

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

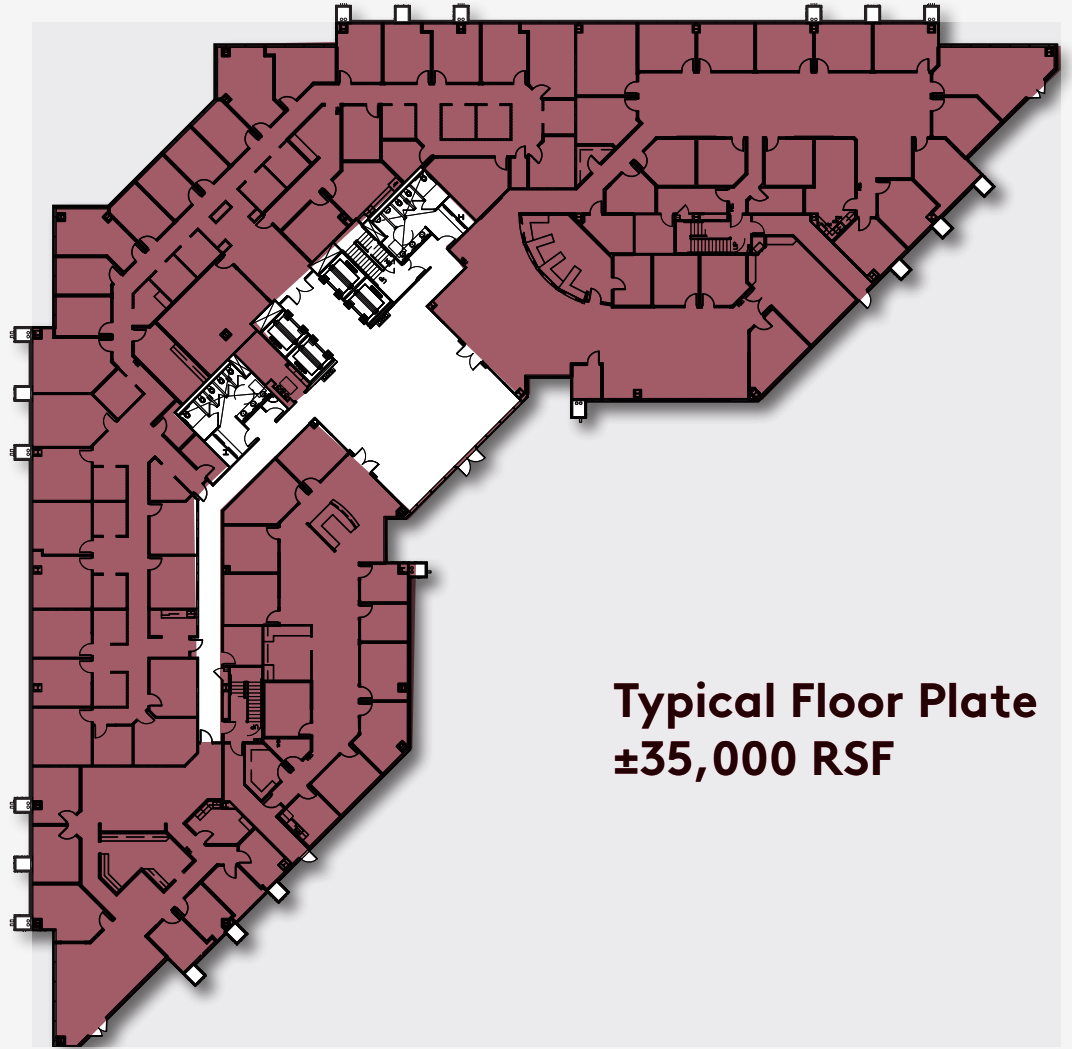


Beautiful
Main Lobby



Prominent Scottsdale
Road Building Signage
Opportunity





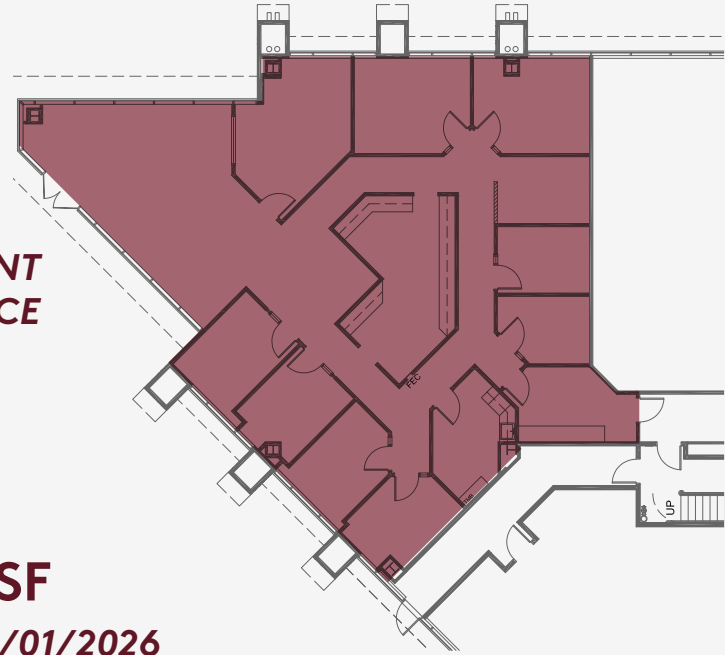
