

KIERLAND CORPORATE CENTER I

7047 EAST GREENWAY PARKWAY | SCOTTSDALE, AZ

As Distinctive As Your Business

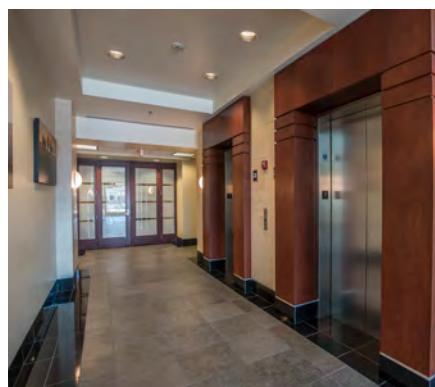




Property Features

- ±109,811 square foot, four-story, Class A office building in the heart of the Kierland master-planned community in prestigious North Scottsdale
- Flexible floor plate design can accommodate both small and large tenants
- 3.4/1,000 SF parking with extraordinary ease of access, underground garage parking and dedicated visitor parking
- The property features private balconies on the fourth floor, offering sweeping views of the Valley
- Two-level, open-atrium lobby with ceremonial staircase
- Dramatic high ceilings
- Monument and facade signage available
- New ownership has brought extensive capital enhancements, including lobby and common area remodel

1



2



3





Kierland Commons



Scottsdale Quarter



Westin Kierland Golf Resort

Surrounding Amenities



Only ±39 steps to Kierland Commons and ±318 steps to Scottsdale Quarter, two of the Valley's finest open-air lifestyle centers totalling over ±1.5M SF.



World class shopping Kierland Commons and Scottsdale Quarter offer over 140 upscale retail, dining and entertainment options.



Within a mile of several resorts and hotels, including the 732-room Westin Kierland resort and spa and the 750-room Fairmont Scottsdale Princess Resort.



The building is within a quarter mile of Scottsdale Airport, the second busiest single runway airport in the nation, catering to executive jets.





Yonezawa-Miller Company, LLC, is a California-based real estate investment and services group. Collectively, the members of YMC have over 50 years of ownership, development, management and finance experience, with real estate assets and holdings in excess of \$200 million. For more information, please visit www.ymcllc.com.

Professional property management is provided by Knight Management.

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