

# KIERLAND II

16260 NORTH 71ST STREET

*Scottsdale, Arizona*



L|B|A

REALTY





101 Pima Fwy

Fairmount  
Scottsdale  
Princess

TPC Scottsdale  
Golf Course

E Frank Lloyd Wright Blvd

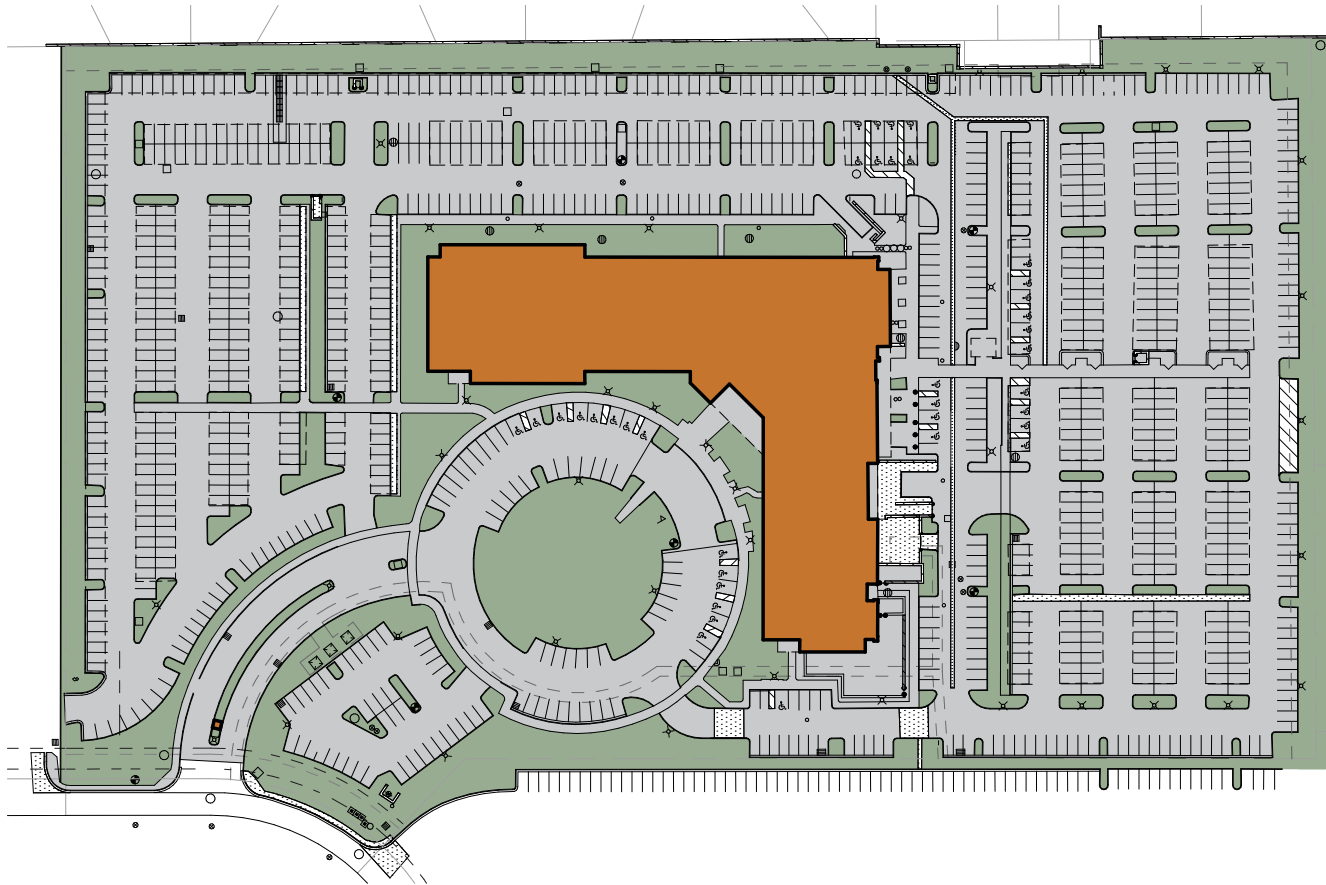
N Scottsdale Rd

Scottsdale  
Promenade

MAX at  
Kierland

KIERLAND II





# KIERLAND II

**FOUR STORY, CLASS "A"  
OFFICE BUILDING**

**LOCATED IN THE HEART OF  
NORTH SCOTTSDALE**

**65% OF PARKING AVAILABLE  
AS COVERED**

**10' CEILING HEIGHTS**

**RAISED FLOORS THROUGHOUT**

**OUTSTANDING MOUNTAIN VIEWS**

**CONVENIENT ACCESS TO LOOP 101  
FREEWAY VIA SCOTTSDALE ROAD**

**MINUTES AWAY FROM FIRST  
CLASS RETAIL AMENITIES**

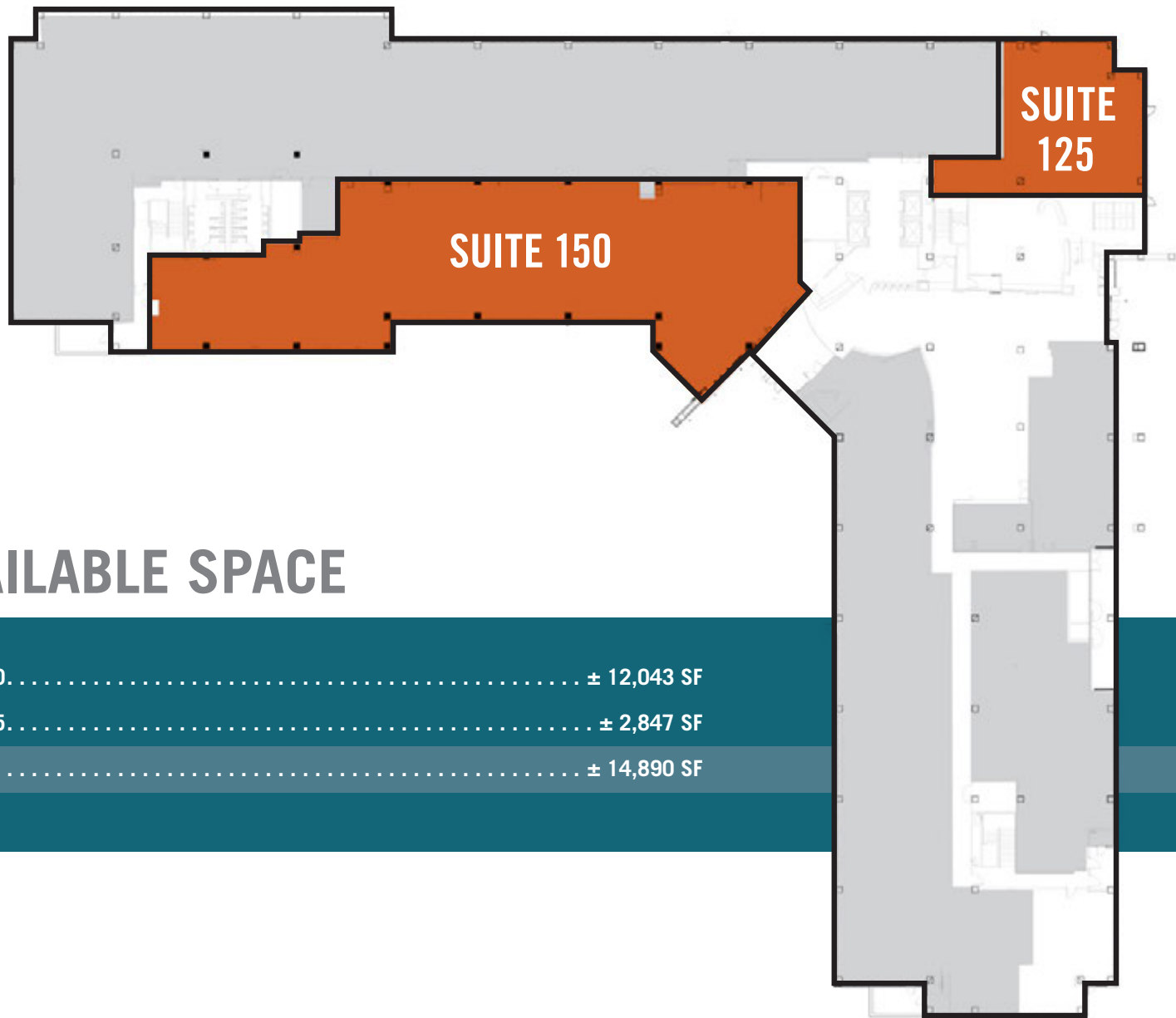
**NEWLY REMODELED LOBBY**

**NEW, ONSITE CAFÉ & MARKET**

**TOTAL BUILDING SIZE . . . . . 234,983 SQ FT**

**PARKING RATIO . . . . . 5 PER 1,000 SF**

**OWNED AND MANAGED BY A  
PARTNERSHIP OF LBA REALTY -  
LBAREALTY.COM**



## AVAILABLE SPACE

SUITE 150.....	± 12,043 SF
SUITE 125.....	± 2,847 SF
