

**Sublease Available**

cresa

## **Gainey Ranch Corporate Center I** **8777 N Gainey Center Drive** **Suite 220**

**Scottsdale, AZ 85258**



### **Space Profile:**

<b>Premises:</b>	Partial 2nd Floor - Suite 220
<b>RSF:</b>	3,233 RSF
<b>Rental Rate:</b>	\$25.00 PSF FSG
<b>Availability:</b>	Immediate
<b>Term:</b>	Thru January, 31 2024
<b>Building Type:</b>	Class B Office
<b>Parking:</b>	4.00/1,000
<b>Submarket:</b>	Central Scottsdale

### **Space Features:**

- **Seven (7) Large offices**
  - Four (4) on the glass
  - Three (3) internal
- **Four (4) built in workstations**
  - Two (2) areas of Two (2) workstations
- **Large conference room**
- **Work room**
- **Kitchen**

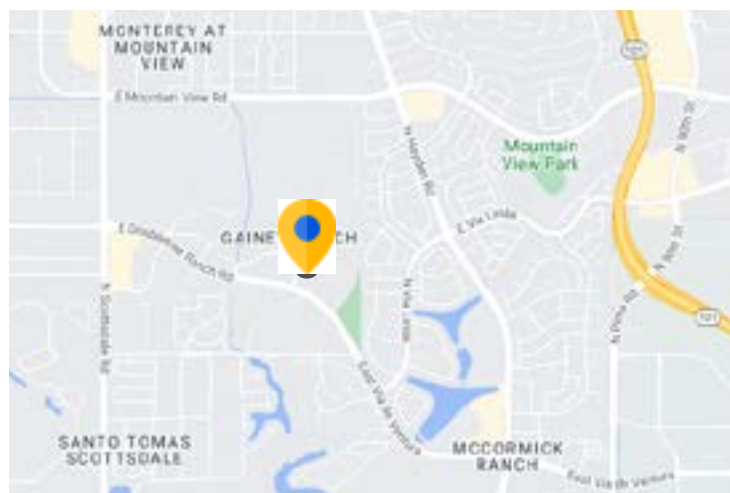
**For more  
information  
contact:**



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**Scott A. Maxwell**  
Managing Principal  
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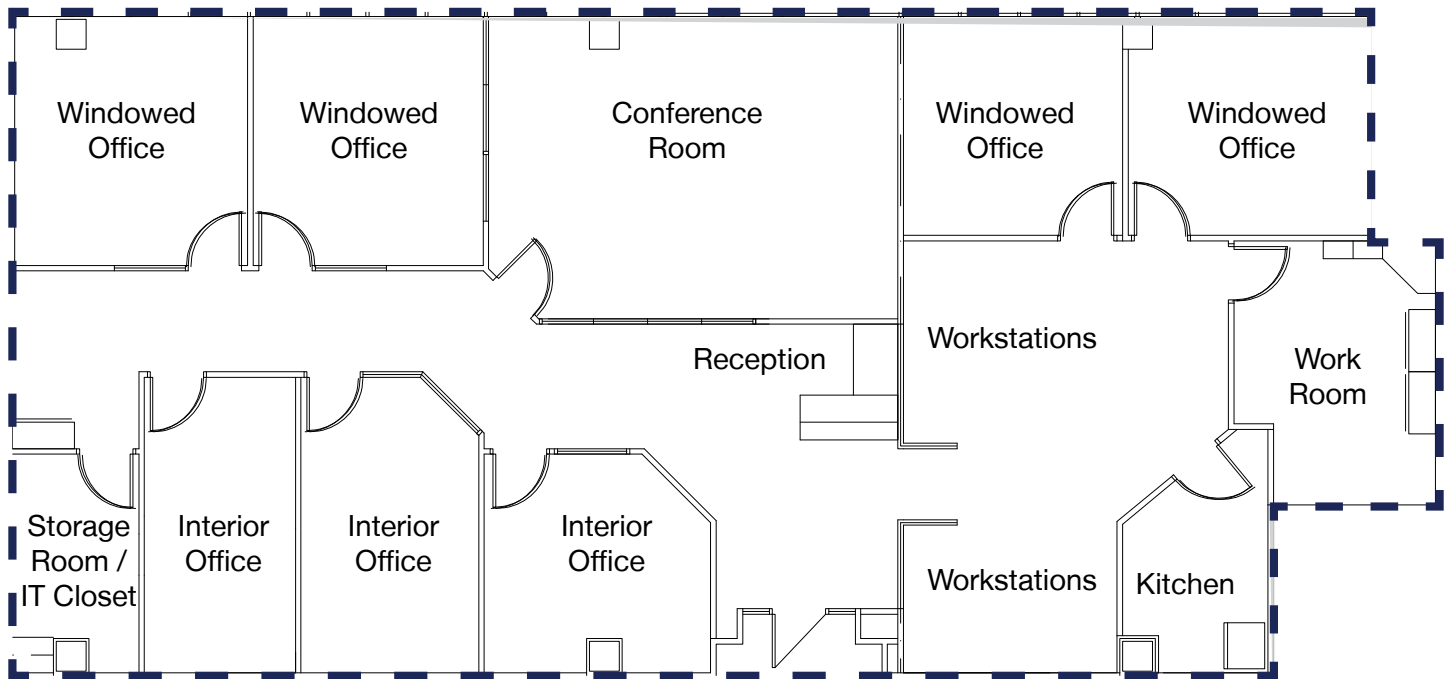


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8777 N Gainey Center Drive, Suite 220, Scottsdale, AZ 85258

