



1700 LAS VEGAS BLVD
COMMERCIAL LEASING BROCHURE

PERSPECTIVE | AERIAL VIEW TOWARDS SOUTHEAST



PERSPECTIVE | AERIAL VIEW TOWARDS SOUTHWEST



PERSPECTIVE | OAKLEY & LAS VEGAS BLVD. INTERSECTION



PERSPECTIVE | OAKLEY & MAIN STREET INTERSECTION



PERSPECTIVE | EAST FACADE



PERSPECTIVE | VIEW TOWARDS NORTHWEST



PERSPECTIVE | ENTRY FROM LAS VEGAS BLVD



PERSPECTIVE | VIEW TOWARDS SOUTH FROM OAKLEY



PERSPECTIVE | VIEW TOWARDS SOUTH FROM OAKLEY



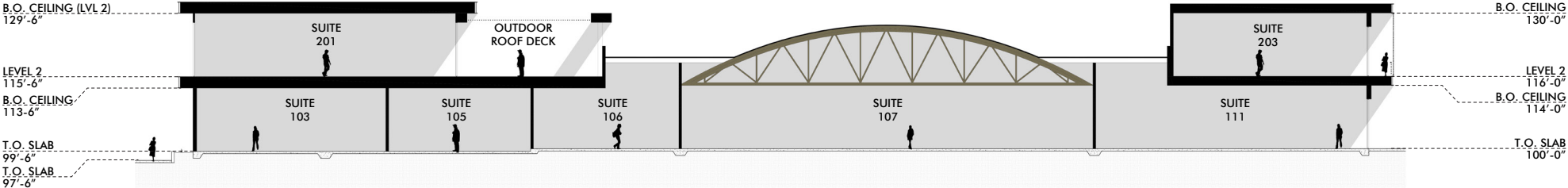
