



INISIO

AT KIERLAND

create. inspire. thrive.



Creating inspiration through a sense of place.

introduction 04

property details 06

re-designed amenities 10

area overview 18

contact 24

INISIO

refreshed.

Implies the start of something new.

“INISIO” draws from its Latin roots the meaning “to inspire.” Everyday of our lives we inspire people in ways we don’t even realize. We want to create a space where people inspire one another and feel inspired daily.

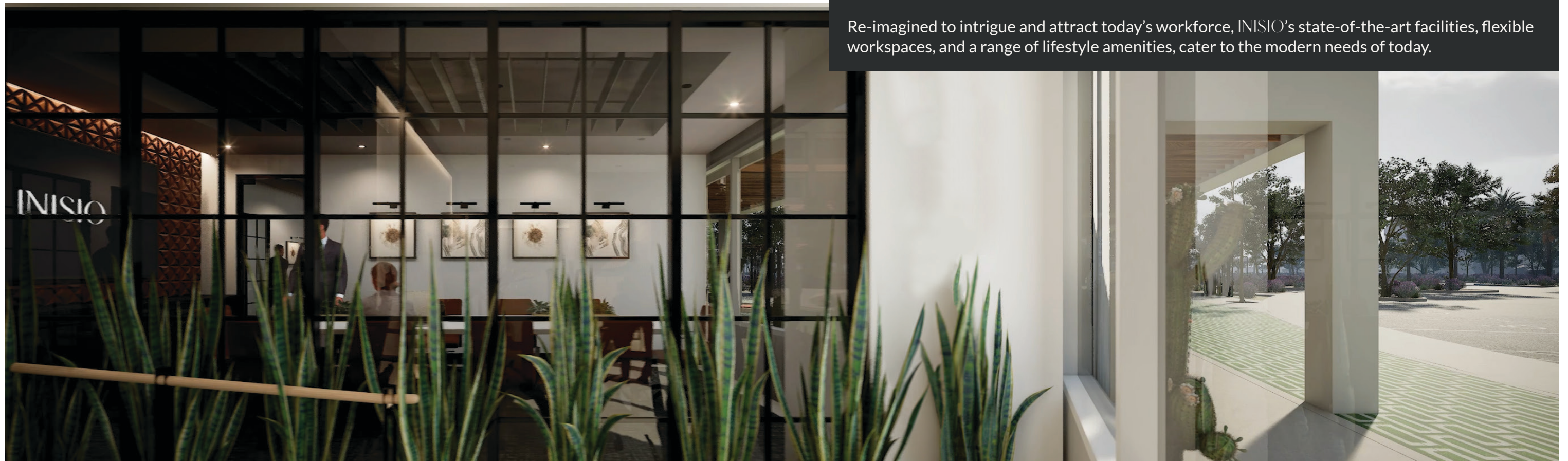
Kierland’s redesign aims to evoke strong feelings of motivation, passion, and enthusiasm. When we are inspired, we feel a deep connection to a person or idea that touches our hearts and minds, and we are moved to act in a pursuit of our goals and aspirations.

A new attitude, new mindset, and new vision for the future of the workplace—an inspired workplace community that fosters growth, innovation, and collaboration.

We believe that work and life are not mutually exclusive, rather interconnected and interdependent.

INISIO’s campus environment is designed with intention to be walkable, dynamic, and creative—a place where professionals are inspired, and business thrives.

