

AVAILABLE FOR LEASE

KIERLAND II

FOUR-STORY ±234,983 RSF CLASS A OFFICE BUILDING

16260 NORTH 71ST STREET
SCOTTSDALE, ARIZONA



FOR LEASING INFORMATION PLEASE CONTACT:

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 CUSHMAN &
WAKEFIELD

L|B|A
REALTY



CURRENT AVAILABILITY

N FLOOR PLANS
NOT TO SCALE

NEW LOBBY



NEW 71 CAFÉ



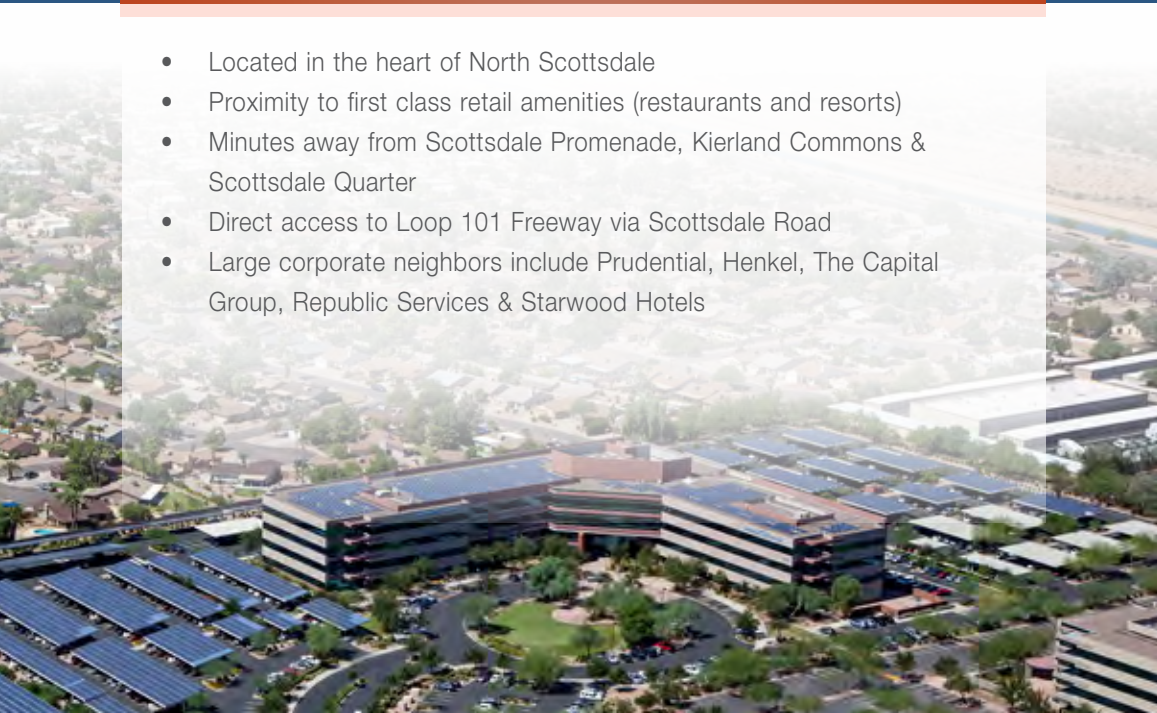
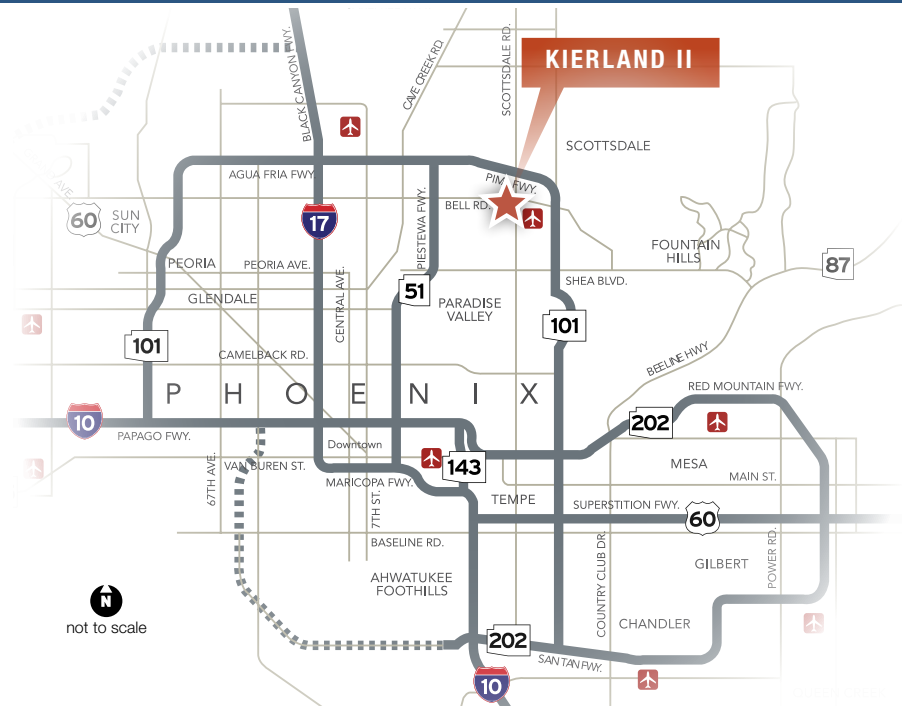
NEW LOBBY

BUILDING FEATURES & AMENITIES

- Four-story, Class A Office Building built in 2001
- Under new stable ownership - LBA Realty
- 5.0 per 1,000 parking ratio
- Ample covered parking available at \$40/month per stall
- Fiber optics provided by Century Link Communications
- Outstanding Mountain Views
- New, Onsite Café & Market
- Raised floor for easy electrical and data cabling
- Newly remodeled lobby

LOCATION FEATURES

- Located in the heart of North Scottsdale
- Proximity to first class retail amenities (restaurants and resorts)
- Minutes away from Scottsdale Promenade, Kierland Commons & Scottsdale Quarter
- Direct access to Loop 101 Freeway via Scottsdale Road
- Large corporate neighbors include Prudential, Henkel, The Capital Group, Republic Services & Starwood Hotels



FACING SOUTH

OLD TOWN SCOTTSDALE

CAMELBACK MOUNTAIN

PHOENIX

PARADISE VALLEY

SCOTTSDALE AIRPORT

SCOTTSDALE QUARTER

KIERLAND COMMONS

WESTIN KIERLAND

KIERLAND GOLF CLUB

KIERLAND II

SCOTTSDALE PROMENADE

N SCOTTSDALE RD

N 71ST ST

E FRANK LLOYD WRIGHT BLVD

E BELL RD

N

NEARBY AMENITIES



MAGGIANO'S LITTLE ITALY

OfficeMax



Cantina LAREDO

BENIHANA

grabbagreen

Tokyo JOE'S

THE CAPITAL GRILL

Tilted KILT PUB & CATERY

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