TOTAL .....	± 14,890 SF



16260

→ Customer Parking  
→ Ballroom  
→ Employee Parking

234,983 SQ FT









KIERLAND II

FOR MORE INFORMATION CONTACT

**JERRY ROBERTS**

602.229.5829

[jerry.roberts@cushwake.com](mailto:jerry.roberts@cushwake.com)

**PAT BOYLE**

602.229.5828

[pat.boyle@cushwake.com](mailto:pat.boyle@cushwake.com)





# KIERLAND II



## ENTERTAINMENT

1. CRACKER JAX
2. IPIC ENTERTAINMENT
3. HARKINS SCOTTSDALE 14
4. KIERLAND GOLF CLUB
5. SCOTTSDALE GOLF PLACE
6. STUDIO MOVIE GRILL

## HOTELS

1. FAIRMONT SCOTTSDALE PRINCESS
2. HILTON GARDEN INN AT PERIMETER
3. MARRIOTT-MCDOWELL MOUNTAINS
4. RESIDENCE INN
5. SCOTTSDALE LINKS RESORT
6. SHERATON-DESERT OASIS VILLAS
7. WESTIN-KIERLAND RESORT & SPA

## RESTAURANTS

- |                            |                             |                        |                        |                 |
|----------------------------|-----------------------------|------------------------|------------------------|-----------------|