**Typical Floor Plate
±35,000 RSF**



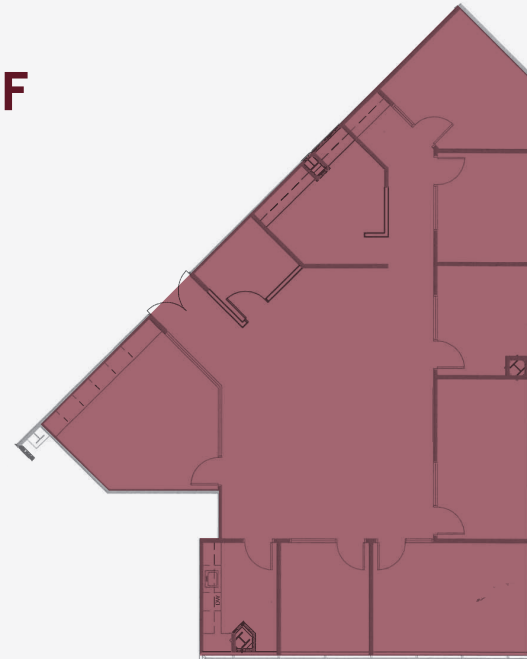


**STOREFRONT
ENTRANCE**

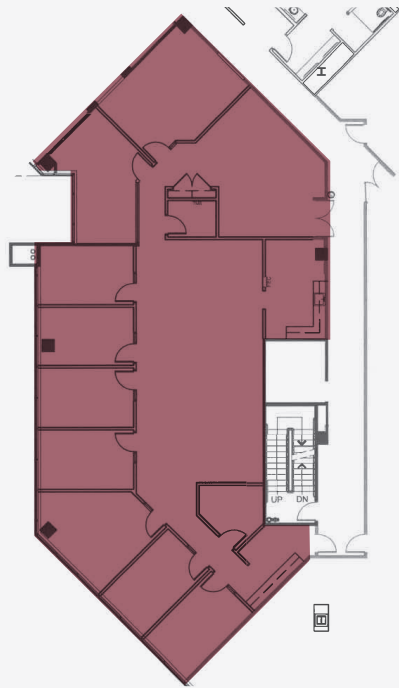
Suite 195
±3,454 RSF
AVAILABLE 10/01/2026



