

**UP TO 13,531 SF**

**LEASE OPPORTUNITY**

# THE OFFICES AT KIERLAND BUILDING B

7020 EAST ACOMA DRIVE, SCOTTSDALE, AZ

**A unique contemporary design constructed using a steel frame, brick and decorative masonry block.**

**PETER MENNA**

Executive Director  
+1 602 224 4497  
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**DEVPAL GUPTA**

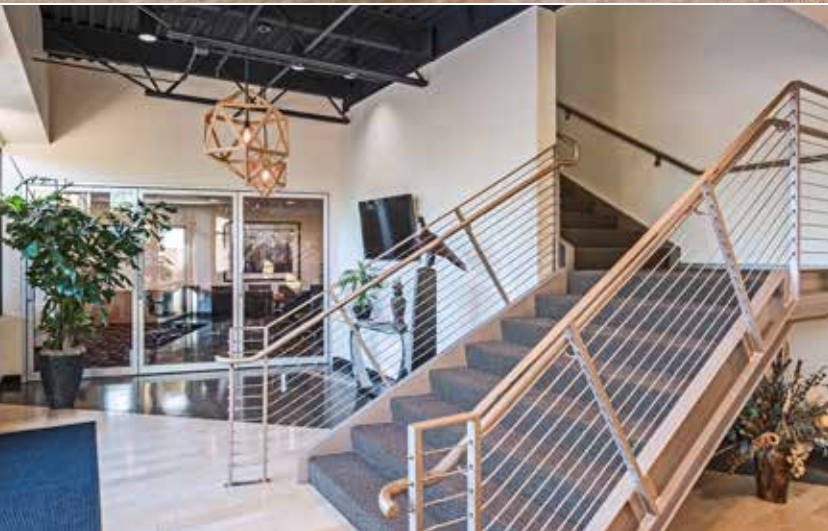
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**CURTIS CHICKERNEO**

