

14850 North Scottsdale Road / Scottsdale, AZ

THE PINNACLE OF PRESTIGE

PINNACLE

IN KIERLAND IV



UNPARALLELED
AMENITIES



UNDERGROUND
PARKING



CROWN JEWEL
OF KIERLAND



A+ TENANT
MIX

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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6 Floors
±200,000
Rentable Sq. Ft.



5:1,000 Parking



Convenient
Underground
Parking Garage



Spectacularly
Landscaped



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

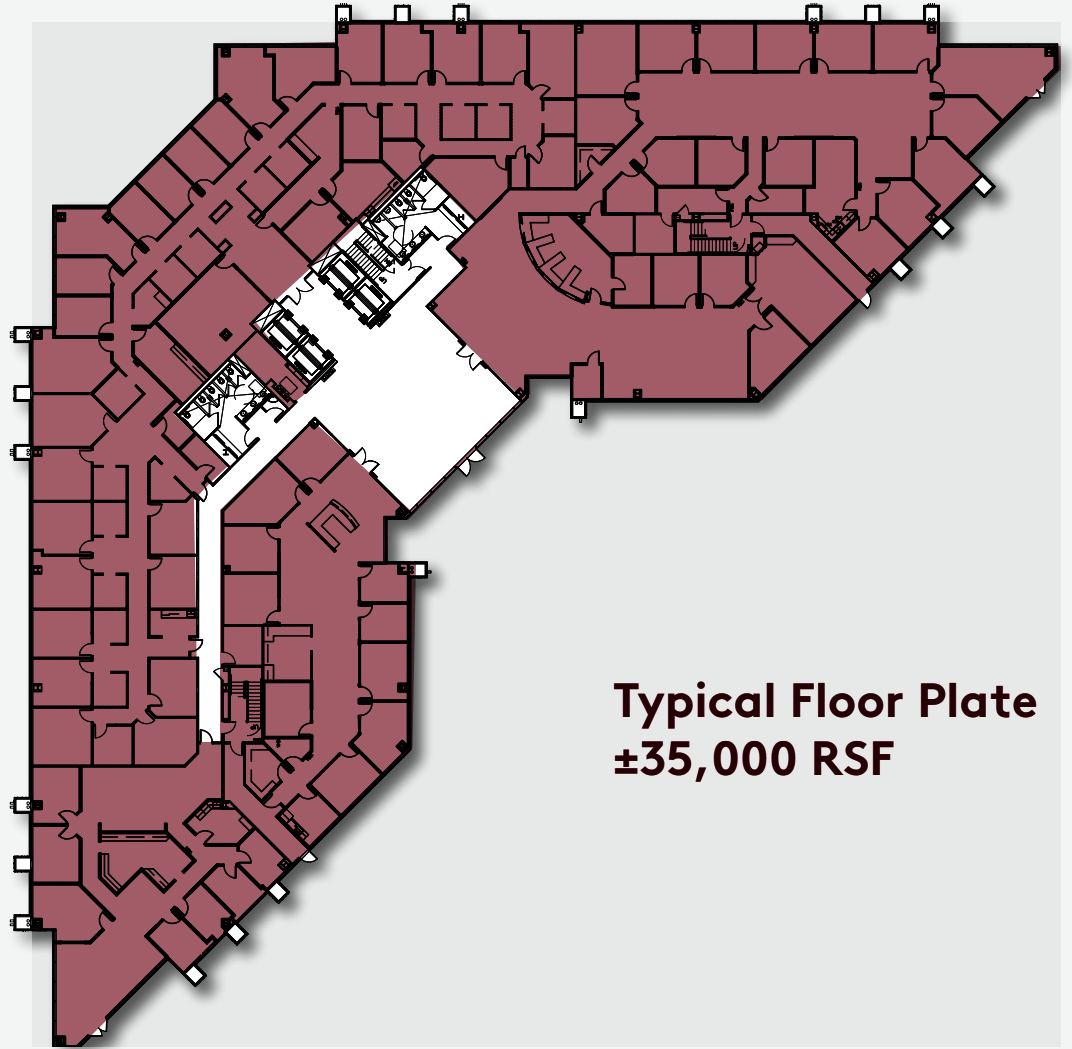


Beautiful
Main Lobby



Prominent Scottsdale
Road Building Signage
Opportunity





**Typical Floor Plate
±35,000 RSF**

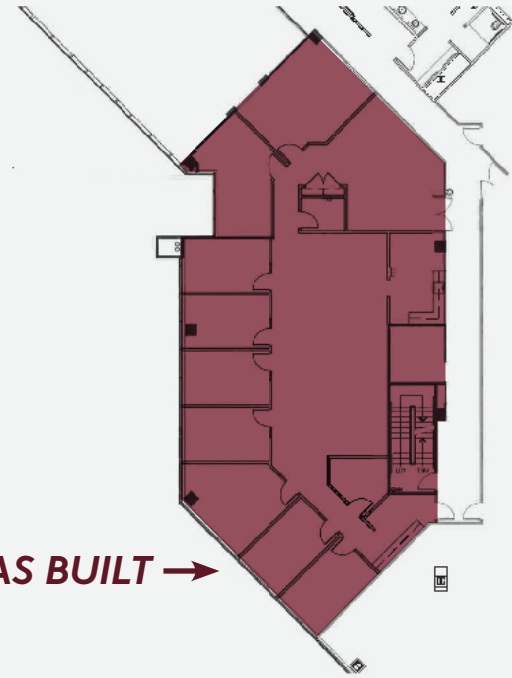




Suite 230
±4,048 RSF

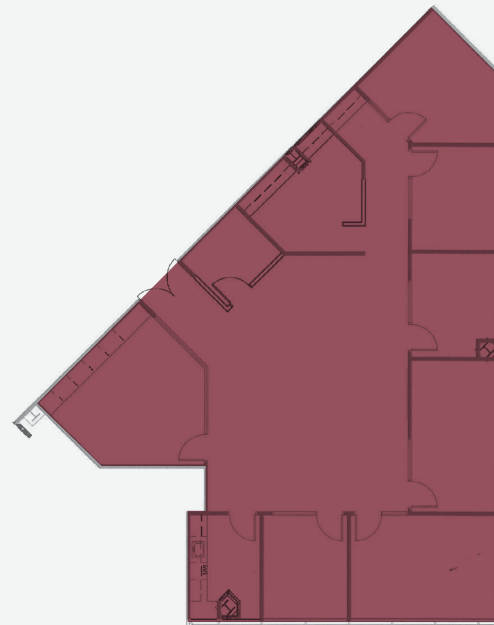
Available 6/30/2024

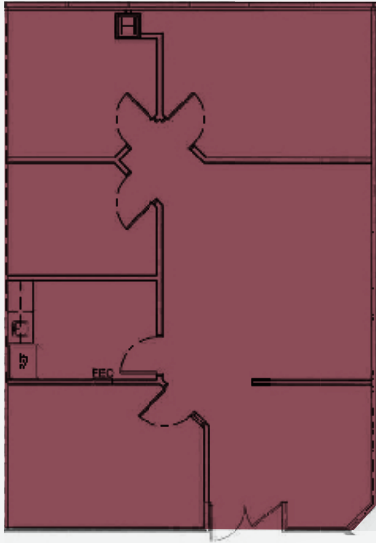
AS BUILT →



← **AS BUILT**

Suite 350
±2,674 RSF



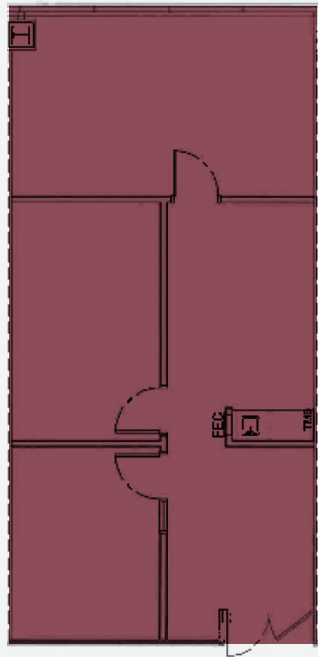


Suite 365
±1,416 RSF*