| 1. GENGHI'S GRILL          | 9. MORTON'S                 | 17. PICAZZO'S          | 25. T K'S URBAN TAVERN | 33. Z'TEJAS INC |
| 2. GOOD EGG                | 10. NOODLES                 | 18. RA SUSHI           | 26. TILTED KILT PUB    | 34. ZULU COFFEE |
| 3. GREENE HOUSE            | 11. NORTH ITALIA            | 19. SAPPORO            | 27. TRUE FOOD KITCHEN  |                 |
| 4. GRIMALDI'S PIZZERIA     | 12. NYPD PIZZA              | 20. SAUCE PIZZA & WINE | 28. UNCORKED           |                 |
| 5. IN & OUT BURGER         | 13. PF CHANG'S CHINA BISTRO | 21. STARBUCKS          | 29. URBAN TAVERN GROUP |                 |
| 6. JAMBA JUICE             | 14. PARADISE BAKERY         | 22. SOL COCINA         | 30. WILDFLOWER BREAD   |                 |
| 7. MAGGIANO'S LITTLE ITALY | 15. PARADISE BAKERY         | 23. STINGRAY SUSHI     | 31. ZINC BISTRO        |                 |
| 8. MASTRO'S OCEAN CLUB     | 16. PERSIAN ROOM            | 24. SUSHI BROKERS      | 32. ZIPPS SPORTS GRILL |                 |