



BAY COLONY EXECUTIVE CENTER II

8767 East Via de Ventura Boulevard
Scottsdale, Arizona

SPECIFICATIONS - FOR LEASE

PROJECT DESCRIPTION:	Three-story office building for lease
TOTAL PROJECT SIZE:	Approximately 74,852 square feet
TOTAL AVAILABLE:	±36,191 rentable square feet
CURRENT AVAILABILITY:	Suite 101: ± 3,487 RSF Suite 126: ± 2,301 RSF Suite 170: ± 1,876 RSF Suite 190: ± 3,322 RSF Suite 195: ± 2,328 RSF Suite 201: ± 3,386 RSF (with furniture) Suite 275: ± 3,489 RSF (with furniture) Suite 300: ± 7,656 RSF Suite 390: ± 8,346 RSF
LEASE RATE:	From \$19.75 per rentable square foot, full service, plus applicable rental tax
EXPENSES:	Base year, expense stop
TENANT IMPROVEMENTS:	Negotiable
PARKING:	4.5:1,000 with reserved garage parking available at \$45.00 per month per stall; open surface at no charge

PROJECT COMMENTS

- Excellent Central Scottsdale location
- One-half mile from a full diamond interchange at Via de Ventura on the Pima Freeway (Loop 101)
- On-site management
- Spectacular mountain views

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