*Contiguous to Suite 375 = 2,399 RSF

Available 7/1/2024

← **AS BUILT**

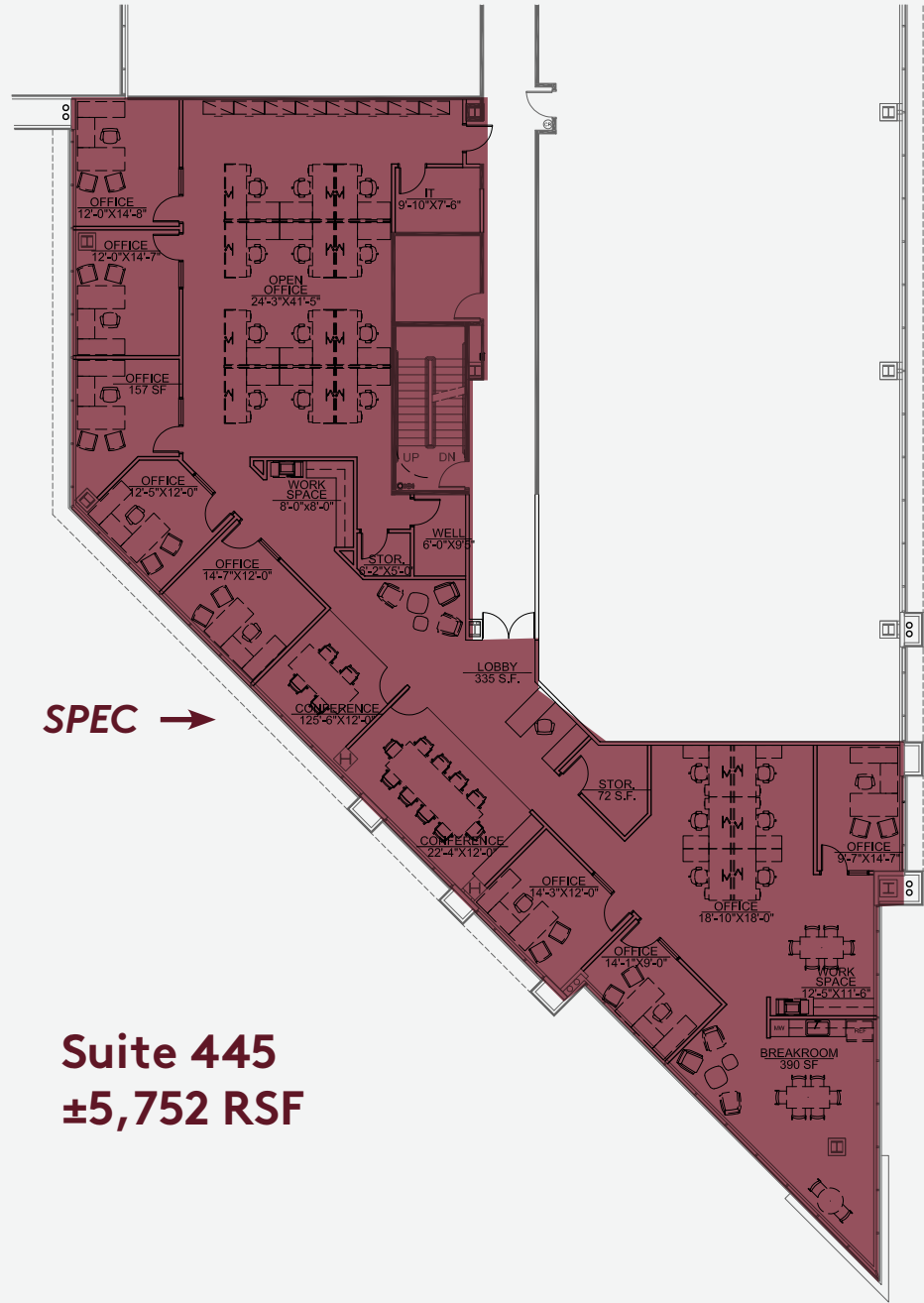


Suite 375
±983* RSF

*Contiguous to Suite 365 = 2,399 RSF

Available 4/1/2024

← **AS BUILT**



SPEC →

Suite 445
±5,752 RSF



McDowell Mountain Regional Park

DC Ranch

McDowell Mountain Ranch

WestWorld of Scottsdale

Scottsdale

Scottsdale Airpark



PINNACLE IV

PINNACLE III

PINNACLE II

PINNACLE I

Scottsdale Quarter

SCOTTSDALE RD.

