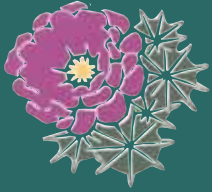


Lee & Associates<sup>®</sup>



# GAINNEY RANCH

CORPORATE CENTER



### BUILDING AMENITIES:

- SUB-GRADE TENANT PARKING WITH DIRECT ELEVATOR ACCESS TO PARKING
- 1:250 PARKING RATIO (90% COVERED)
- GAINNEY RANCH AREA PROVIDING SHOPPING, DINING, BANKING, HEALTH CLUBS AND HOTEL ACCOMMODATIONS
- CLOSE PROXIMITY TO THE PIMA FREEWAY (LOOP 101) PROVIDING ACCESS TO THE ENTIRE VALLEY
- SIGNALIZED INTERSECTION
- SEE FLOOR PLANS ON BACK

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# GAINNEY RANCH CORPORATE CENTER

8700, 8777, 8800, NORTH GAINNEY CENTER DRIVE

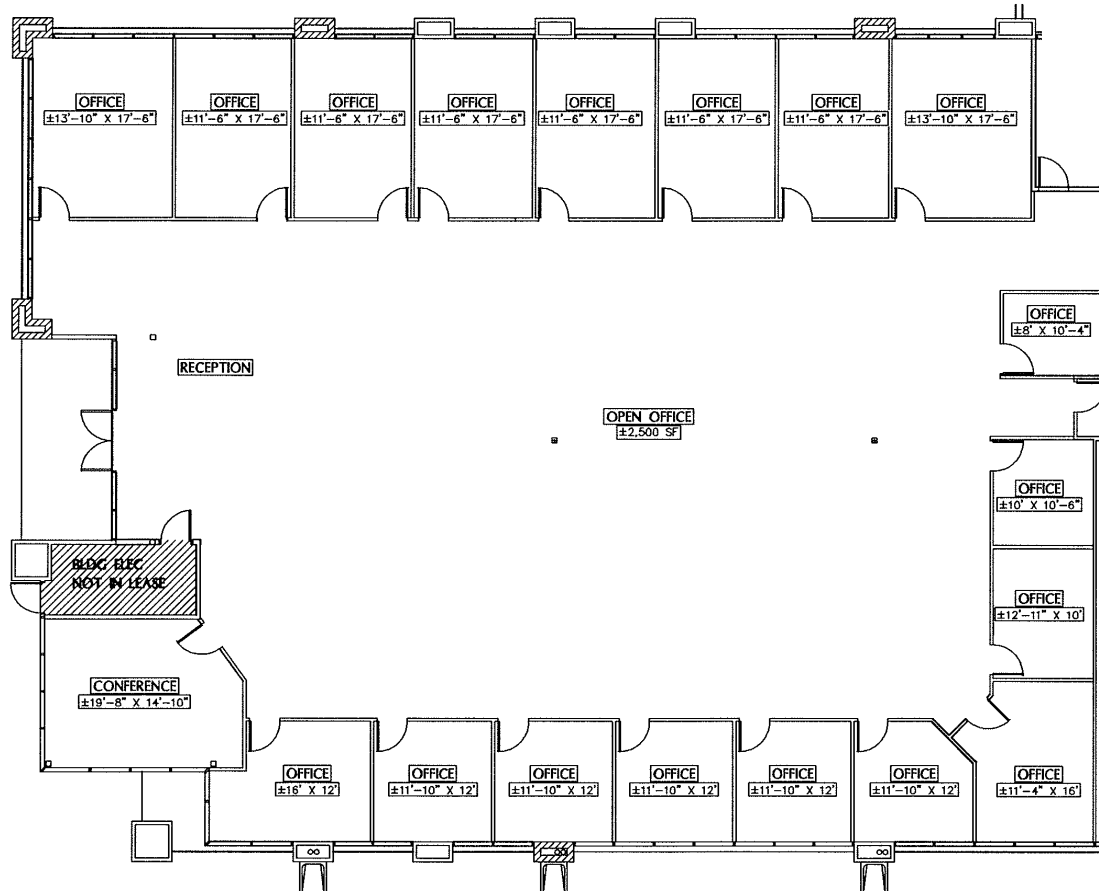
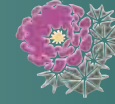