PERSPECTIVE | VIEW TOWARDS EAST FROM PARKING LOT



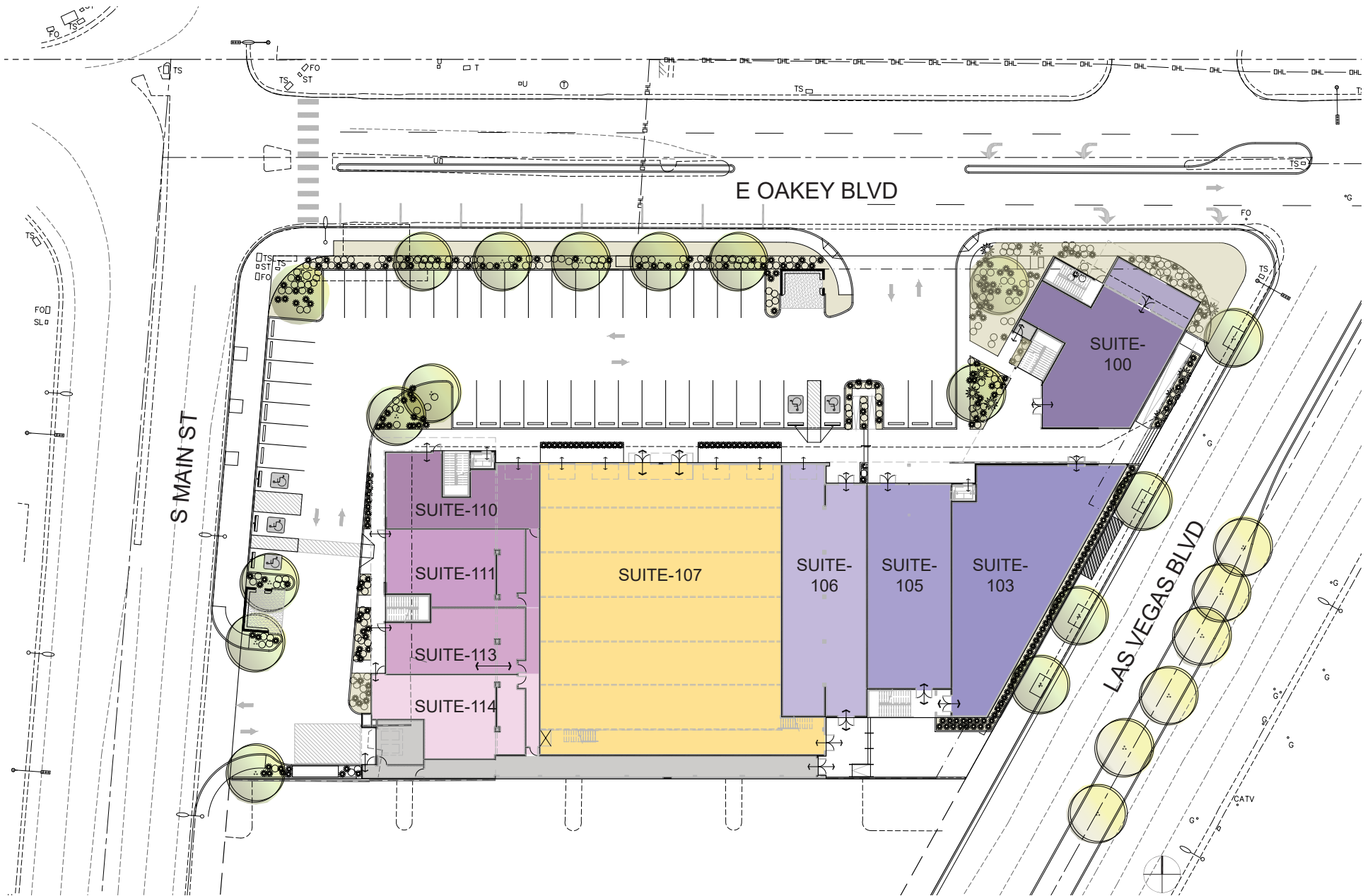
PERSPECTIVE | VIEW TOWARDS EAST FROM MAIN STREET



SECTION | EAST/ WEST

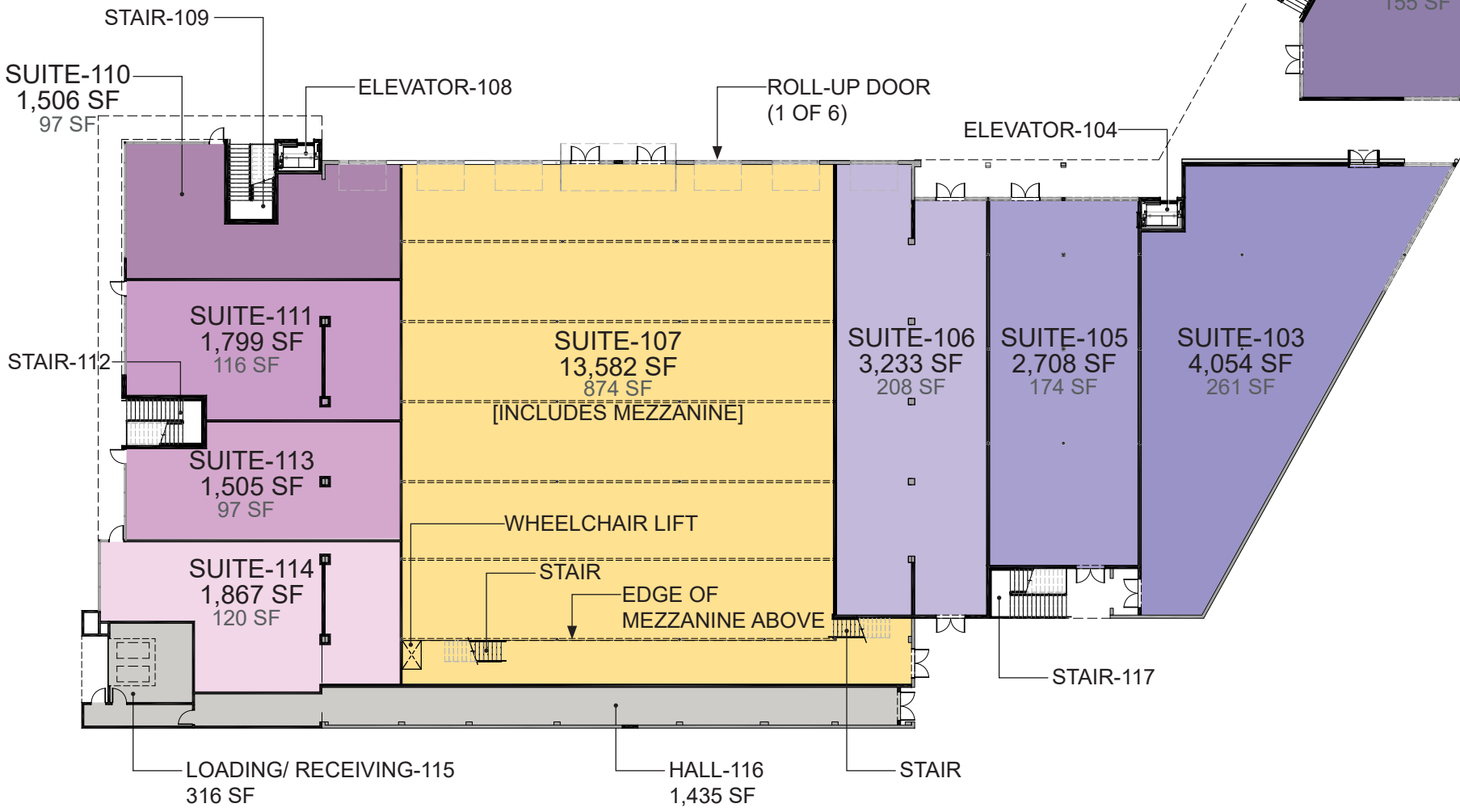
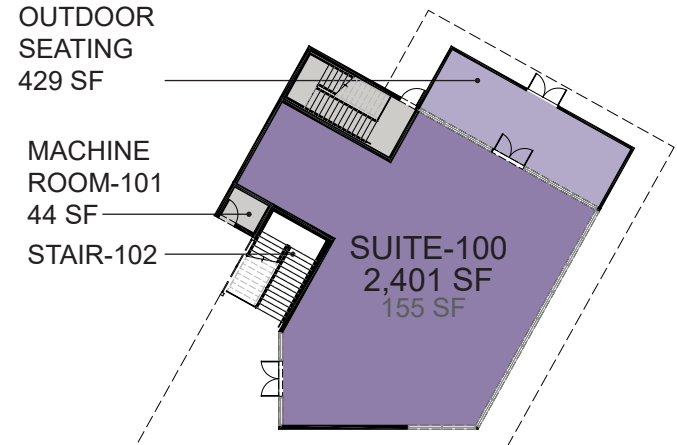


