

14624 North Scottsdale Road / Scottsdale, AZ



# PINNACLE

## IN KIERLAND I

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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3 Floors  
±79,000  
Rentable Sq. Ft.



4.5:1000 Parking



Convenient  
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

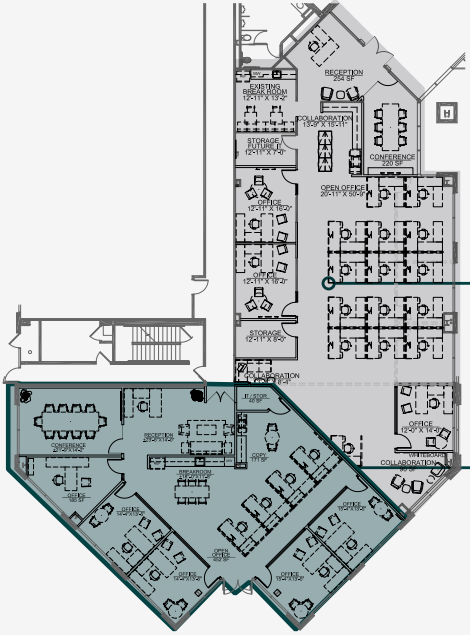


Main Lobby  
Recently Renovated

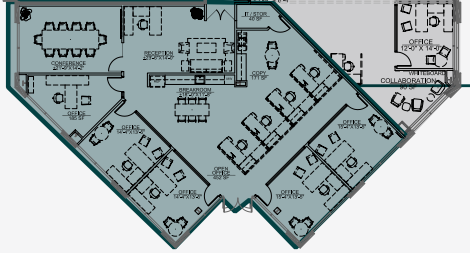


Prominent Scottsdale  
Road Building Signage  
Opportunity

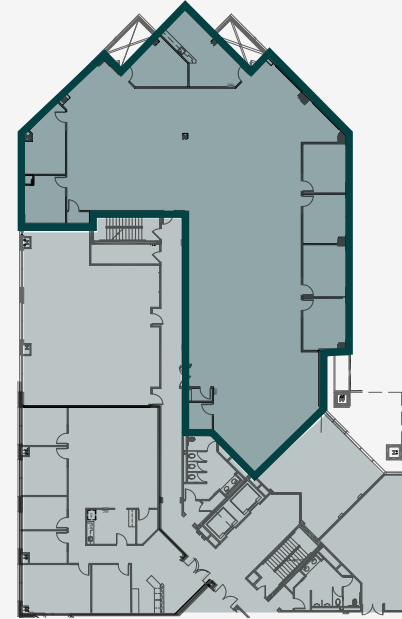




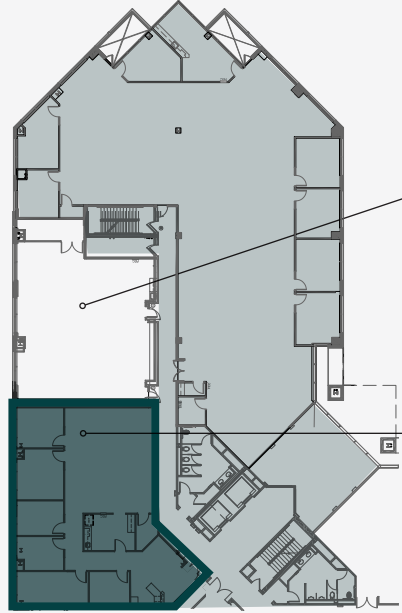
**LEASED**  
**Suite 195**  
**3,537 RSF**



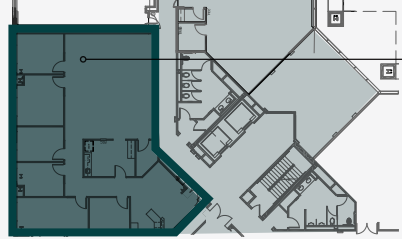
**Suite 165**  
**3,158 RSF**  
Spec Suite  
Available Mar 1, 2026



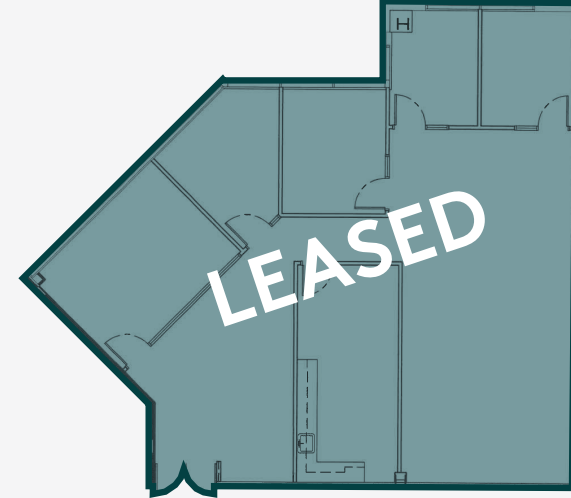
**Suite 200**  
**±7,675 RSF\***  
\*Contiguous to  
Suites 230 - ±9,739 RSF