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**SUITE 150 - 9,113 RSF**

*(Single story building, with building and monument signage available  
 Exclusive adjacent parking)*

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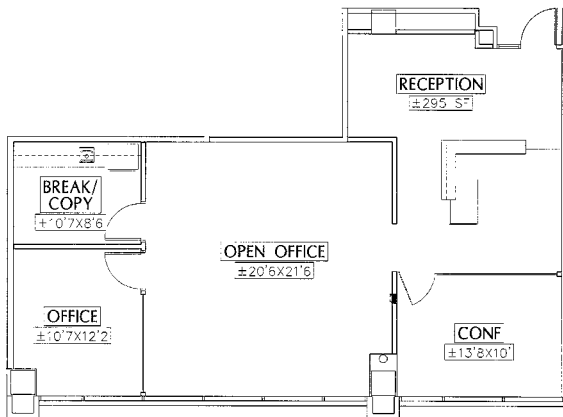
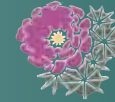
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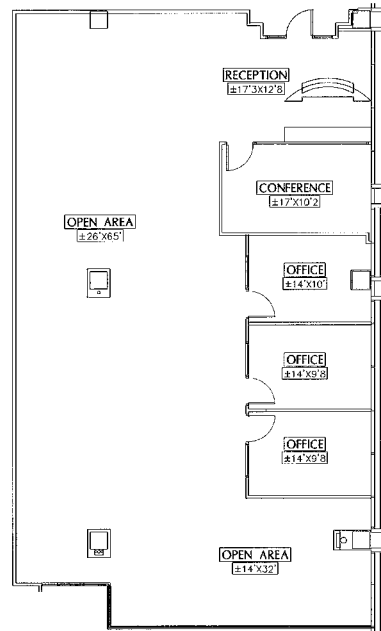
JCERCHIAL@LEE-ASSOCIATES.COM



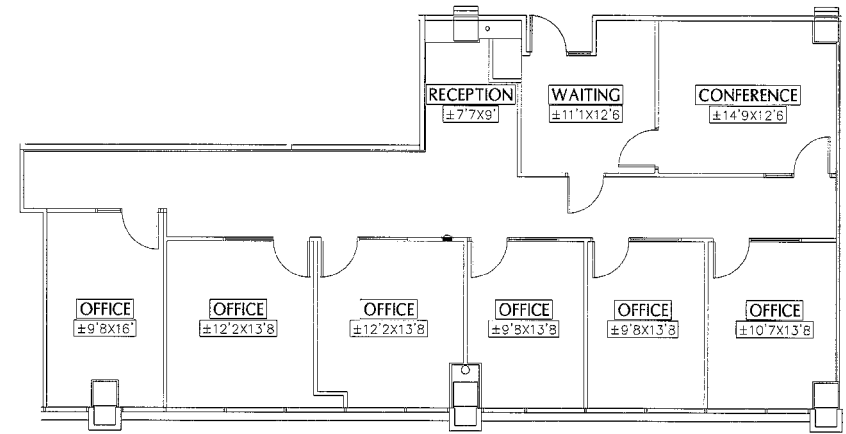
8800 NORTH GAINNEY CENTER DRIVE  
**GAINNEY RANCH**  
 CORPORATE CENTER



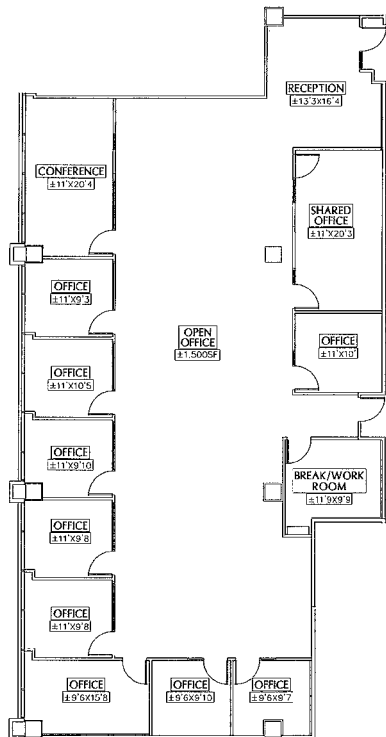
**SUITE 160 - 1,329 RSF**  
*(Future "Spec Suite")*



