

14636 North Scottsdale Road / Scottsdale, AZ



# PINNACLE

## IN KIERLAND III

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

GREGG KAFKA  
CCIM  
602.954.3777  
gkafka@leearizona.com

ANDREW CHENEY  
CCIM, CRE, SIOR  
602.954.3769  
acheney@leearizona.com

CRAIG COPPOLA  
CCIM, CRE, SIOR  
602.954.3762  
ccoppola@leearizona.com

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

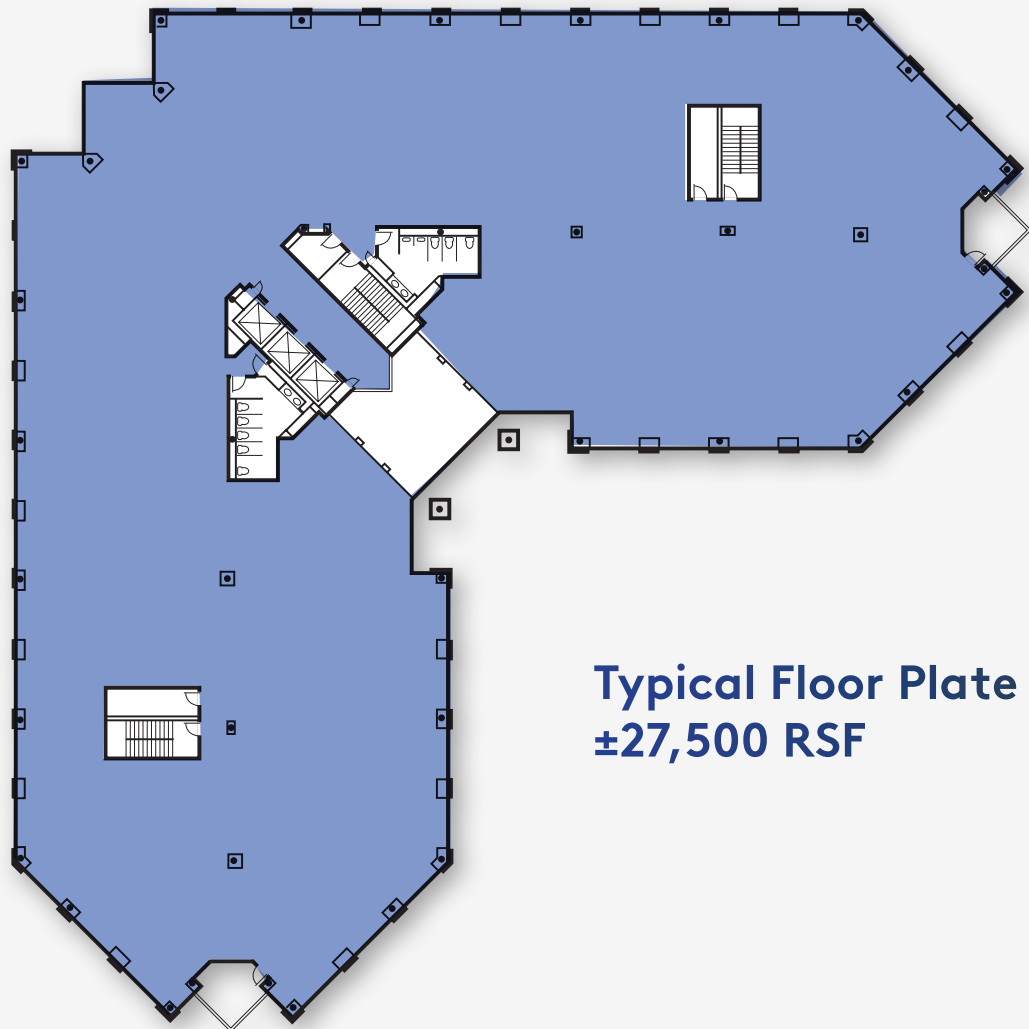


Prominent Scottsdale  
Road Building Signage  
Opportunity





