

TURNKEY SPACES AVAILABLE

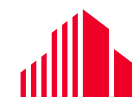
Bay Colony Executive Center

8767 & 8777 East Via de Ventura | Scottsdale, Arizona

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**CUSHMAN &
WAKEFIELD**

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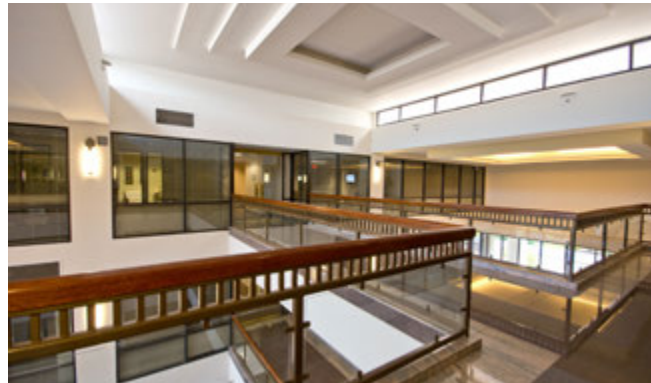
Property Features

- Fully upgraded finishes in three-level atrium lobby
- Health club facility on the premises
- On-site management
- Easy access from full diamond interchange at Via de Ventura and Loop 101
- On-site electric car chargers
- Within the prestigious McCormick Ranch master-planned community, offering a wide variety of restaurants, hotels, shopping and golf courses
- One mile to Scottsdale Pavilions and Mercado del Lago shopping centers
- Close proximity to the upscale Gainey Ranch Hyatt Regency, with 463 rooms, conference capabilities and a 27-hole championship golf course
- Easy access to Loop 101 from Via de Ventura Blvd
- Quick 20-minute drive to Sky Harbor International Airport
- Rates from \$21.95/RSF to \$23.95/RSF, full service

Availability

- Building 8777 (East)
 - Phase I: ±55,000 RSF
 - Suite 115: ±1,201 RSF
 - Suite 120: ±1,602 RSF
 - Suite 135: ±1,115 RSF
 - Suite 245: ±4,106 RSF
 - Suite 340: ±1,468 RSF
 - Suite 330: ±841 RSF
 - Suite 350: ±1,451 RSF
 - Suite 385: ±1,369 RSF
 - Suite 398: ±1,346 RSF
- Building 8767 (West)
 - Phase II: ±74,852 RSF
 - Suite 140: ±1,742 RSF
 - Suite 170: ±1,876 RSF
 - Suite 175: ±3,755 RSF
 - Suite 226: ±2,996 RSF
 - Suite 275: ±3,498 RSF
 - Suite 340: ±5,786 RSF