to Loop 101
KIERLAND BOULEVARD

The Shops at Kierland Commons

6929 EAST GREENWAY

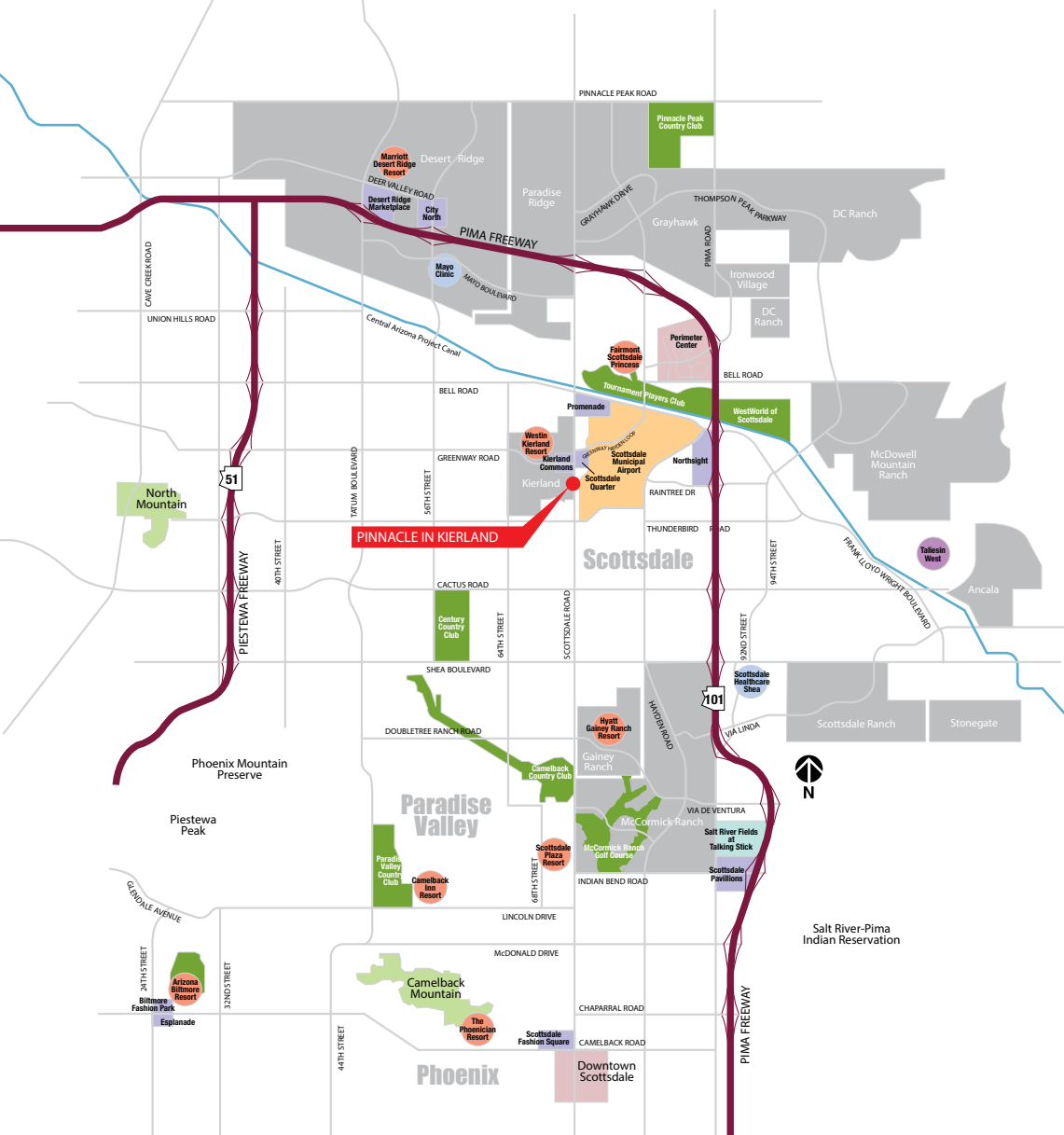
6909 EAST GREENWAY

GREENWAY PARKWAY

Westin Kierland Resort & Spa

to S.R. 51

Kierland Golf Club



LOCALIZATION

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