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# THE OFFERING



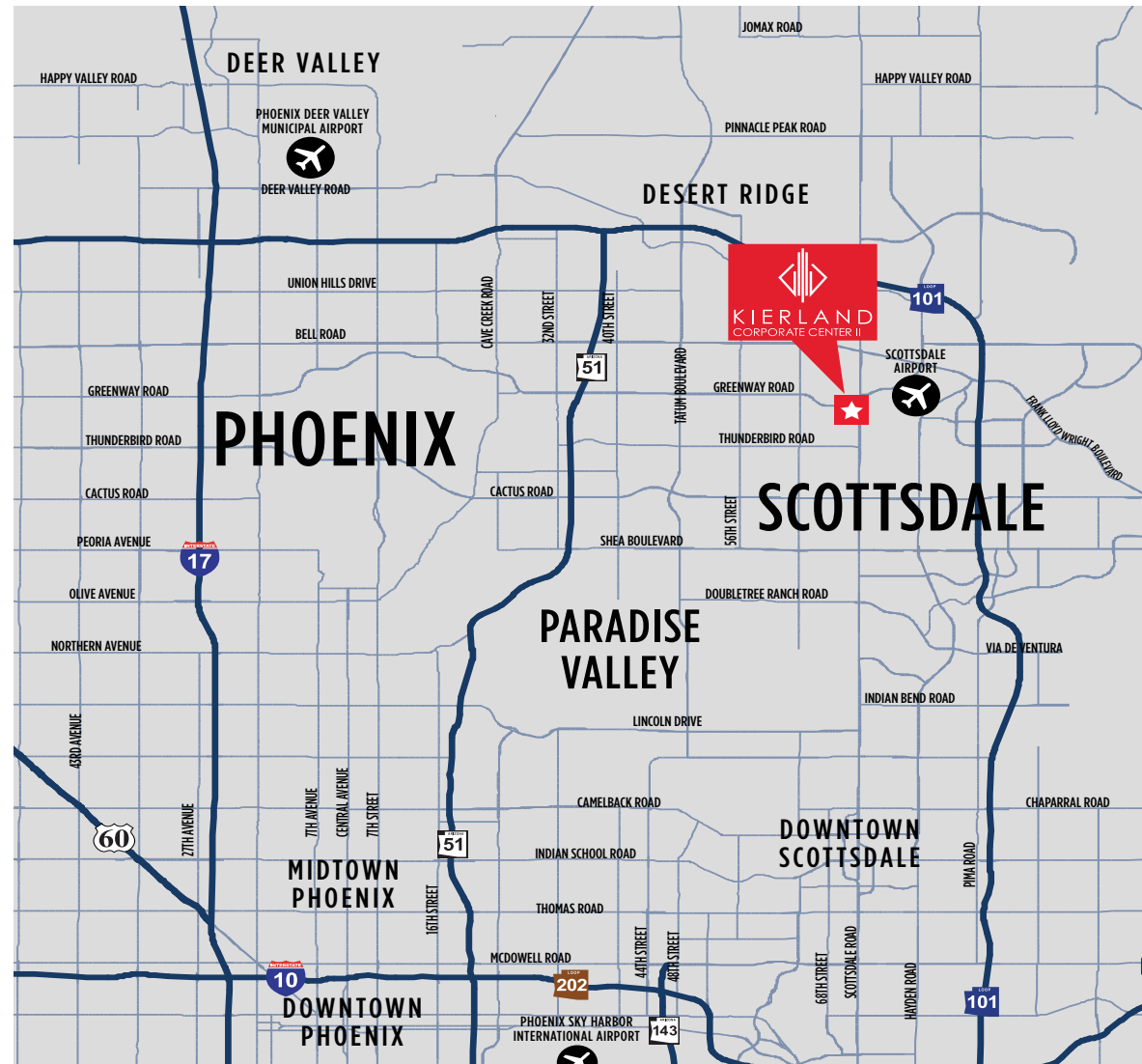
## PROPERTY DETAILS

UP TO  
**±13,531**

PARKING  
**±4:1,000**

RENTAL RATE  
**\$26.00-28.00/sf**

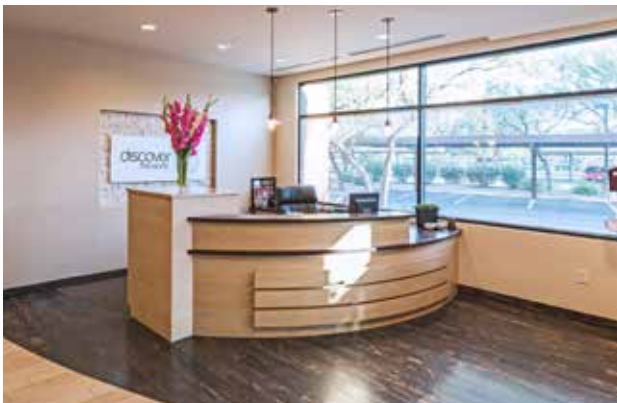
RATE TYPE  
**Full Service Gross**



# PROPERTY HIGHLIGHTS

## THE PROPERTY

- Class A, office property located in North Scottsdale.
- Extraordinary architecture and curb appeal.
- $\pm 13,531$  SF constructed in 2003.
- High-image 11-foot ceilings
- Configured perfectly suited to attract the small, medium and large tenants.