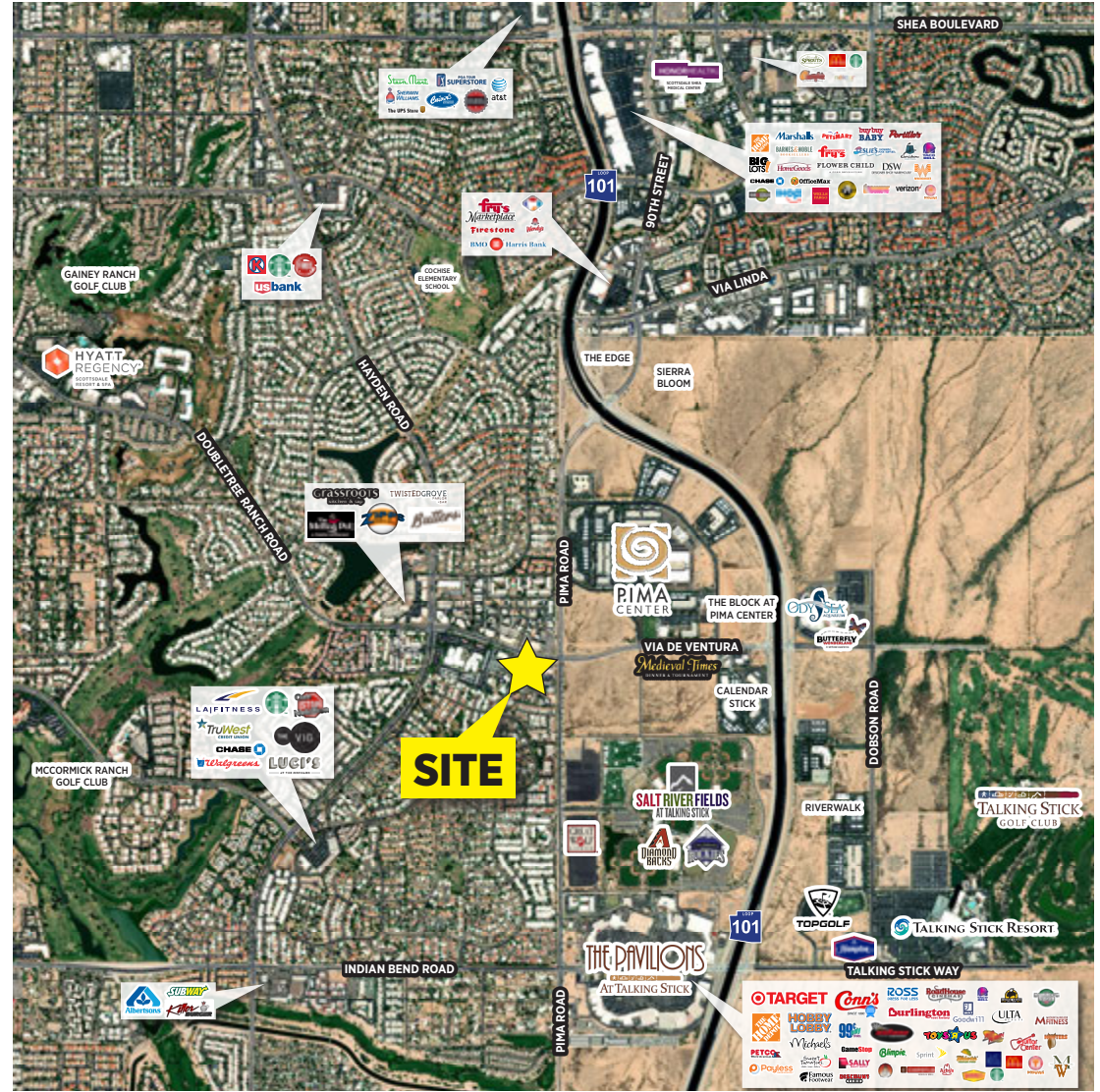




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Location: 8767 & 8777 East Via de Ventura, Scottsdale, Arizona

Suites Available:

Building 8777 - Phase I (East) - ±55,000 SF

Suite 115	±1,201 RSF
Suite 120	±1,602 RSF (Available 01/01/2021)
Suite 135	±1,115 RSF
Suite 245	±6,604 RSF
Suite 330	±841 RSF
Suite 340	±1,468 RSF
Suite 350	±1,451 RSF
Suite 385	±1,369 RSF
Suite 398	±1,346 RSF

Building 8767 - Phase II (West) - ±74,852 SF

Suite 140	±1,742 RSF
Suite 170	±1,876 RSF
Suite 175	±3,755 RSF
Suite 226	±2,996 RSF
Suite 275	±3,498 RSF
Suite 340	±5,786 RSF

Base Rate:

Building 8777: \$21.95/RSF, full service

Building 8767: \$23.95/RSF, full service

Tenant Improvements: Negotiable

Communications: CenturyLink, COX (Available)

Expense Stop: Base year

Amenities:

On-site management

Easy access from full diamond interchange at Via de Ventura and Loop 101

Electric car chargers in parking lot

Within the prestigious McCormick Ranch master-planned community, offering a wide-variety of restaurants, hotels, shopping and golf courses

For more information, please contact:

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