

KIERLAND CORPORATE CENTER I & II

7033 and 7047 Greenway Parkway | Scottsdale, Arizona



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**Cassidy
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PROPERTY FEATURES

- Building Sizes
Phase I: ±109,811 SF (Built 2000)
Phase II: ±81,522 SF (Built 2009)
- Floors:
Phase I: Four (4) Phase II: Three (3)
- Typical Floor Size:
Phase I: 27,500 SF Phase II: 26,500 SF
- Total Parking Ratio: 4.0/1,000 SF
- Covered Parking Ratio: 2.5/1,000 SF
- Multi-Tenant Load Factor: 13.0%
- Direct access to Greenway Parkway, Scottsdale Road and Marilyn Road
- Signage visible from both Greenway Parkway and Scottsdale Road
- Access to underground, reserved parking spaces
- Ample visitor parking
- On-site property management
- Small floor plates allowing small to medium size tenants excellent visibility and exposure
- Underground storage space available

AREA AMENITIES

- Located in the heart of the Kierland master-planned community, including the renowned mixed-use development Kierland Commons
- Kierland Commons boasts restaurants such as Mastro's Ocean Club, Morton's Steakhouse, Tommy Bahama, P.F. Changs, RA Sushi and the Cheesecake Factory
- World-renowned shopping is within walking distance at Kierland Commons; Orvis, Barnes & Noble, Banana Republic, J. Crew, Coach and nearly 70 more retailers
- Located within walking distance to the 756-room Westin Kierland Resort and Spa, including a 27-hole championship golf course
- The building is within a quarter mile of the Scottsdale Airport; the second busiest single runway airport in the country
- Within a mile of the 650-room Fairmont Scottsdale Resort, 120-room Thunderbird Suites Hotel, 120-room Sleep Inn and the 123-room Hampton Inn



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. 10.15.13

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