SITE PLAN | OVERALL



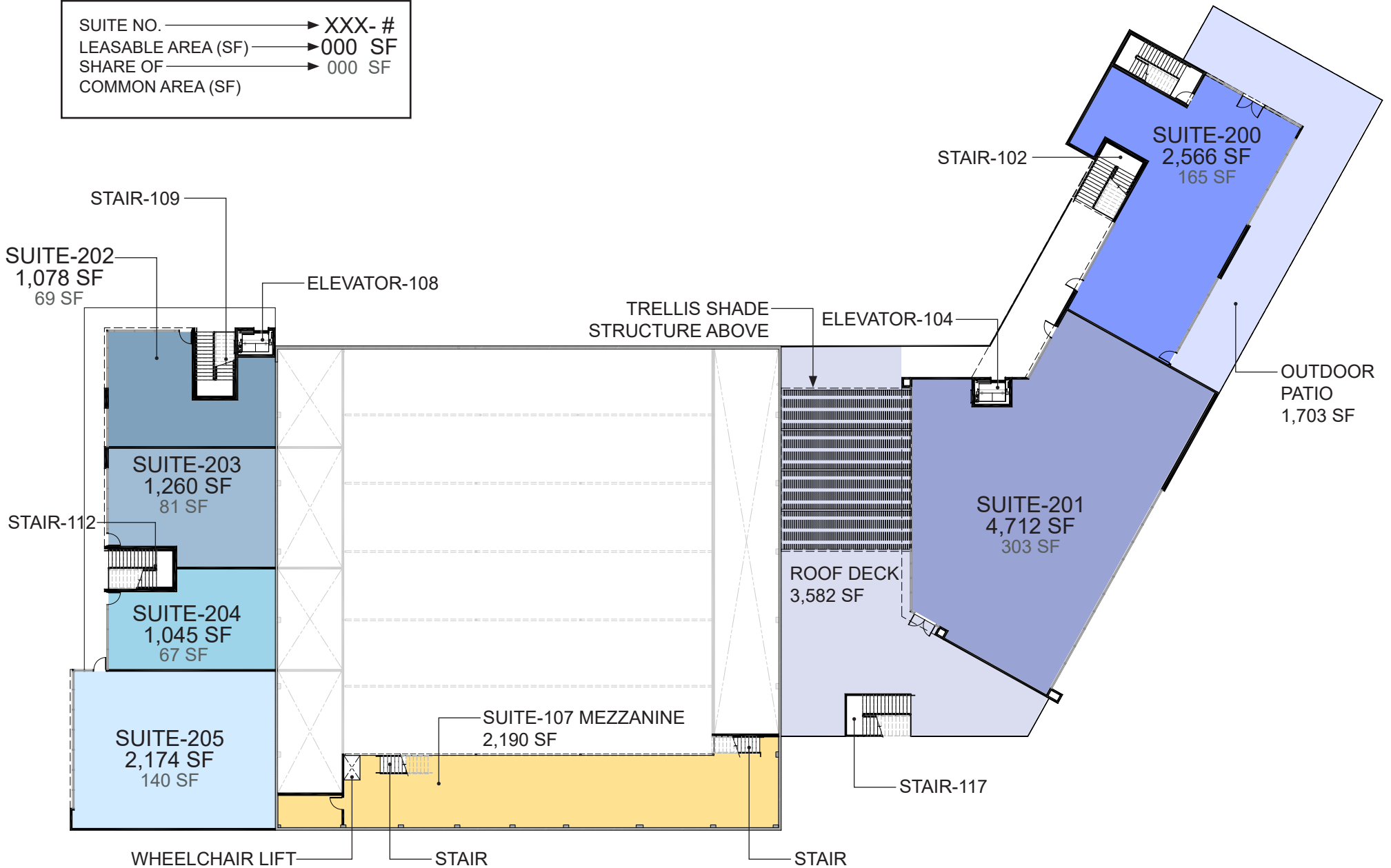
FLOOR PLAN | GROUND FLOOR

SUITE NO.	XXX- #
LEASABLE AREA (SF)	000 SF
SHARE OF COMMON AREA (SF)	000 SF



FLOOR PLAN | 2ND FLOOR

SUITE NO.	→	XXX- #
LEASABLE AREA (SF)	→	000 SF
SHARE OF COMMON AREA (SF)	→	000 SF



AREA TABULATION

1ST FLOOR

1ST FLOOR GROSS LEASABLE AREA

SUITE 100	2,401
SUITE 103	4,054
SUITE 105	2,708
SUITE 106	3,233
SUITE 107 (Includes 2,190 SF mezzanine)	13,582
SUITE 110	1,506
SUITE 111	1,799
SUITE 113	1,505
SUITE 114	1,867
SUB-TOTAL (1ST FLOOR GROSS LEASABLE AREA)	32,655

1ST FLOOR OUTDOOR PATIO AREA

SUITE (100) - OUTDOOR PATIO	429
SUITE (105) - OUTDOOR PATIO	235
SUB-TOTAL (1ST FLOOR OUTDOOR AREAS)	664

1ST FLOOR COMMON AREA

FIRE RISER/ MACHINE ROOM	45
LOADING 115	316
ENCLOSED STAIR	213
HALL 116	1,435
SUB-TOTAL (1ST FLOOR TOTAL COMMON AREA)	2,009

2ND FLOOR

2ND FLOOR GROSS LEASABLE AREA

SUITE (200)	2,566
SUITE (201)	4,712
SUITE (202)	1,078
SUITE (203)	1,260
SUITE (204)	1,045
SUITE (205)	2,174
SUB-TOTAL (2ND FLOOR GROSS LEASABLE AREA)	12,835

2ND FLOOR OUTDOOR PATIO AREA

SUITE (200) - OUTDOOR PATIO	1,703
SUITE (201) - ROOF DECK	3,582
SUB-TOTAL (2ND FLOOR OUTDOOR AREAS)	5,285

2ND FLOOR COMMON AREA

ENCLOSED STAIR	213
HALL (EXTR.)	706
SUB-TOTAL (2ND FLOOR COMMON AREAS)	919

TOTAL

COMBINED FLOOR AREA (1ST & 2ND FLOOR)

TOTAL GROSS LEASABLE AREA	45,490
TOTAL GROSS LEASABLE AREA - W/ OUTDOOR AREAS	51,439
LOAD FACTOR	1.07