



BAY COLONY

EXECUTIVE CENTER

8767 & 8777 EAST VIA DE VENTURA | SCOTTSDALE, ARIZONA

TURNKEY SPACES AVAILABLE IN PRESTIGIOUS MCCORMICK RANCH

PROPERTY HIGHLIGHTS

Experience modernized, functional, flexible space in highly sought-after McCormick Ranch.

Exciting upgrades are coming to Bay Colony Executive Center that will complement the property's unbeatable location and nearby amenities.



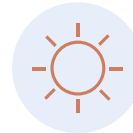
IMPROVEMENTS & UPGRADES:



COMMON AREA
RENOVATIONS
THROUGHOUT



NEW ELECTRONIC
DIRECTORIES



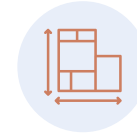
NEW BACK-LIT
MONUMENT SIGNS



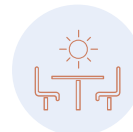
LED FIXTURES AND
ENHANCED HALLWAY
LIGHTING



NEW ELEVATOR
CLADDING



SPEC SUITES RANGING
FROM 1,500 - 3,000 SF



MODERN OUTDOOR BREAK AREA WITH
SHADE, TURF AND SEATING TO BE
DEVELOPED BETWEEN BAY COLONY
EAST AND BAY COLONY WEST





AVAILABILITIES

NEW SPEC SUITES RANGING FROM 1,500 – 7,600 SF



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



BE WHERE THE ACCESSIBILITY AND AMENITIES MAKE A DIFFERENCE



ONE MILE TO SCOTTSDALE PAVILIONS AND MERCADO DEL LAGO SHOPPING CENTERS



CLOSE PROXIMITY TO THE UPSCALE GAINNEY 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



EXTREMELY AFFLUENT NEIGHBORHOOD DEMOGRAPHICS







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SCOTT BOARDMAN
Executive Managing Director
+1 602 224 4446
scott.boardman@cushwake.com

PAIGE BLANZY
Associate
+1 602 224 4484
paige.blanzy@cushwake.com

