



# 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:	±28,507 RENTABLE SQUARE FEET
CURRENT AVAILABILITY:	SUITE 126: ±2,301 RSF SUITE 190: ±3,322 RSF SUITE 201: ±3,386 RSF SUITE 275: ±3,496 RSF (WITH FURNITURE) SUITE 300: ±7,656 RSF SUITE 390: ±8,346 RSF
LEASE RATE:	FROM \$22.50 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 FULL DIAMOND INTERCHANGE AT VIA DE VENTURA ON THE PIMA FREEWAY (LOOP 101)
- ON-SITE MANAGEMENT
- SPECTACULAR MOUNTAIN VIEWS

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