

NARRATIVE



PROPERTY HIGHLIGHTS



LOCATED IN THE SOUTHWEST NEAR DURANGO CASINO AND RESORT



15 MINUTES FROM THE LAS VEGAS STRIP



10 MINUTES FROM HARRY REID INTERNATIONAL AIRPORT



DEDICATED PARKING GARAGE



4th FLOOR SUITES AVAILABLE



WALKING DISTANCE TO RETAIL AND DINING OPTIONS





NARRATIVE

Wellness focused workspace that fosters health, creativity, and productivity through an indoor-outdoor environment.

REFINED. PROFESSIONAL. INSPIRED.

- Individual Fitness Suite
- ¼ Mile Wellness Path + Fitness Machines
- Outdoor Office / Mindfulness Opportunities
- Meeting Room with Telephone & Video Conferencing
- Quiet Room for Focus
- 2nd Floor Lounge and Outdoor Terrace
- Bicycle Friendly Workplace with Bike Lockers, Racks, and Shower





6795

SUITE 410
2 PRIVATE OFFICES AVAILABLE

Colliers

SUITE 430 AVAILABLE
(SOUTH FACING)
±3,346 USF (±4,042 RSF)

LEASED ±6,052 RSF, ±12,366 RSF

LEASED ±27,276 RSF

LEASED ±8,905 RSF

LEASED ±14,813 RSF

LEASED ±9,094 RSF

LEASED ±12,527 RSF

2 SUITES AVAILABLE

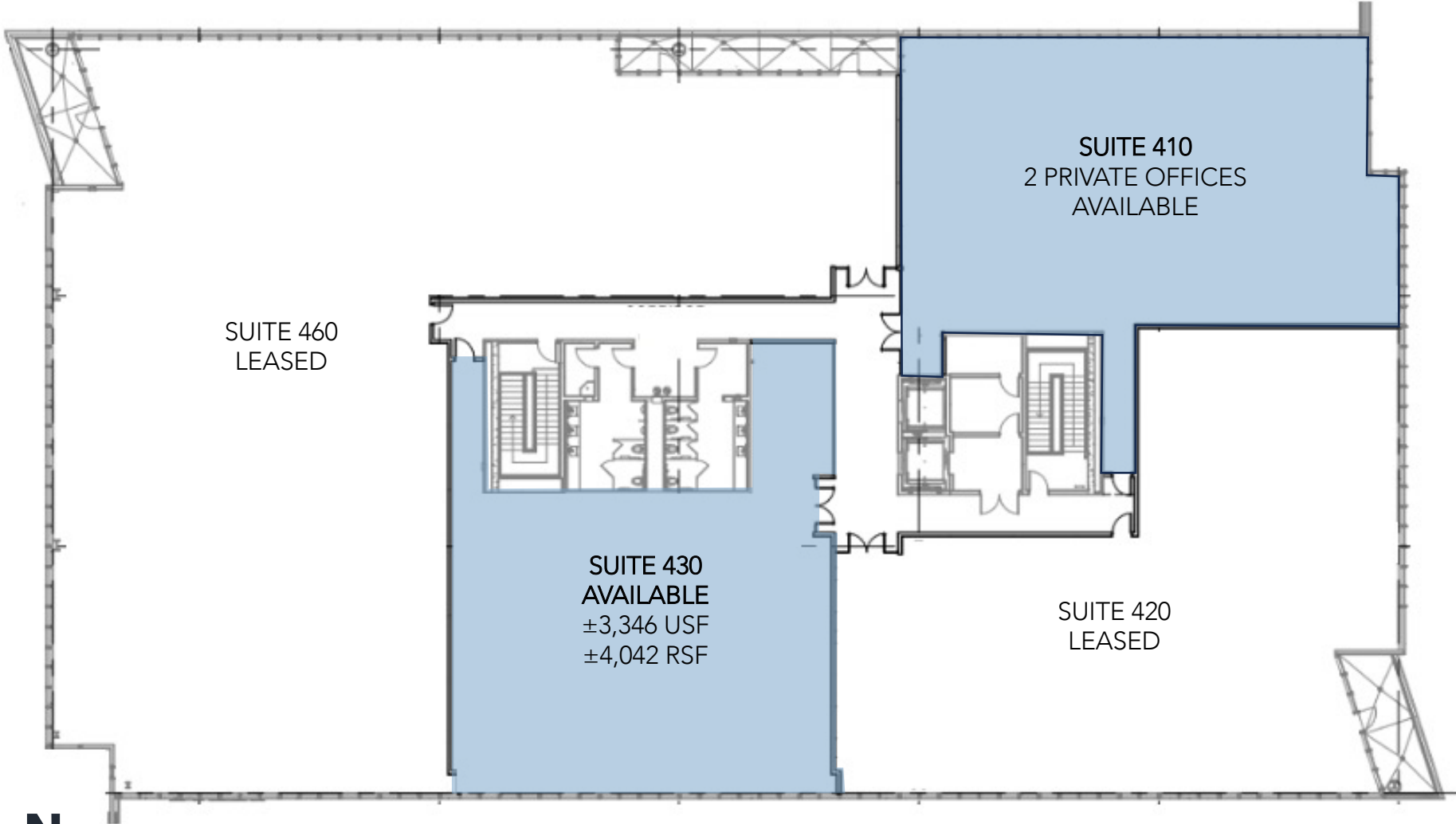


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4th FLOOR

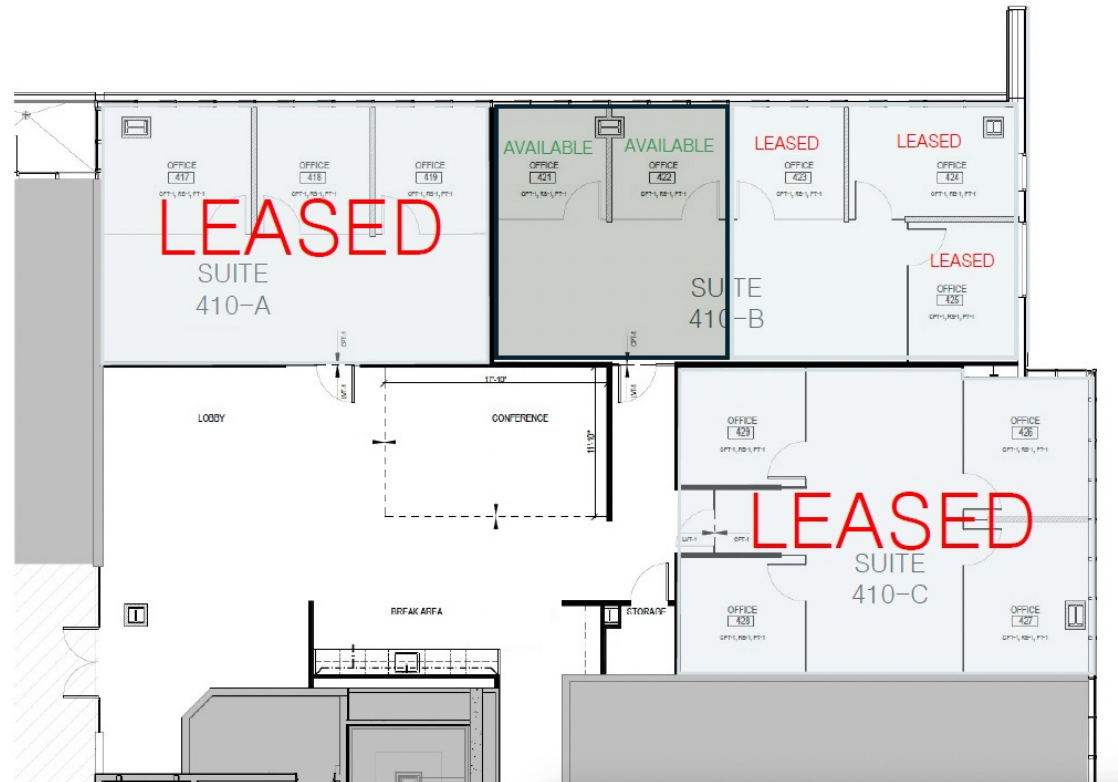


* Floor plans and sizes are subject to change.

