

14636 North Scottsdale Road / Scottsdale, AZ



# PINNACLE

## IN KIERLAND III

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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4 Floors  
±106,000  
Rentable Sq. Ft.



4.5:1000 Parking



Convenient  
Underground  
Parking Garage



Spectacularly  
Landscaped with  
Iconic Water Feature



Very Convenient  
Visitor Parking



Walking Distance to  
Kierland Commons and  
Scottsdale Quarter



Easy Access to Loop  
101, State Route 51



Stable Ownership,  
On Site Property  
Management, Single-  
Source Accountability



Monument  
Signage Opportunities



Across from  
Scottsdale Airport



Base Year  
Expenses



Beautiful Corporate  
Campus Setting



Main Lobby  
Recently Renovated

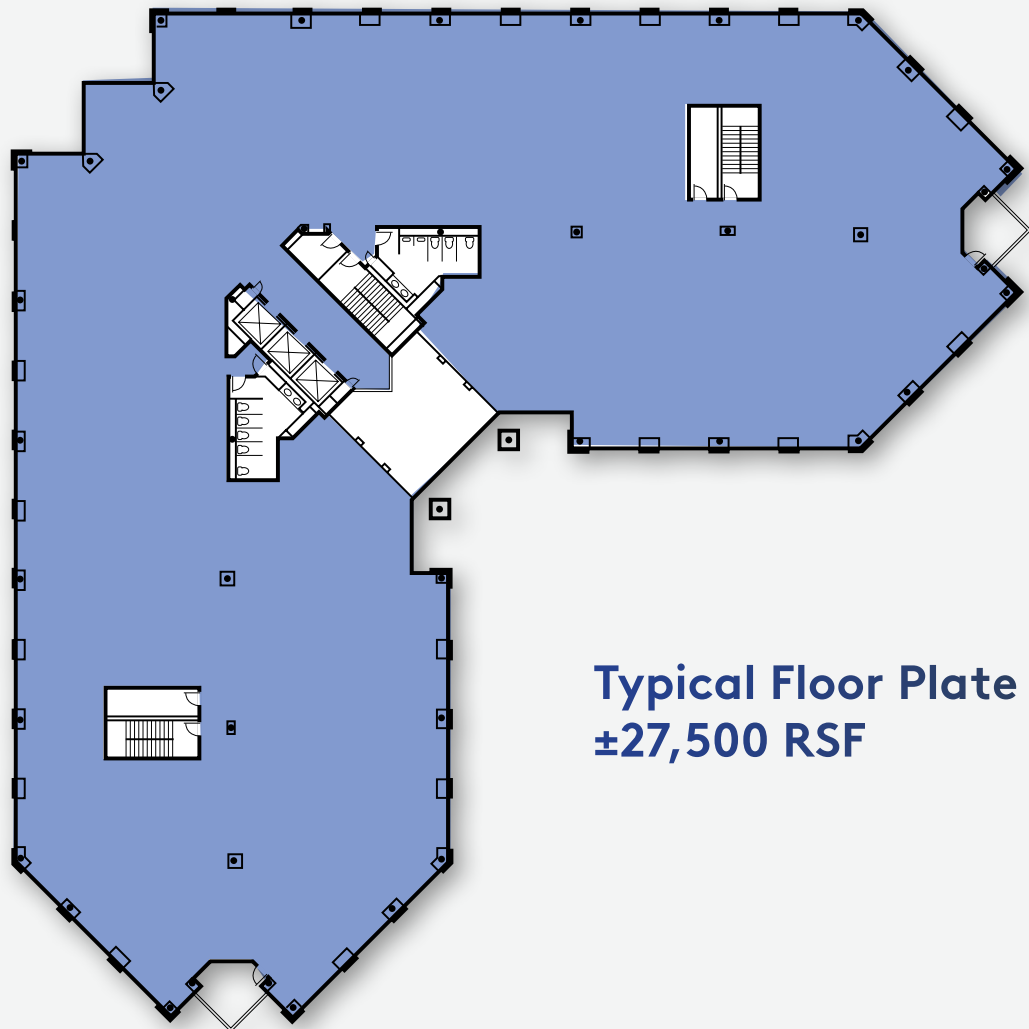


Prominent Scottsdale  
Road Building Signage  
Opportunity





# FLOOR PLATE



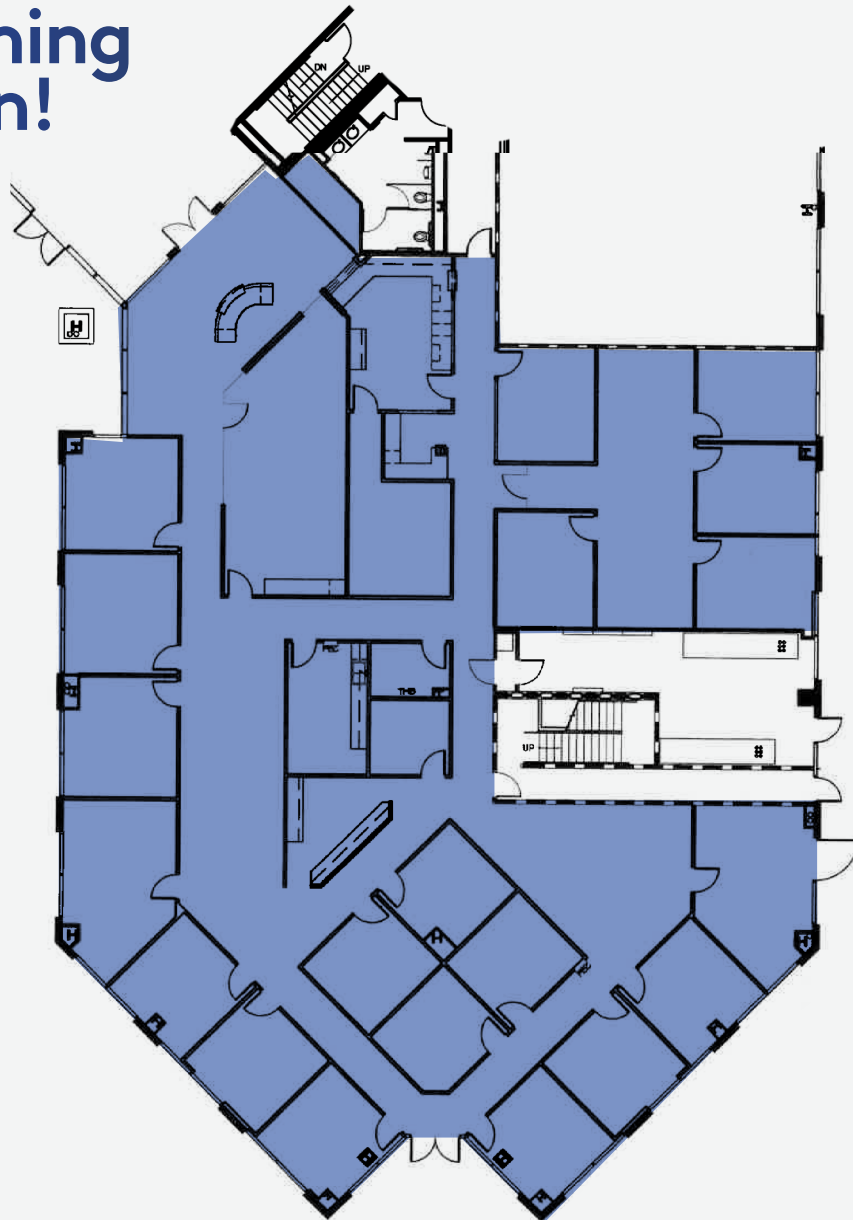
**Typical Floor Plate  
±27,500 RSF**





# FLOORPLAN

Coming  
Soon!



**Suite 175**  
**±9,056 RSF**  
*Available July 1, 2024*



McDowell Mountain Regional Park

DC Ranch

McDowell Mountain Ranch



Scottsdale

WestWorld of Scottsdale

Scottsdale Airport

Tournament Players Club

PINNACLE III

PINNACLE II

PINNACLE I

PINNACLE IV

SCOTTSDALE RD.