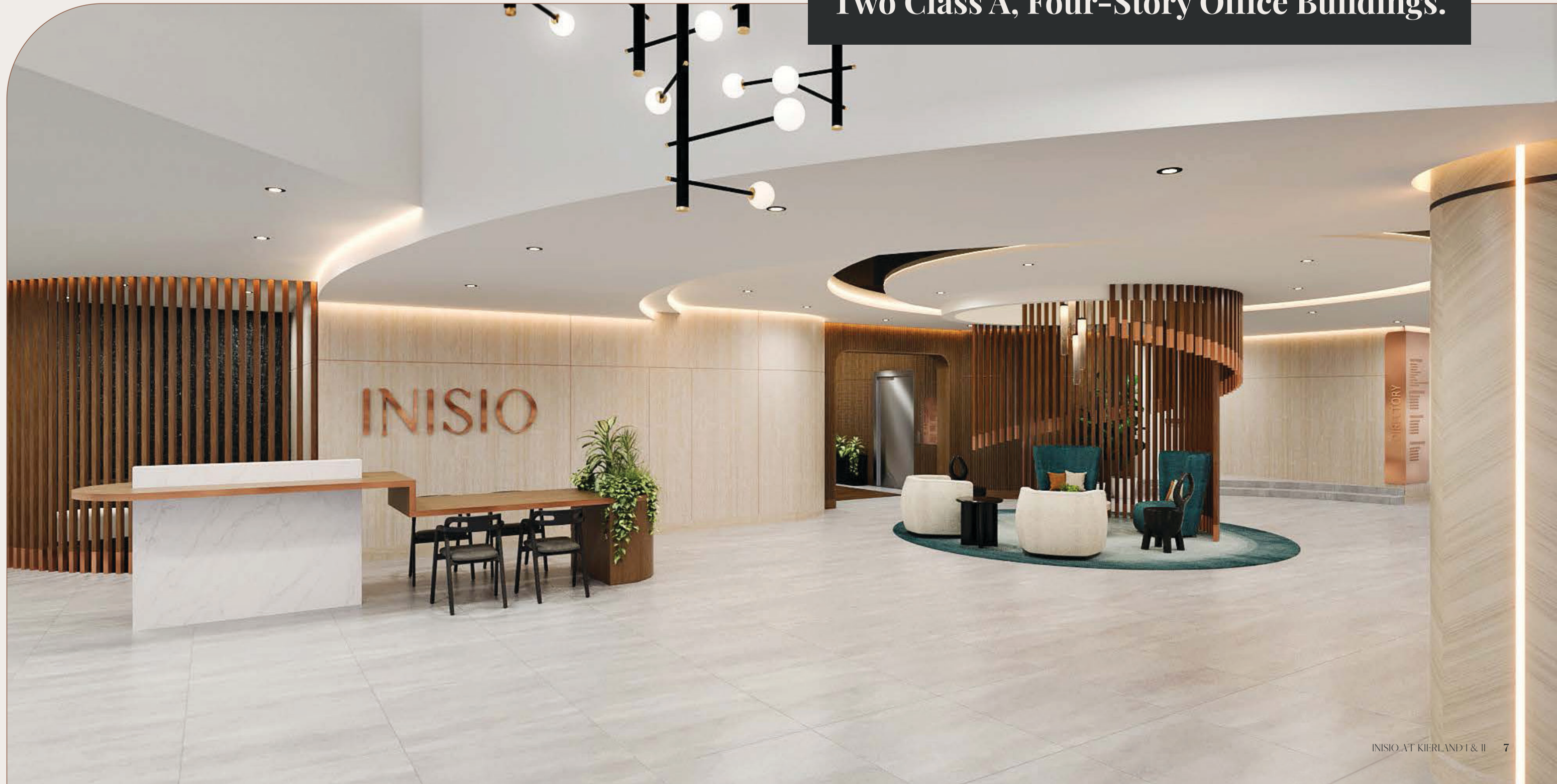
Re-imagined to intrigue and attract today’s workforce, INISIO’s state-of-the-art facilities, flexible workspaces, and a range of lifestyle amenities, cater to the modern needs of today.



INISIO

AT KIERLAND

Two Class A, Four-Story Office Buildings.