EXECUTIVE OFFICE FOR LEASE | SUITE 410

SUITE 410 EXECUTIVE SUITES FOR LEASE

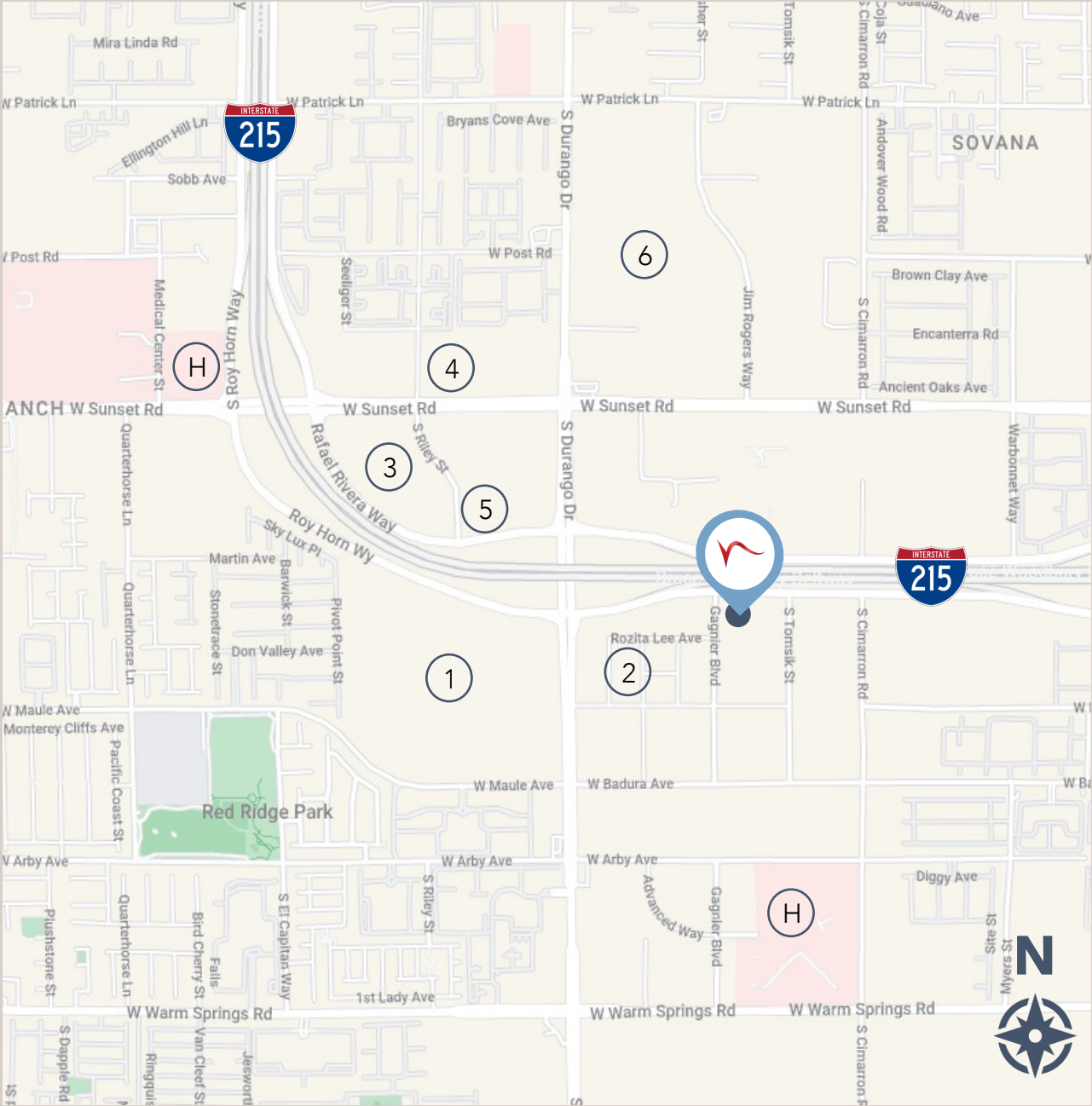
- PRIVATE, LOCKABLE SUITES
- FLEXIBLE LEASE TERM
- SHARED PREMIUM AMENITIES
- FURNISHED & MOVE-IN READY
- CLASS "A" OFFICE
- PROFESSIONAL ATMOSPHERE



AMENITIES

Narrative is located near I-215 east of the Durango and Sunset interchange in the highly desired southwest submarket of the Las Vegas Valley, offering direct visibility and frontage on I-215.

- 1 DURANGO CASINO & RESORT
- 2 UNCOMMONS
- 3 IKEA
- 4 THE BEND
- 5 FUTURE LIFETIME FITNESS
- 6 UNLV HARRY REID RESEARCH PARK





NARRATIVE



small company • **BIG PROJECTS**

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