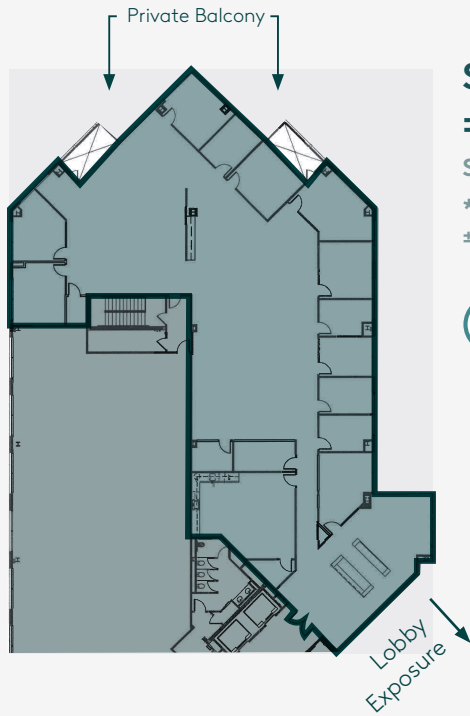
**Suite 230**  
**±2,064 RSF\***  
\*Contiguous to  
Suites 240 & 200 -  
±12,643 RSF



**Suite 240**  
**±2,904 RSF\***  
\*Contiguous to  
Suite 230 -  
±4,968 RSF



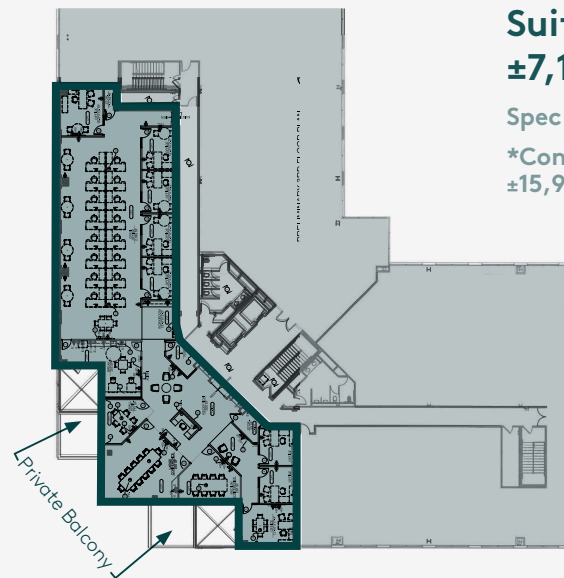
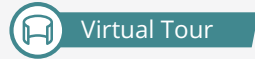
**Suite 290**  
**±2,151 RSF**  
Spec Suite



### Suite 300 ±8,716 RSF\*

Spec Suite

\*Contiguous to Suite 350 -  
±15,913 RSF



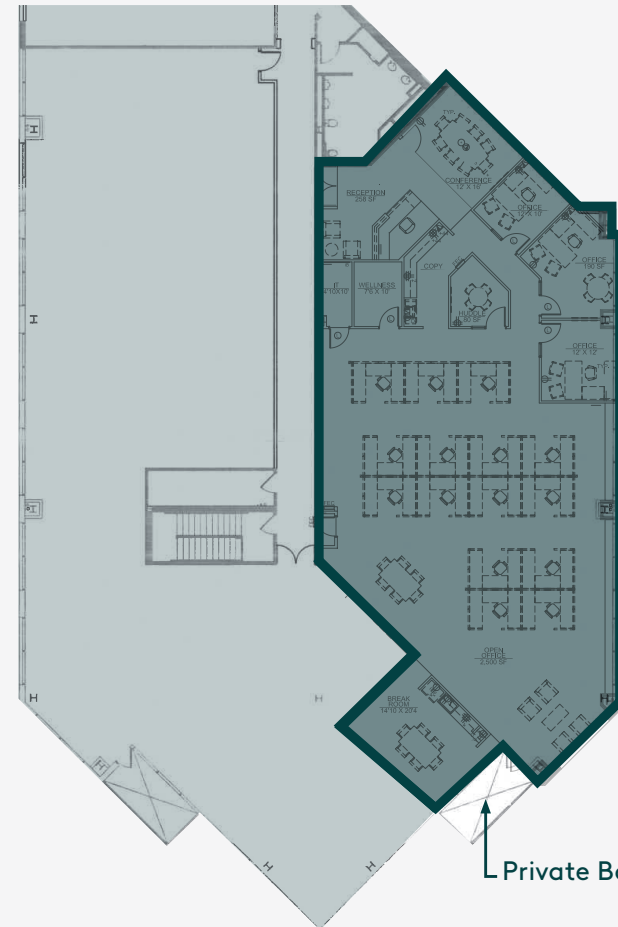
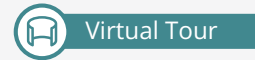
### Suite 350 ±7,197 RSF\*