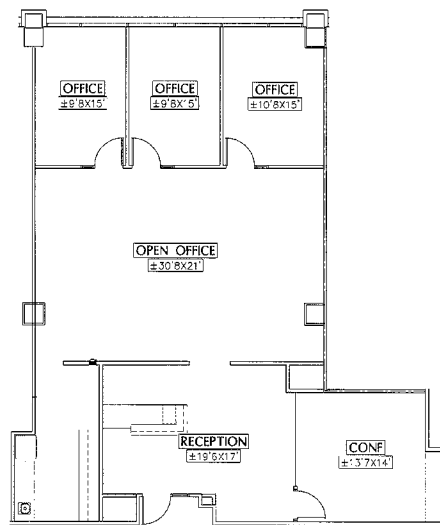
**SUITE 250 - 3,213 RSF**



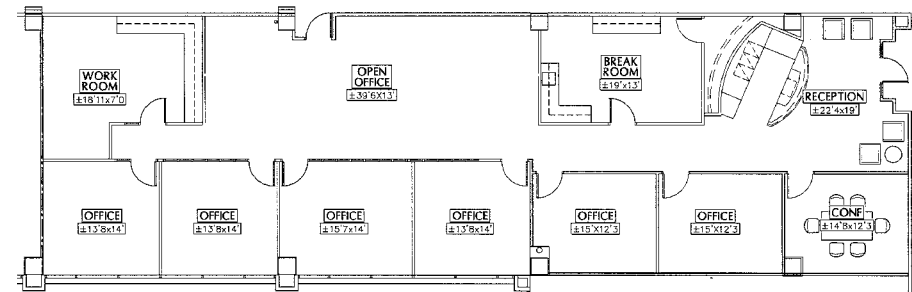
**SUITE 270 - 2,018 RSF**  
*(AVAILABLE NOVEMBER 2010, Can be combined with Suite 276 for 5,737 RSF)*



**SUITE 175 - 4,017 RSF**



**SUITE 260 - 2,115 RSF**  
*(Future "Spec Suite")*



**SUITE 276 - 3,719 RSF**  
*(Elevator Lobby Exposure, Can be combined with Suite 270 for 5,737 RSF)*

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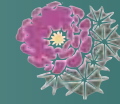
FDARCHE@LEE-ASSOCIATES.COM

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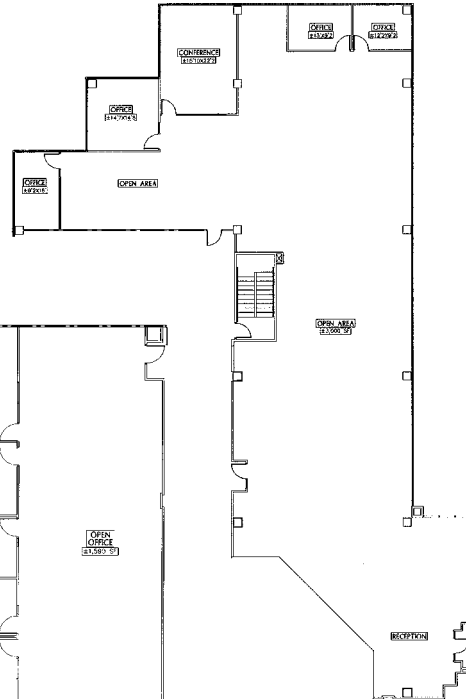
8777 NORTH GAINAY CENTER DRIVE  
**GAINAY RANCH**  
 CORPORATE CENTER