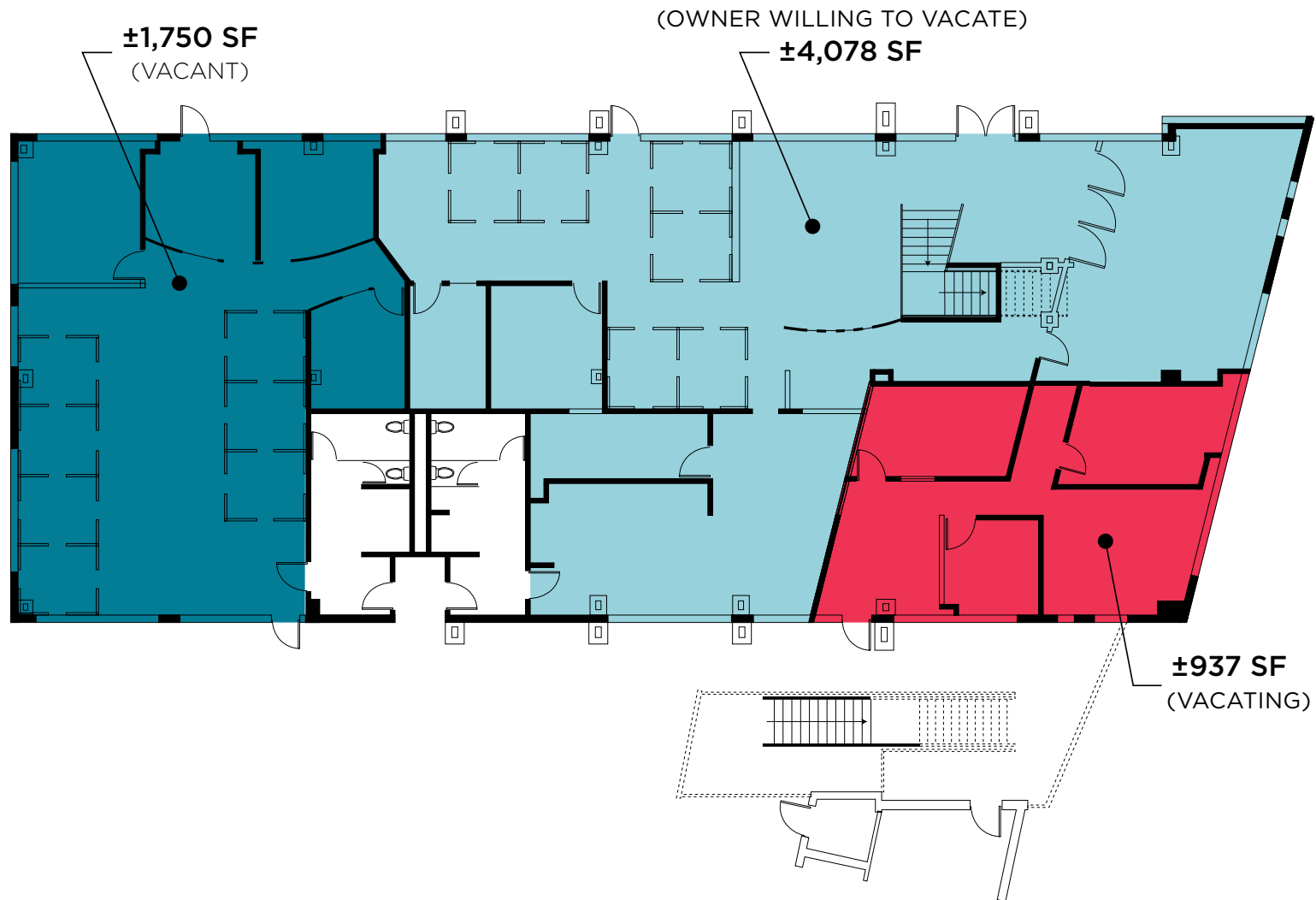
## THE SITE

- Prime location within prestigious Kierland Master Planned Community.
- Breathtaking views of adjacent McDowell Mountain Park and Preserve.
- Cutting edge tenant improvements with a highly functional floorplan.
- Provided 20 free Surface Spaces
- Generous covered parking ratio of  $\pm 4.0$  spaces per 1,000 SF.
- Excellent freeway access with the Loop 101 Freeway lying approximately one-mile to the north.