# FLOOR PLATE



**Typical Floor Plate  
±27,500 RSF**

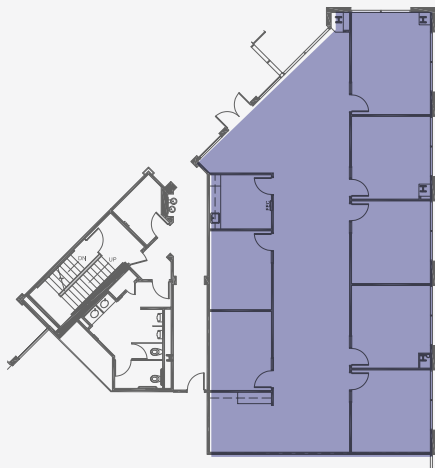


# FLOOR PLAN

## Suite 150

3,198 RSF

Available August 1, 2026



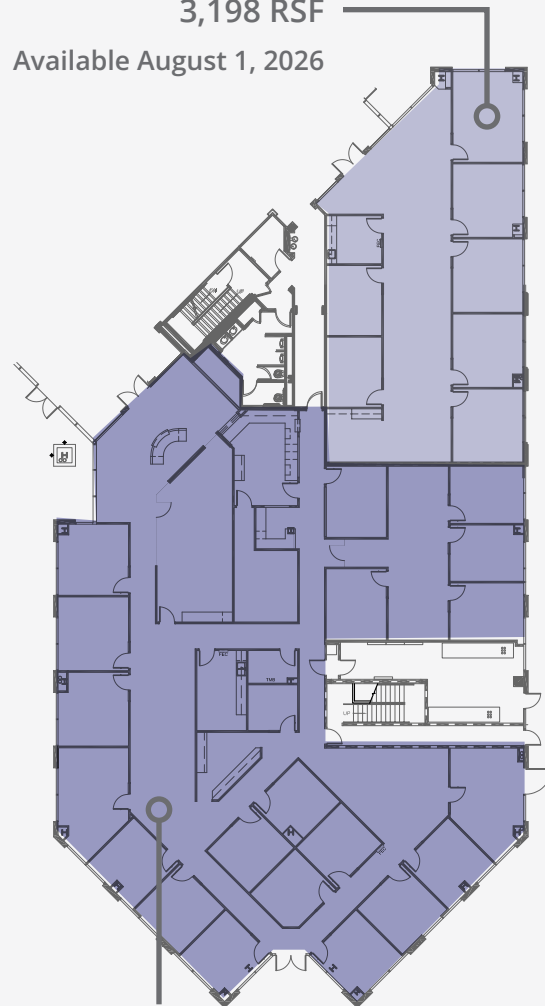
## Suite 150 & 175

12,254 RSF

### Suite 150

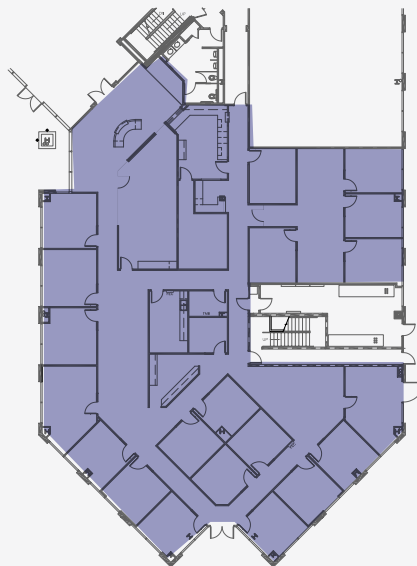
3,198 RSF

Available August 1, 2026



## Suite 175

±9,056 RSF



### Suite 175

9,056 RSF

Available Now



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

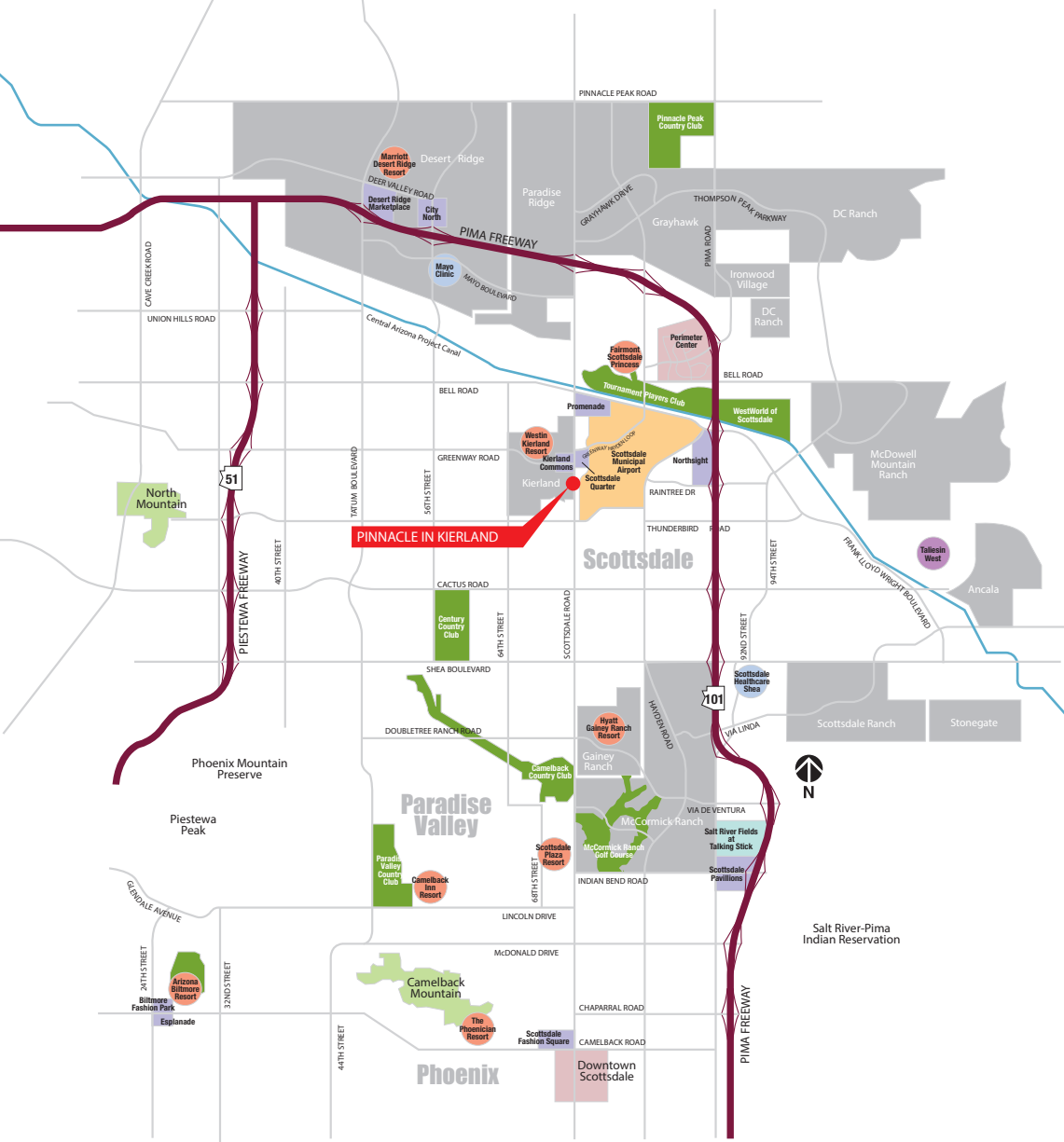
6929 EAST GREENWAY

6909 EAST GREENWAY

Westin Kierland Resort & Spa

← to S.R. 51

Kierland Golf Club



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**GREGG KAFKA**  
CCIM  
602.954.3777  
gkafka@learizona.com

**ANDREW CHENEY**  
CCIM, CRE, SIOR  
602.954.3769  
acheney@learizona.com

**CRAIG COPPOLA**  
CCIM, CRE, SIOR  
602.954.3762  
ccoppola@learizona.com

5090 NORTH 40TH STREET, SUITE 300 | PHOENIX, ARIZONA 85018 | 602.956.7777 | WWW.LEEARIZONA.COM

*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*