



# 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



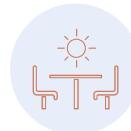
LED FIXTURES AND  
ENHANCED HALLWAY  
LIGHTING



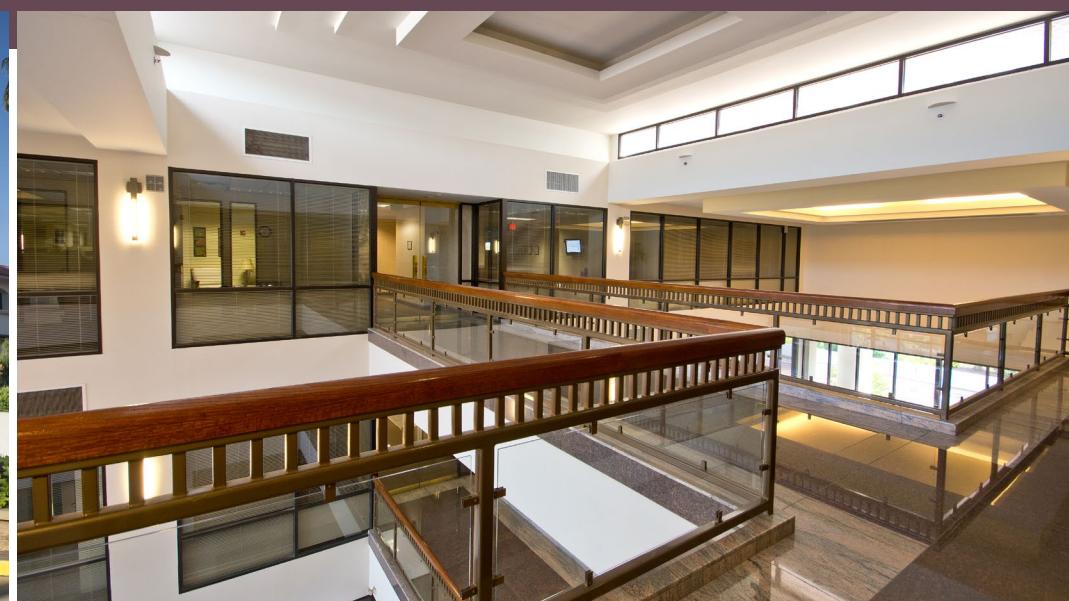
NEW ELEVATOR  
CLADDING



SPEC SUITES RANGING  
FROM 1,500 - 7,600 SF



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



# PROPERTY FEATURES



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- 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 GAINY 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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