Suite 350
±2,674 RSF

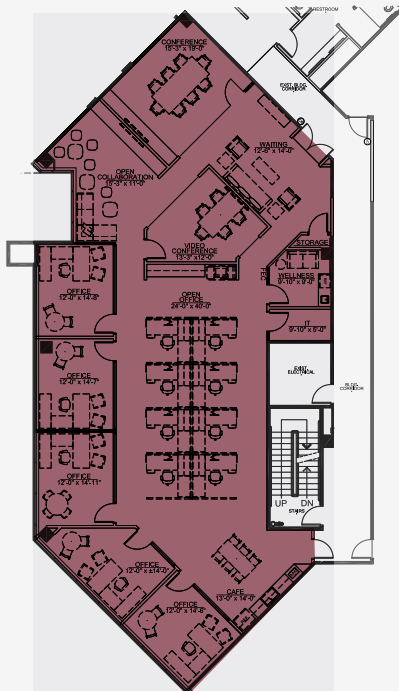


AS BUILT →

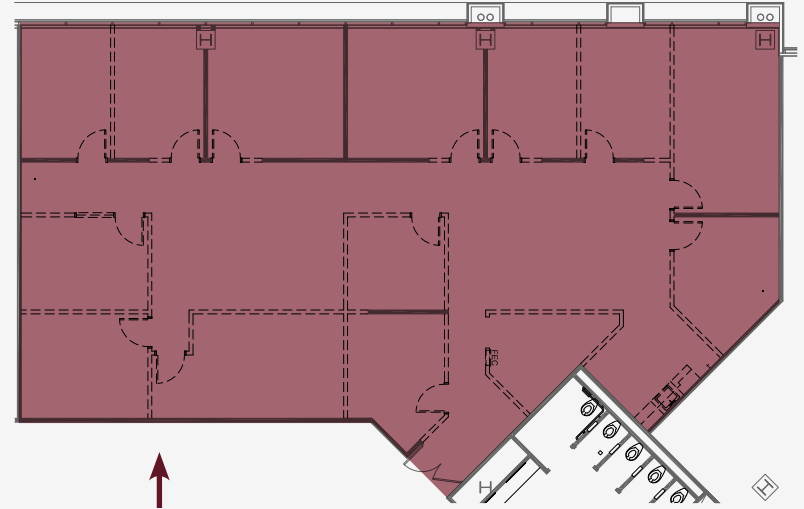


Suite 230
±4,048 RSF

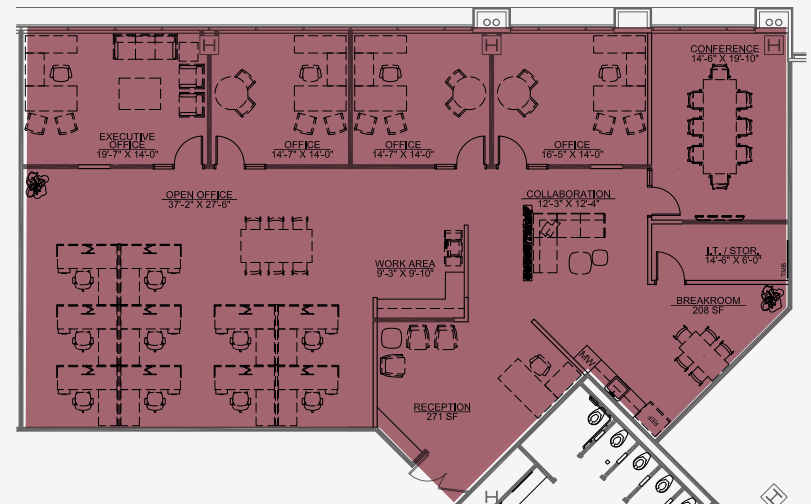
SPEC SUITE DESIGN →



↑
AS BUILT



SPEC SUITE DESIGN
↓



Suite 565
±3,803 RSF
COMING SOON!



McDowell Mountain Regional Park

DC Ranch

McDowell Mountain Ranch

WestWorld of Scottsdale

Scottsdale

Scottsdale Airpark



PINNACLE IV

PINNACLE III

PINNACLE II

PINNACLE I

← to Loop 101

Scottsdale Quarter

SCOTTSDALE RD.

