



# GAINNEY RANCH

## TOWN CENTER

7600 AND 7702 EAST DOUBLETREE RANCH ROAD | SCOTTSDALE, ARIZONA 85253

### BUILDING SIZES

Building 1: ±60,857 RSF (7600) Building  
2: ±64,507 RSF (7702)

### SUITES AVAILABLE

Building 2:  
Suite 100: ±8,165 RSF  
Suite 140: ±3,236 RSF (spec suite)

### BASE RATE

\$36.00 PSF, Full Service Gross

### TENANT IMPROVEMENTS

Negotiable

### EXPENSE STOP

Base year

### PARKING

3.30/1,000  
\$65.00/mo, garage, reserved  
\$50.00/mo, garage, unreserved

### LOAD FACTOR

11% - 13%

### AMENITIES

- Next to Hyatt Gainey Ranch
- Across the street from Village Health Club
- Class "A" Office project
- Premier Gainey Ranch location
- Signage opportunities
- Gainey Village shopping, dining and banking within walking distance

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