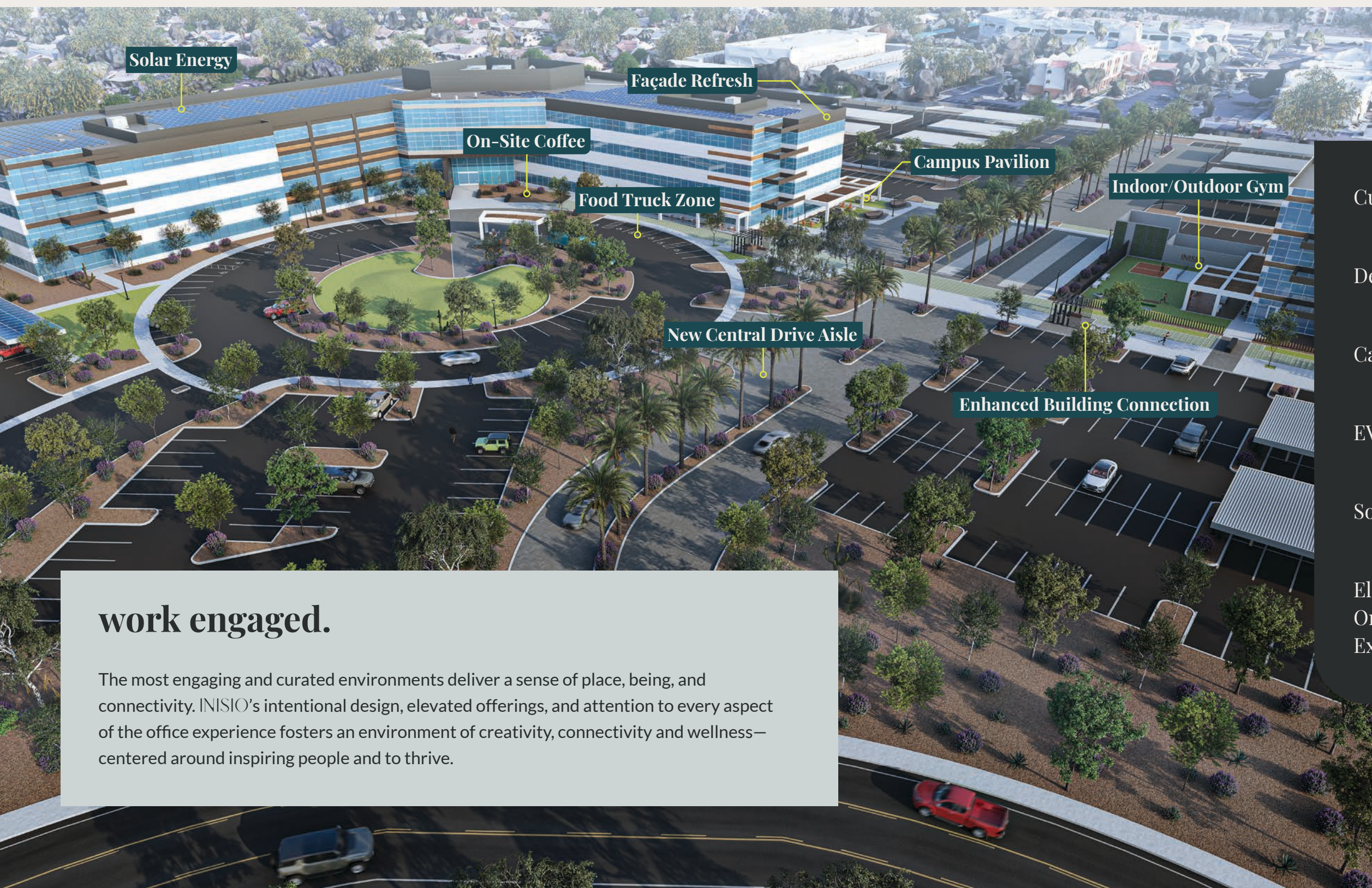
work inspired.

INISIO is poised to become Scottsdale's premier lifestyle office campus and business destination. The campus development is dynamic and inspiring—and creates an environment where professionals thrive.

Our workspaces inspire with energy and focus.



work
re-energized.



connected.

work engaged.

The most engaging and curated environments deliver a sense of place, being, and connectivity. INISIO's intentional design, elevated offerings, and attention to every aspect of the office experience fosters an environment of creativity, connectivity and wellness—centered around inspiring people and to thrive.