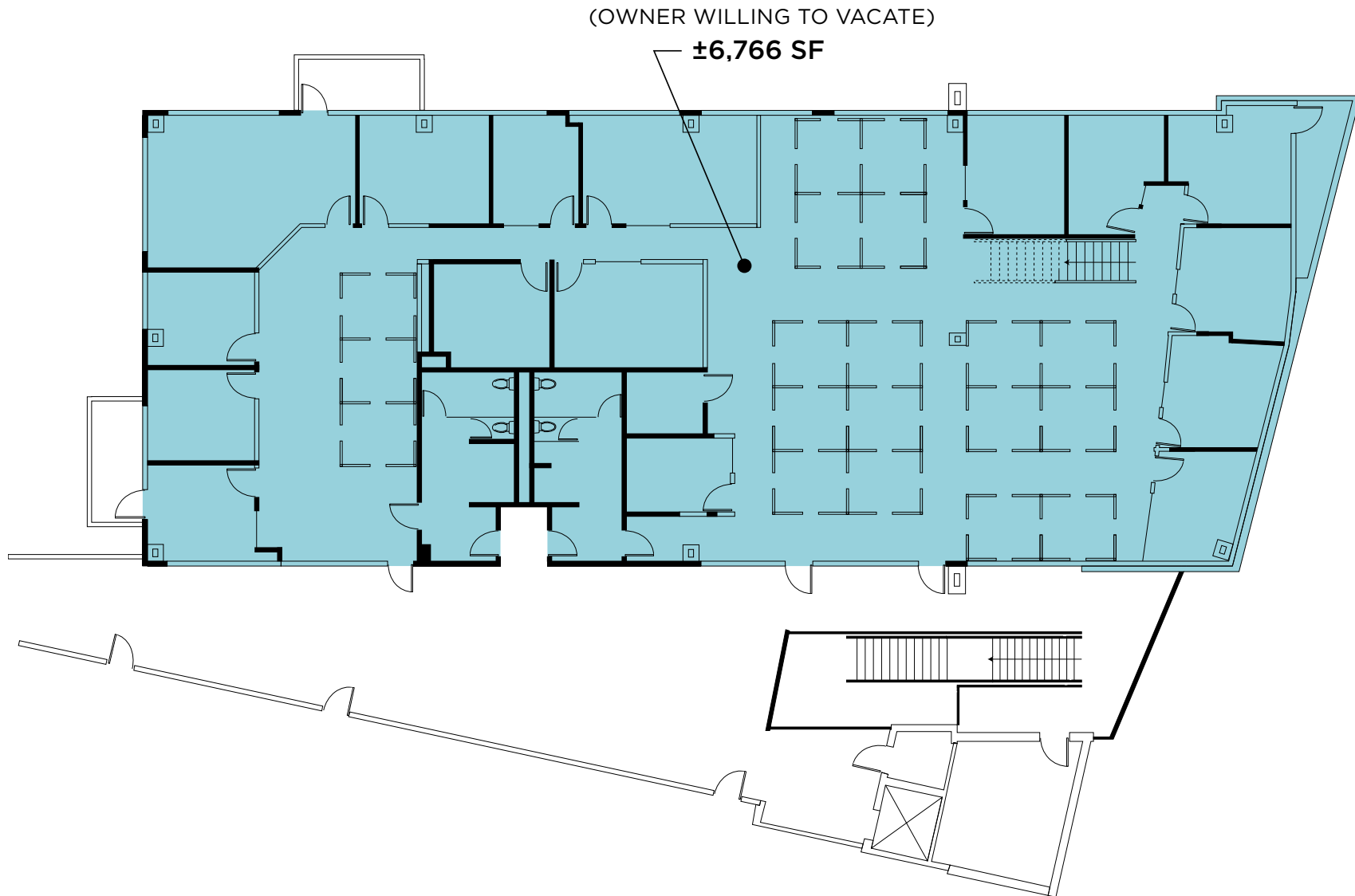
# SITE PLAN



# FLOOR PLAN FIRST FLOOR



# FLOOR PLAN SECOND FLOOR



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