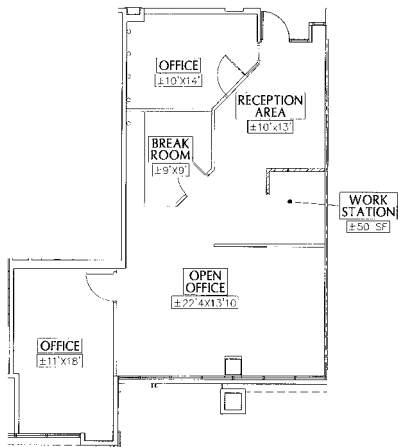
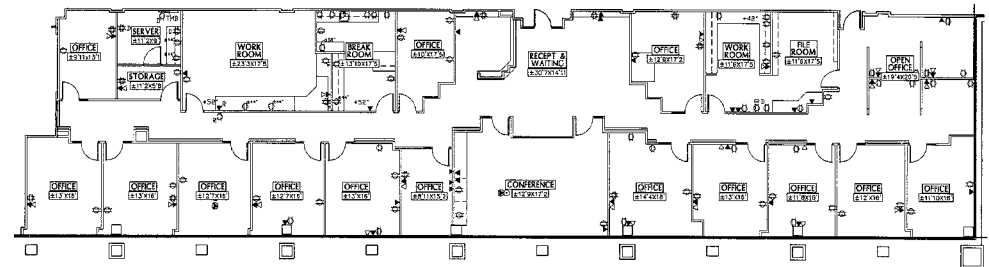
**SUITE 136 - 2,455 RSF**  
*(Spec Suite with Elevator Lobby Exposure)*



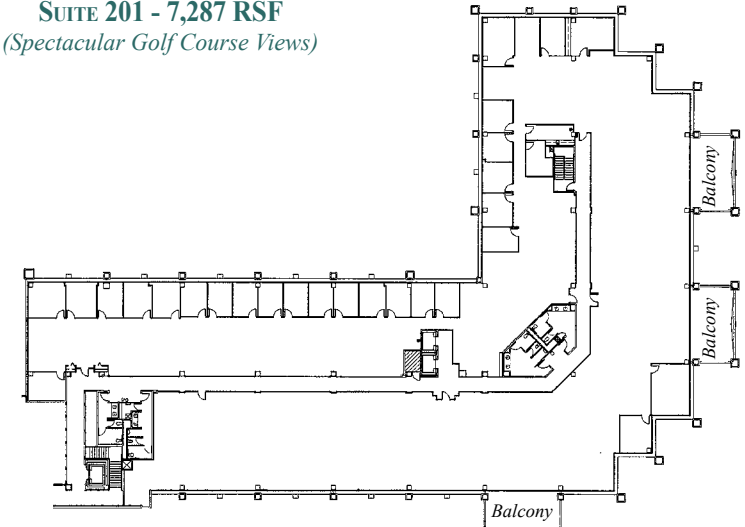
**SUITE 236 - 7,271 RSF**  
*(Elevator Lobby Exposure, Divisible, Can be combined with Suite 245 for 11,003 RSF)*



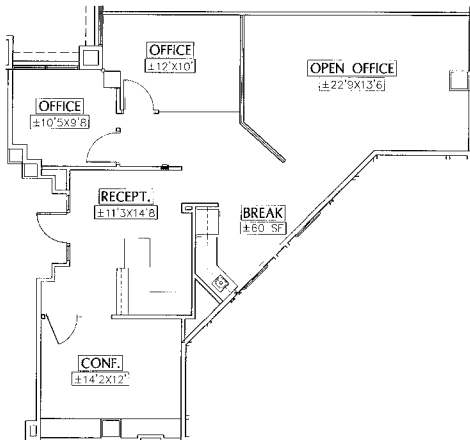
**SUITE 201 - 7,287 RSF**  
*(Spectacular Golf Course Views)*



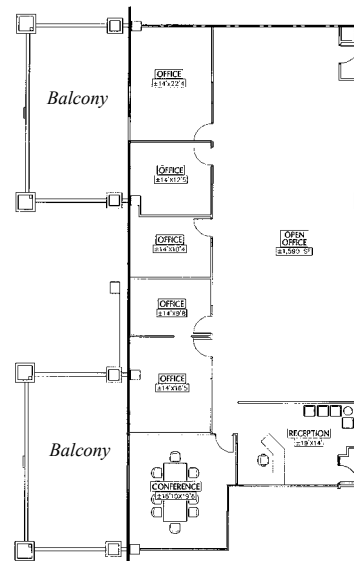
**SUITE 161 - 1,188 RSF**  
*(Golf Course Views)*



**SUITE 250 - 27,380 RSF** *(without corridor 29,348 RSF)*  
*(Full Floor Wing with Spectacular Golf Course Views, Balconies, Elevator Lobby Exposure )*



**SUITE 176 - 1,334 RSF**  
*(Future "Spec Suite" with Elevator Lobby Exposure)*



**SUITE 245 - 3,732 RSF**  
*(Two usable Balconies, Can be combined with Suite 236 for 11,003 RSF)*

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