Curated Coffee Service

Designated Food Truck Zones

Campus Outdoor Pavilion

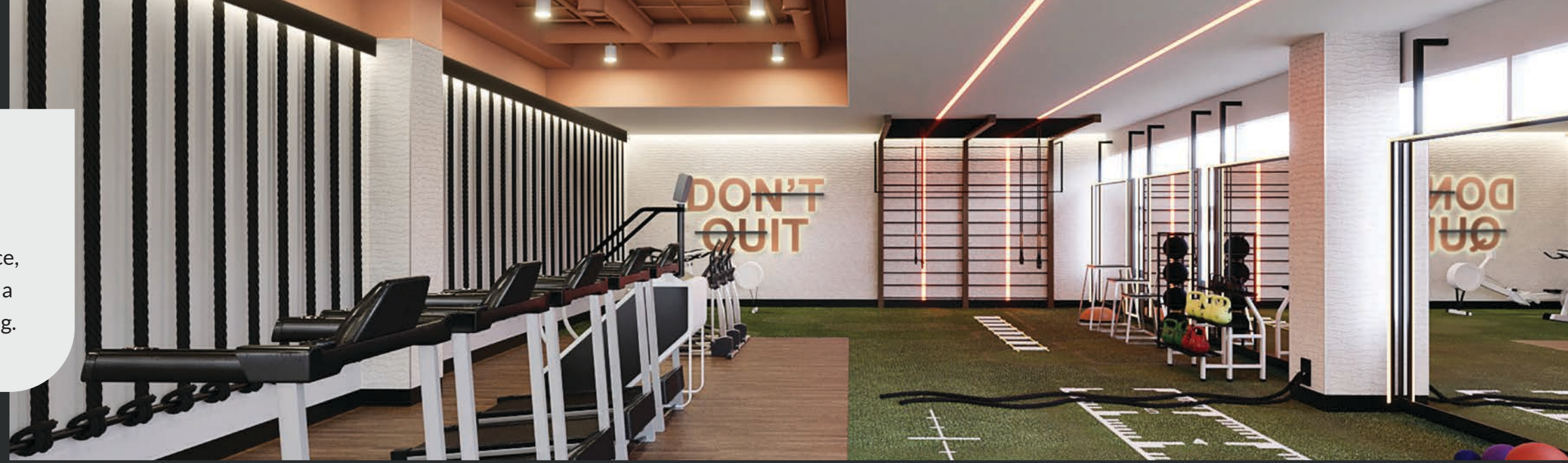
EV Charging Stations

Solar Energy

Elevated Property Management
On-site and INISIO's Customer
Experience Manager (CXM)

work re-charged.

INISIO's wellness center is designed to inspire balance, connecting people through movement, recovery, and a sense of place that supports their goals and well-being.



on-site fitness.

State-of-the-Art Fitness

Thermal Saunas

Cold Plunges

Flex & Recovery Spaces

Massage Therapy

On-Demand Options

Spa Inspired Private Showers

Outdoor Fitness Yard

Pickleball Court





work re-connected.

INISIO social and lifestyle spaces bring energy and connection into the workday, creating opportunities to gather, unwind, and celebrate together.



All Day Cafe

Golf Simulator Lounge

Pre-Function Event Space



work re-imagined.

INISIO workspaces are designed for collaboration and creativity, blending form and function to inspire new ideas to take shape.