← to Loop 101

Scottsdale Quarter

KIERLAND BOULEVARD

The Shops at Kierland Commons

GREENWAY PARKWAY

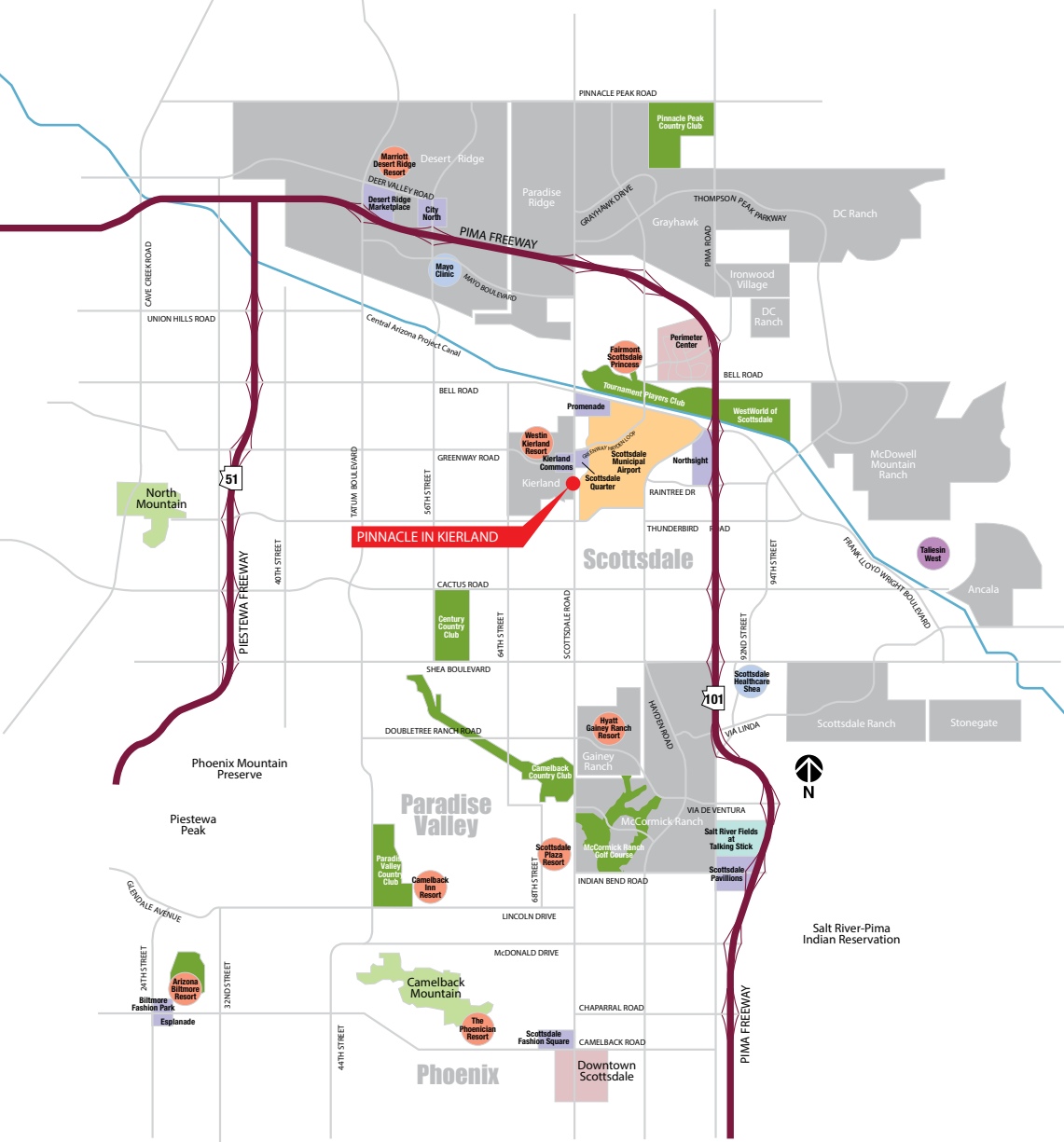
6929 EAST GREENWAY

6909 EAST GREENWAY

Westin Kierland Resort & Spa

← to S.R. 51

Kierland Golf Club



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