KIERLAND BOULEVARD

The Shops at Kierland Commons

6929 EAST GREENWAY

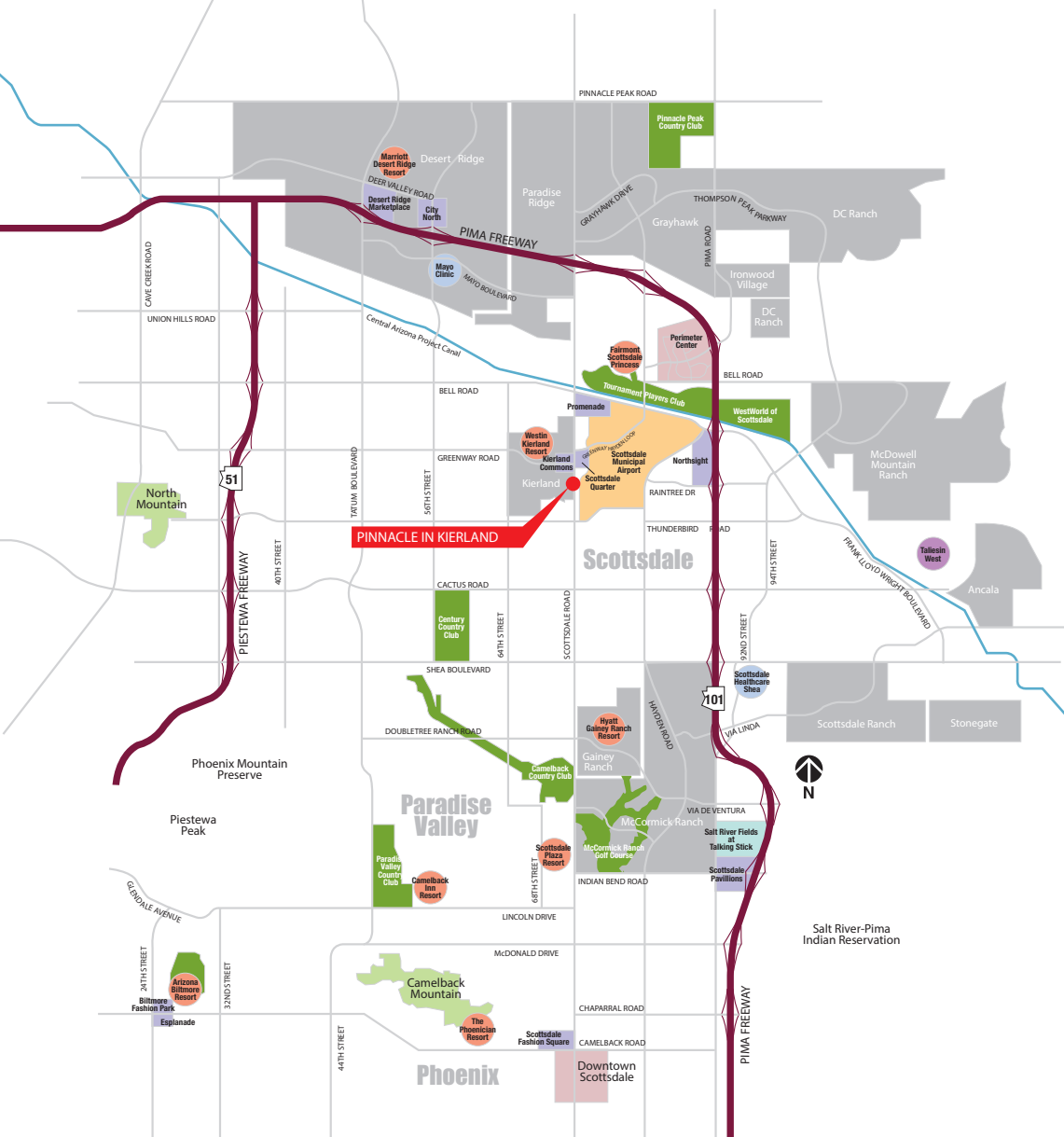
6909 EAST GREENWAY

GREENWAY PARKWAY

Westin Kierland Resort & Spa

← to S.R. 51

Kierland Golf Club



LOCATION

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