Training Center

Shared Conferencing

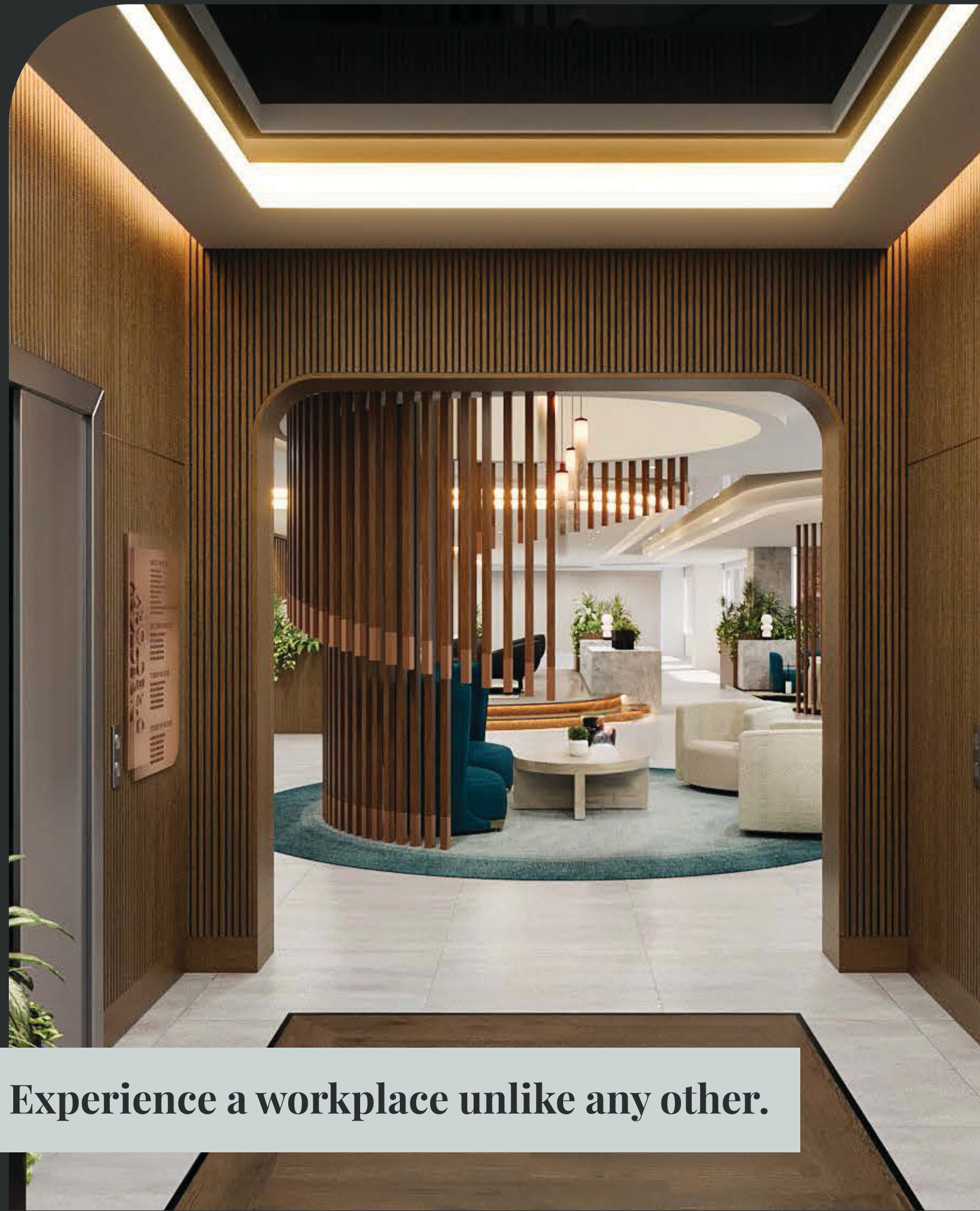
Flexible Huddle Rooms

The Library

Podcast Room

Focus Booths





Experience a workplace unlike any other.



urban contemporary.

North Scottsdale

Considered one of the premier submarkets in the Phoenix Metro.

Renowned golf courses and high-end retail.

Traditionally known for professional services—especially the FIRE industry—is home to household names including American Express, Vanguard, and Nationwide.

