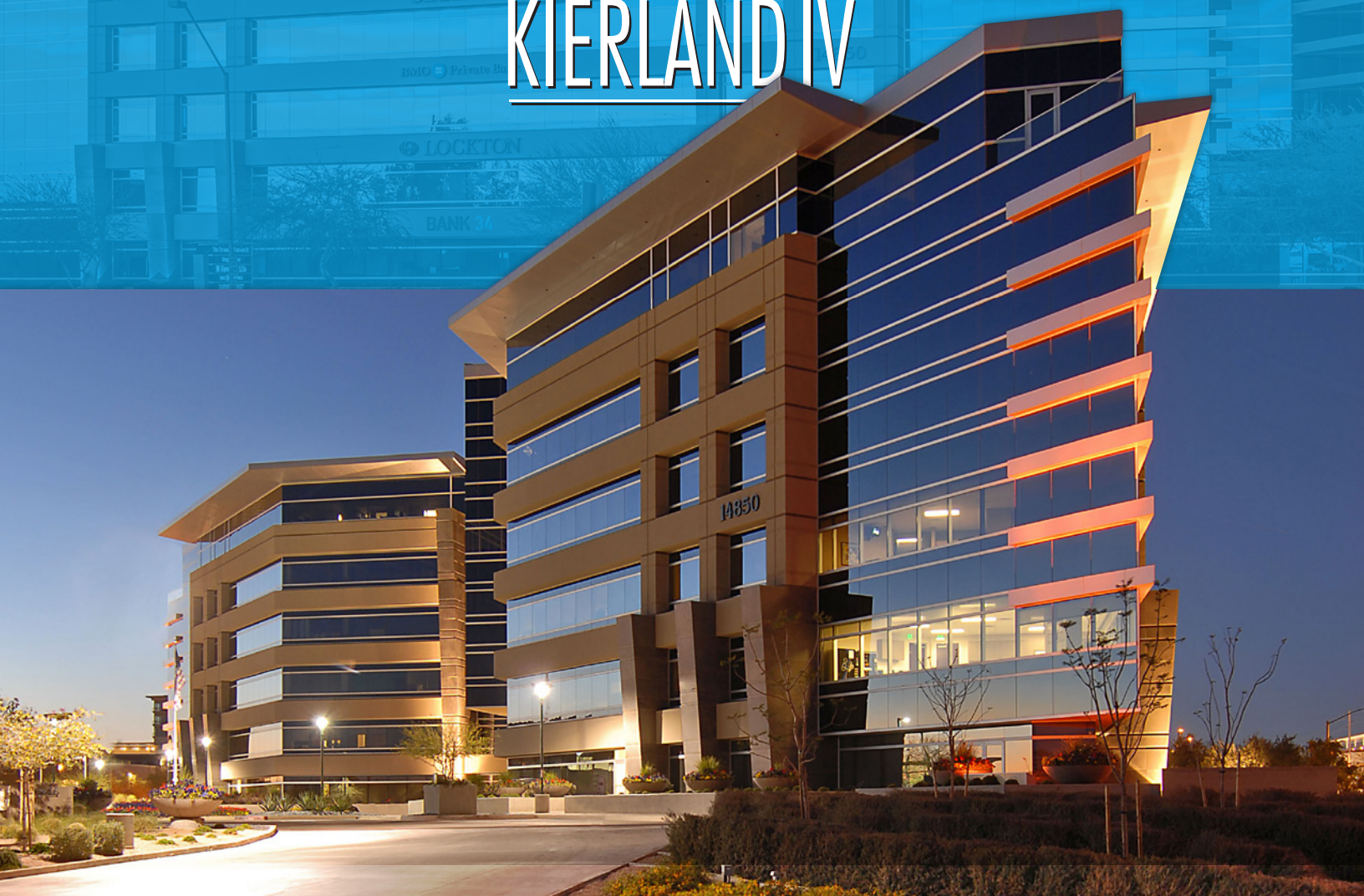


THE PINNACLE in KIERLAND IV



THE PINNACLE OF PRESTIGE

14850 NORTH SCOTTSDALE ROAD | SCOTTSDALE, ARIZONA



UNPARALLELED
AMENITIES



UNDERGROUND
PARKING



CROWN JEWEL
OF KIERLAND



A PLUS TENANT
MIX

exclusively represented by

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE PINNACLE in KIERLAND IV



Typical Floor Plate
±35,000 Rentable Square Feet

- Corporate America Tenant Roster
- Extraordinary lobby design
- 5:1000 parking ration including 2 levels of executive parking below the building
- Easy Access to Loop 101, SR 51
- Highend Finishes
- Electrified Privacy Glass
- Elevator Lobby Exposure
- Largest Contiguous Block in Pinnacle IV
- Majestic Mountain views
- Starting Lease Rate: \$36.00/SF/RSF

