

Space Profile:

Premises: Partial 2nd Floor - Suite 220

RSF: 3,233 RSF

Rental Rate: \$25.00 PSF FSG

Availability: Immediate

Term: Thru January, 31 2024

Building Type: Class B Office

Parking: 4.00/1,000

Submarket: Central Scottsdale

For more information contact:



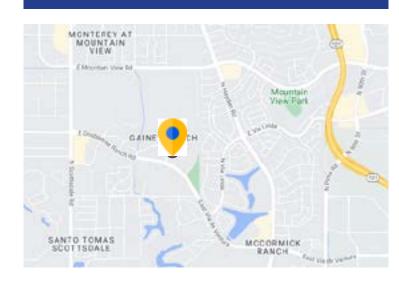
James McDonald Senior Advisor 602.793.1183 jmcdonald@cresa.com



Scott A. Maxwell Managing Principal 602.999.7400 SMaxwell@cresa.com

Space Features:

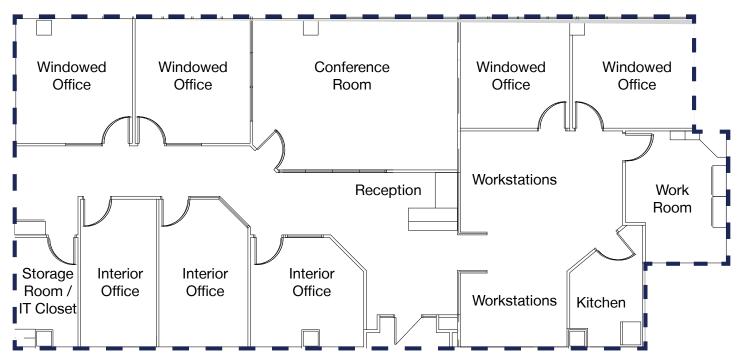
- Seven (7) Large offices
 - Four (4) on the glass
 - Three (3) internal
- Four (4) built in workstations
 - Two (2) areas of Two (2) workstations
- Large conference room
- Work room
- Kitchen



Sublease Available

Gainey Ranch Corporate Center I 8777 N Gainey Center Drive, Suite 220, Scottsdale, AZ 85258

Suite 220 Floor Plan

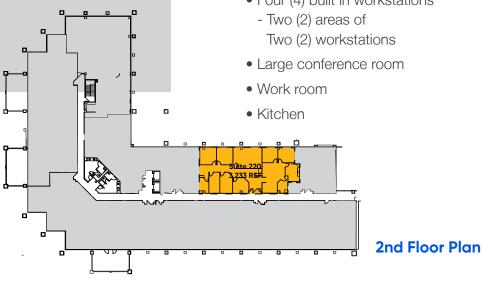


Space Features

- Seven (7) Large offices
 - Four (4) on the glass
- Three (3) internal
- Four (4) built in workstations

Space Profile:

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



Contact



James McDonald Senior Advisor 602.793.1183 jmcdonald@cresa.com



Scott A. Maxwell Managing Principal 602.999.7400 SMaxwell@cresa.com



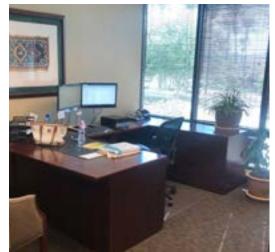




Suite 220: 3,233 RSF

Gainey Ranch Corporate Center I 8777 N Gainey Center Drive Scottsdale, AZ 85258













Contact



James McDonald Senior Advisor 602.793.1183 jmcdonald@cresa.com



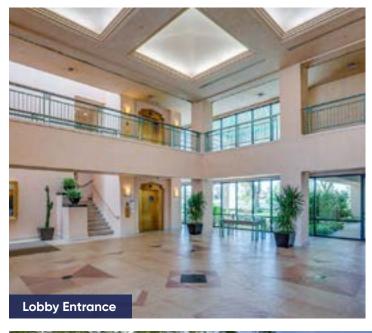
Scott A. Maxwell Managing Principal 602.999.7400 SMaxwell@cresa.com



Sublease Available

Property Overview:

Gainey Ranch Corporate Center I 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





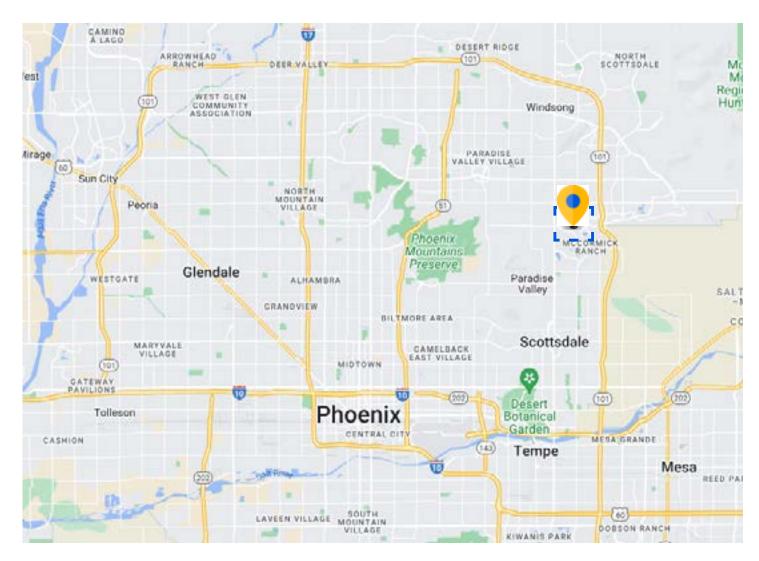




Cresa © 2022. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Sublease Available

Gainey Ranch Corporate Center I 8777 N Gainey Center Drive, Suite 220, Scottsdale, AZ 85258



Space Profile:

• Partial 2nd Floor: Suite 220 • 3,233 RSF

• Rental Rate: \$25.00 PSF FSG

• Availability: Immediate

• Term: Thru January, 31 2024

Contact



James McDonald Senior Advisor 602.793.1183 jmcdonald@cresa.com



Scott A. Maxwell Managing Principal 602.999.7400 SMaxwell@cresa.com