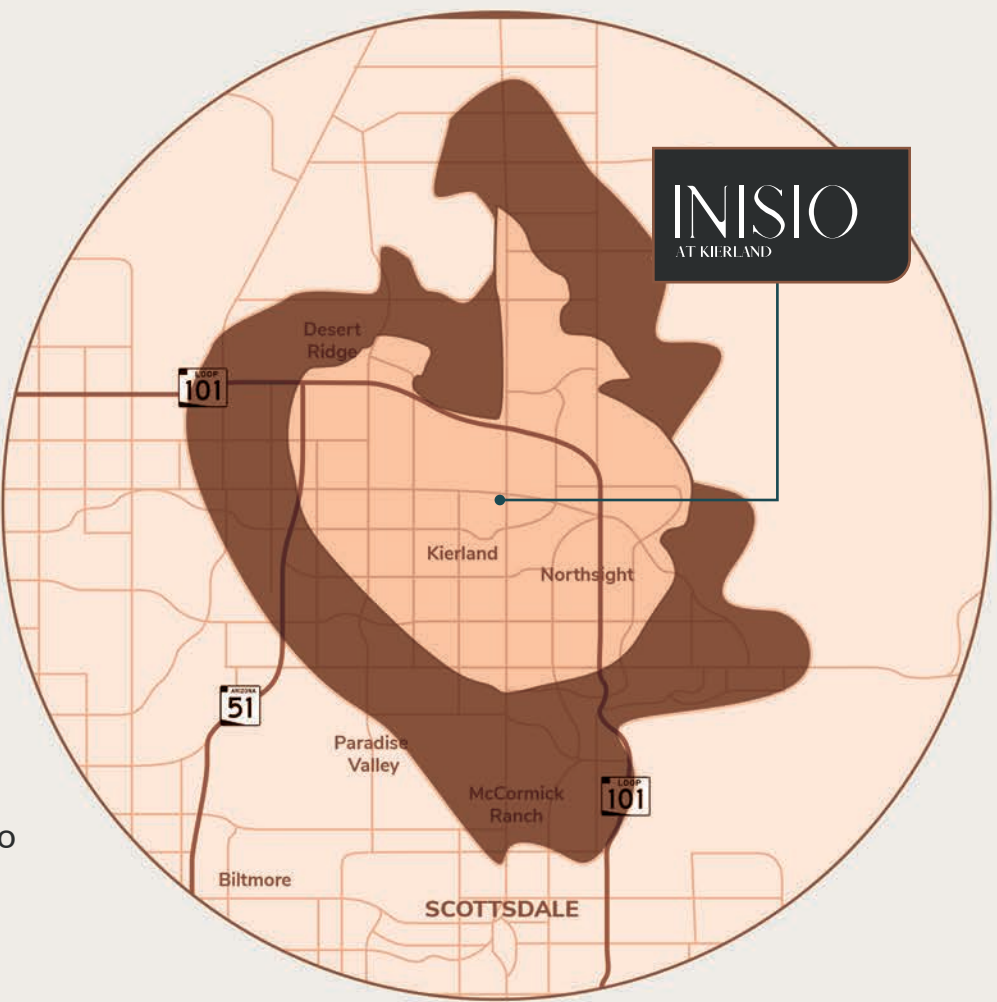
Kierland Area

A destination for both tourists and high-income families looking to relocate.

A reputation for professionalism and status, office users consider the area to be the premier submarket for office space.

Paradise Valley

Home to the wealthiest residents of Arizona, including many current and former professional athletes, politicians, and executives.



Scottsdale Area



Scottsdale Facts

- 3 in 5 Scottsdale residents over age 25 have earned a bachelor's degree or higher
- Has the highest median housing price in the Valley
- Has one of the lowest property tax rates
- Nearly half of all Scottsdale households make more than \$100,000 a year
- Almost 3 in 4 Scottsdale residents live in single unit housing
- 2 in 3 housing units in Scottsdale are owner occupied
- Almost 40% of Scottsdale employees have a decade or more of experience
- Healthcare and finance firms lead the list of top employers
- More people commute to Scottsdale each day than other communities in the valley

**Source: City of Scottsdale*

Demographic Profile

(15-minute drive)

 **353,374**
POPULATION

 **454,468**
DAYTIME EMPLOYEES

 **360,297**
2028 POPULATION
PROJECTION

 **77%**
WHITE COLLAR JOBS

 **32.4%**
HH EARNINGS
OVER \$150,000

 **82%**
SOME COLLEGE+

 **\$149,001**
AVERAGE HH INCOME

 **43.9**
MEDIAN AGE

 **171,345**
<30 MINUTES
WORK COMMUTE

 **\$3.2B**
CONSUMER SPENDING

**Sources: ESRI & CoStar*

it's all right here.