Spec Suite

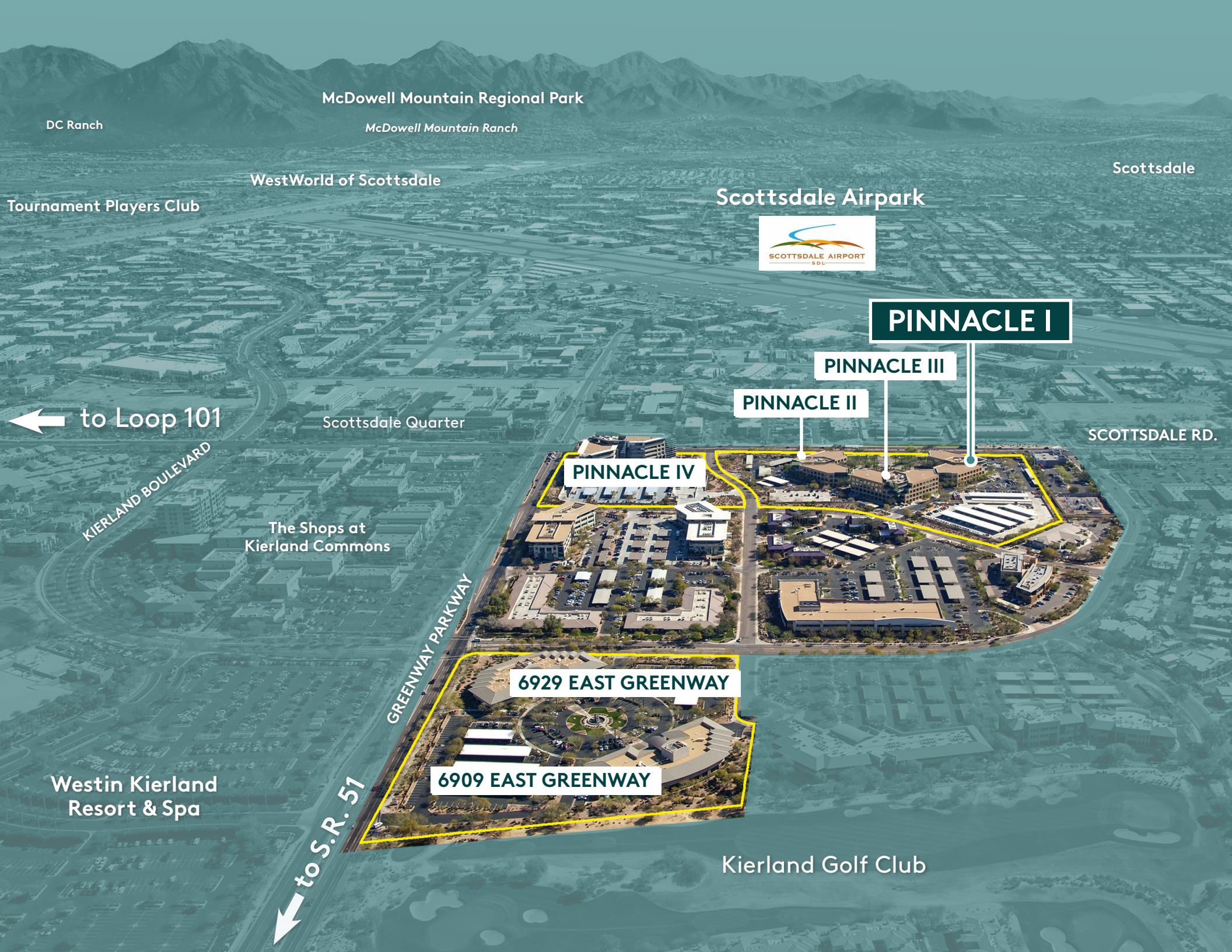
\*Contiguous to Suite 300 -  
±15,913 RSF

### Suite 390 ±4,929 RSF

Spec Suite Available



Private Balcony



McDowell Mountain Regional Park

DC Ranch

McDowell Mountain Ranch

WestWorld of Scottsdale

Scottsdale

Scottsdale Airpark



**PINNACLE I**

**PINNACLE III**

**PINNACLE II**

SCOTTSDALE RD.

