

14648 North Scottsdale Road / Scottsdale, AZ



# PINNACLE

## IN KIERLAND II

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



Elevator Lobby  
Recently Renovated



Prominent Scottsdale  
Road Building Signage  
Opportunity



# HIGHLIGHTS







McDowell Mountain Regional Park

DC Ranch

McDowell Mountain Ranch

Scottsdale

WestWorld of Scottsdale

Scottsdale Airpark



**PINNACLE II**

**PINNACLE III**

**PINNACLE I**

SCOTTSDALE RD.

**PINNACLE IV**

Scottsdale Quarter

← to Loop 101

KIERLAND BOULEVARD

The Shops at Kierland Commons

GREENWAY PARKWAY

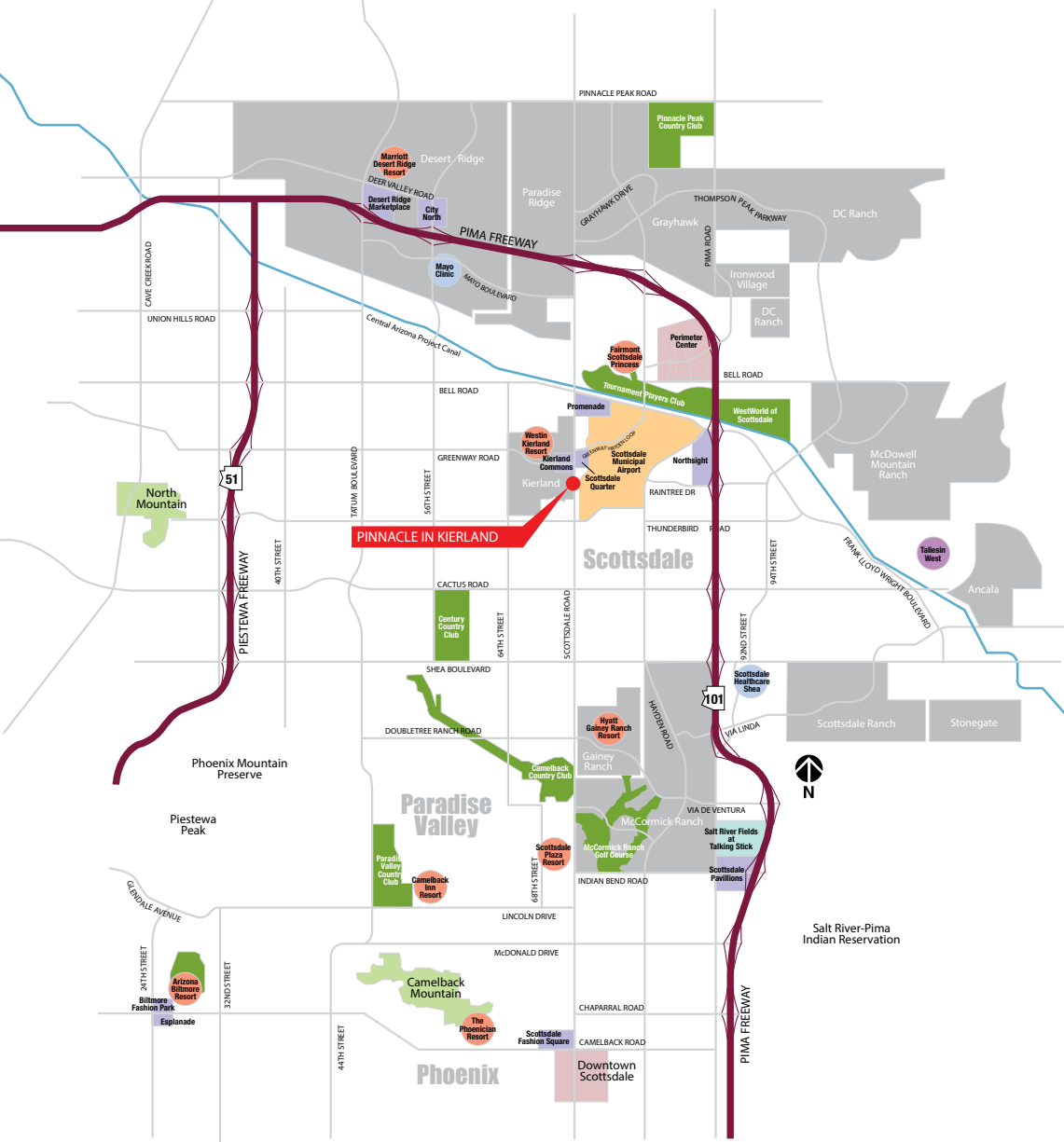
**6929 EAST GREENWAY**

**6909 EAST GREENWAY**

Westin Kierland Resort & Spa

← to S.R. 51

Kierland Golf Club



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