In close proximity to INISIO are some of Scottsdale's most prominent shopping and dining destinations —Scottsdale Promenade, Kierland Commons, Scottsdale Quarter.

Immediate access to Frank Lloyd Wright Blvd and Loop 101

1 Min

Kierland Commons

1 Min

Scottsdale Quarter

1 Min

Westin Scottsdale

5 Min

Scottsdale Airport

7 Min

TPC Scottsdale



Restaurants

- Antidote
- Barrio Queen
- Benihana
- Bowl of Greens
- Brittlebush Bar & Grill
- Buck & Rider
- Butters Pancakes & Café
- ChopShop
- Cooper's Hawk Winery & Restaurant
- Creamistry
- Culinary Dropout
- De Babel
- Dominick's Steakhouse
- Eddie V's
- Einstein Bros Bagel
- etta
- EVO North Scottsdale
- Faro & Brag
- First Watch
- Flower Child
- Grimaldi's
- Ike's Love & Sandwiches
- In-N-Out Burger
- Jeni's
- Maggiano's Little Italy
- Mastro's Ocean Club
- Mimi's Cafe & Restaurant
- MIXT
- Modern Oyster Bar Chophouse
- Morton's The Steakhouse
- North Italia
- OBON Sushi Bar Ramen
- O.H.S.O Eatery and Brewery
- Oregano's
- P.F. Chang's
- Panera Bread
- Paris Baguette
- PEI WEI
- Persian Room Fine Dining
- Picazzo's Healthy Italian Kitchen
- Postino WineCafe
- Press Coffee Roasters
- Rinaldi's Italian Deli
- Snooze
- SOL Mexican Cocina
- Somburros
- Sorso Wine Room
- The Capital Grille
- The Cheesecake Factory
- The Greene House
- The Keg Steakhouse
- The Mission
- Tommy Bahama Restaurant & Bar
- Tortilla Beach
- True Food Kitchen
- Wildflower
- Zinburger
- Zinc Bistro

Shopping & Retail

- Kierland Commons
- Scottsdale Quarter
- The Promenade Scottsdale
- Scottsdale Town Center
- The Shops at Zocallo
- Scottsdale 101
- Whole Foods Market
- Trader Joe's
- Target
- Costco
- Walmart

Resorts & Accommodations

- The Westin Kierland Resort & Spa
- Fairmount Scottsdale Princess
- Kasa Scottsdale
- JW Marriott Phoenix Desert Ridge & Spa
- Hyatt Place Scottsdale
- Holiday Inn Club Vacations
- Scottsdale Marriott at McDowell Mountain
- Residence Inn by Marriott Scottsdale
- Courtyard by Marriott Scottsdale
- HEI Hotels & Resorts
- Courtyard by Marriott
- Holiday Inn

Nearby Amenities

- The Westin Kierland Golf Club
- TPC Scottsdale
- Putting World
- Puttshack
- Life Time Fitness
- Village at DC Ranch
- GrayHawk Golf Club
- Mountainside Fitness
- Westworld of Scottsdale
- Dave & Buster's
- EOS Fitness
- Harkins Theatre
- Scenic Hiking Trails



create. inspire. thrive.

INISIO

AT KIERLAND

16260 North 71st Street, 16430 N. Scottsdale Road
Scottsdale, AZ 85254

work inspired.

For leasing information:

STIRLING PASCAL

925.408.5006

stirling.pascal@streamrealty.com

VERO



Scan or click to see more.

Copyright © 2025 Stream Realty. All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.