**PINNACLE IV**

to Loop 101

Scottsdale Quarter

KIERLAND BOULEVARD

The Shops at Kierland Commons

GREENWAY PARKWAY

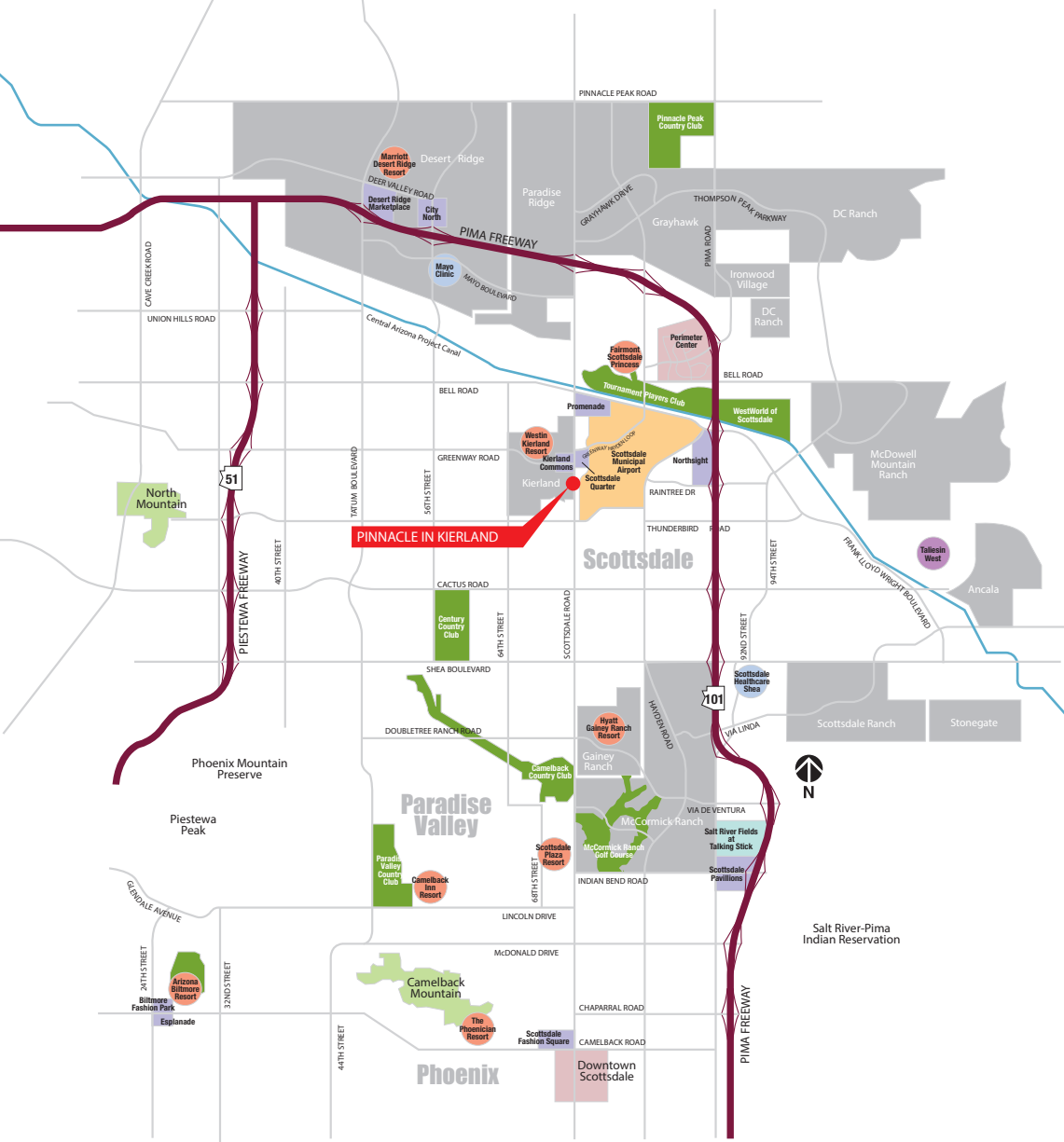
**6929 EAST GREENWAY**

**6909 EAST GREENWAY**

Westin Kierland Resort & Spa

to S.R. 51

Kierland Golf Club



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