#### Suite 220 Floor Plan

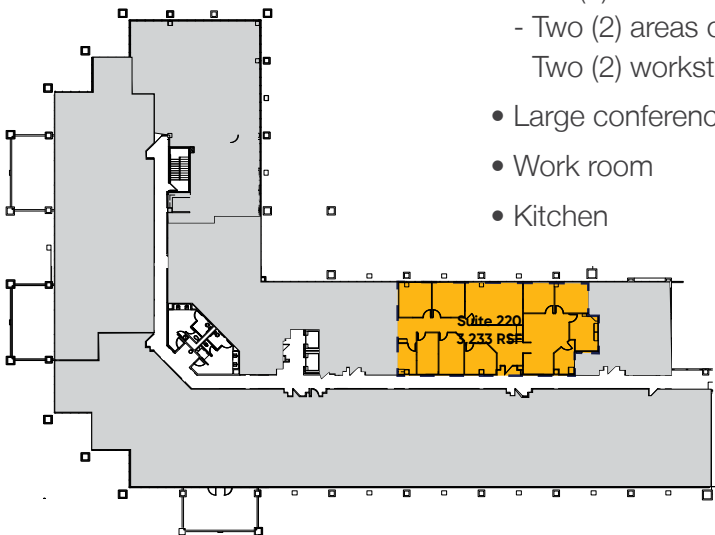


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#### 2nd Floor Plan

#### Contact



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### Property Overview:

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**8777 N Gainey Center Drive**  
**Scottsdale, AZ 85258**

- Underground tenant parking with direct elevator lobby access
- Ample visitor parking at each building entry
- 4:1000 Parking ratio (90% covered)
- Located in the heart of Scottsdale providing excellent access to shopping, banking, dining, fitness and hotel accommodations
- Close proximity to the Pima Freeway (Loop 101) providing access to the entire valley
- Signalized intersection
- On-site professional property management
- Adjacent to the eighth hole of the Arroyo Course at Gainey Ranch Golf Club



Lobby Entrance



Outdoor Open Space



Lobby Entrance



Aerial Overview

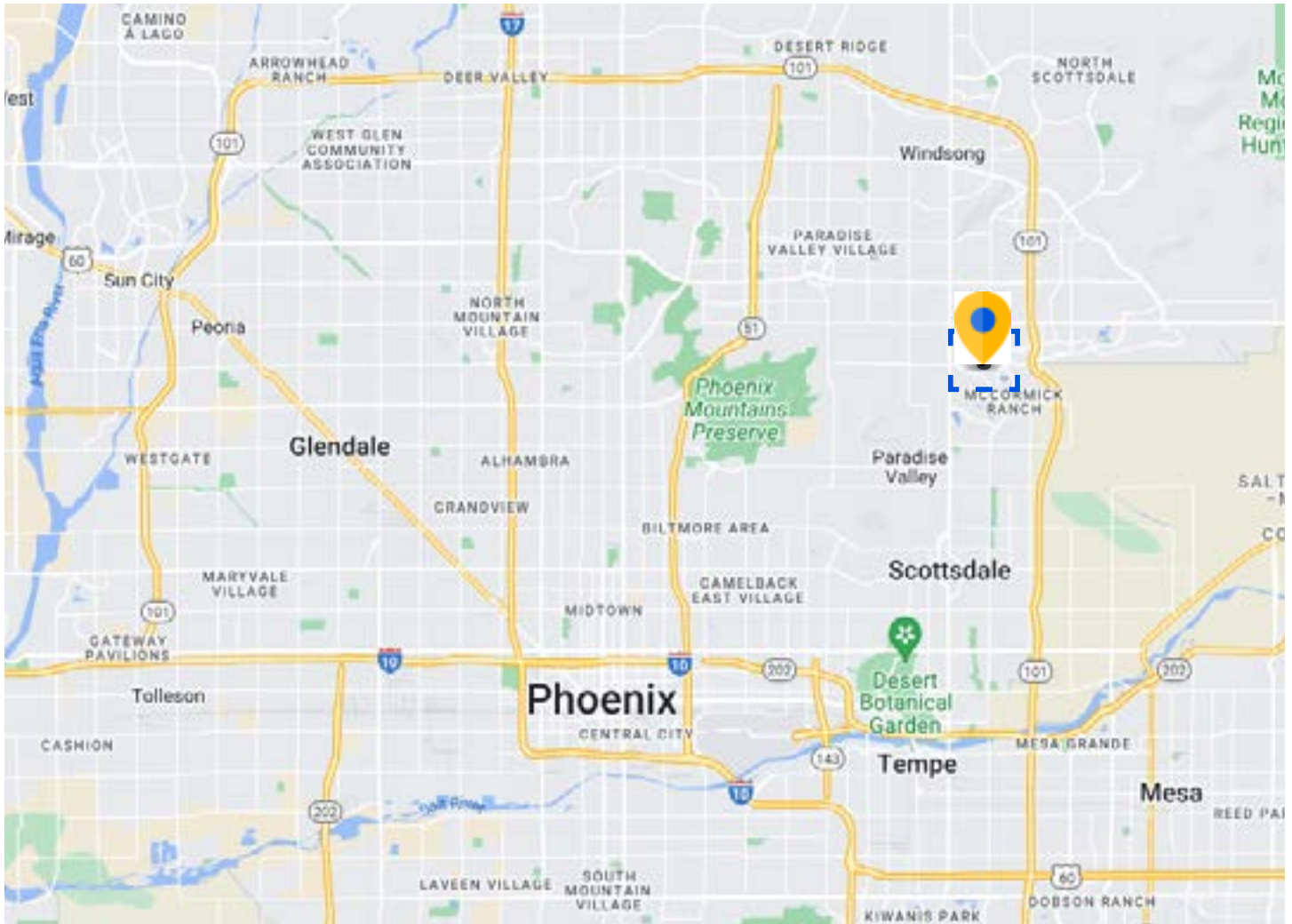


Surrounding Aerial

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