THE
PINNACLE in
KIFRI AND IV

Morgan Stanley

4TH FLOOR

SUITE 450
11,141 RSF

SUITE 485
1,282 RSF

SUITE 350
2,674 RSF

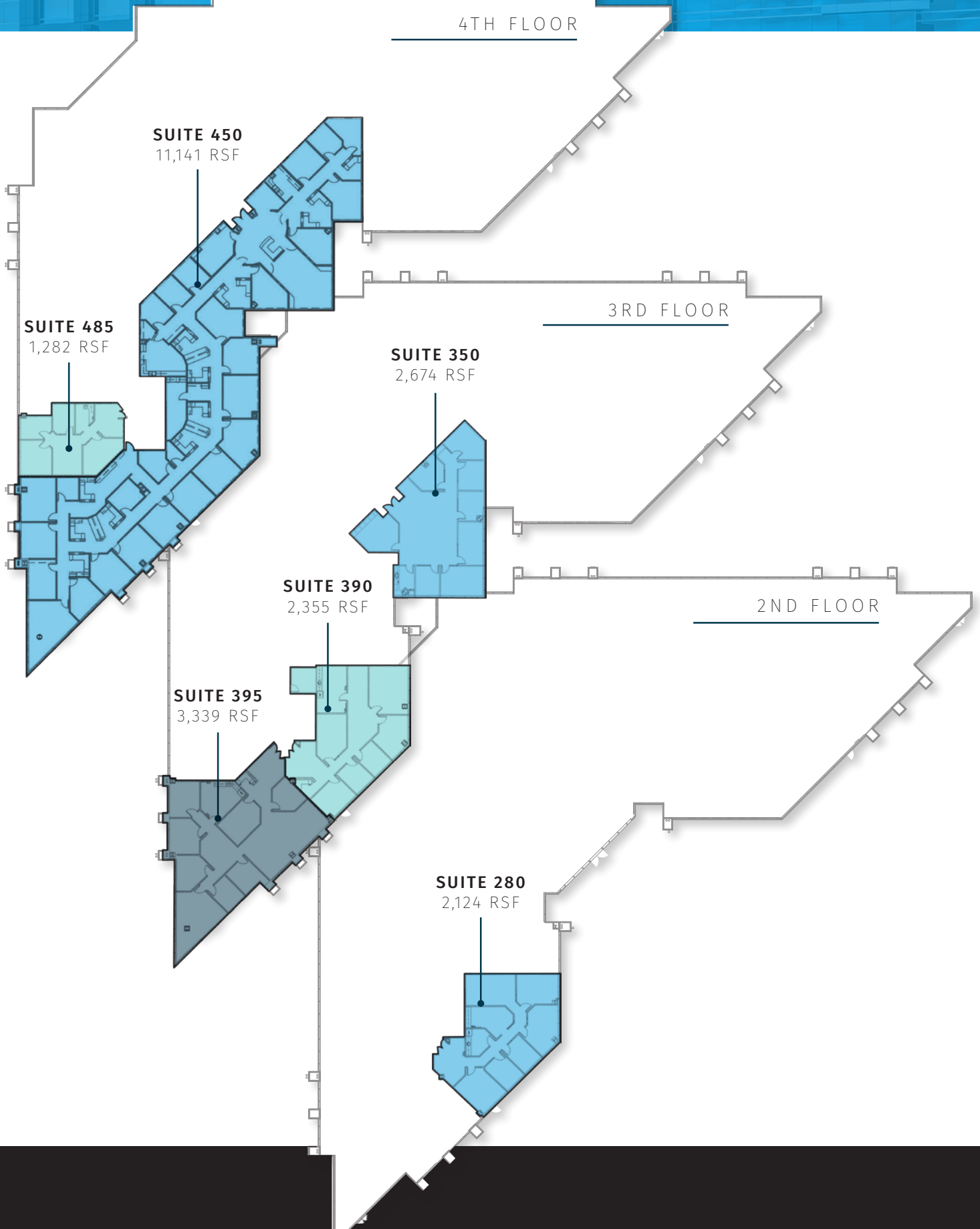
3RD FLOOR

SUITE 390
2,355 RSF

2ND FLOOR

SUITE 395
3,339 RSF

SUITE 280
2,124 RSF



THE PINNACLE in KIERLAND IV



Within walking distance to Westin Kierland Resort & Spa, Kierland Golf Course, Kierland Commons Retail/Residential, and Scottsdale Quarter

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