

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

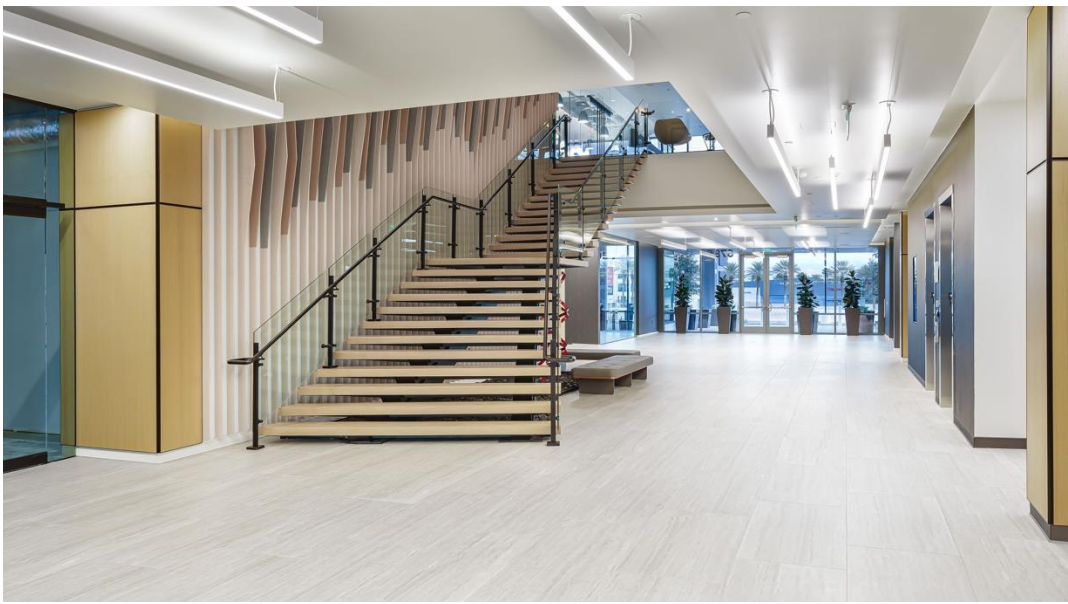


4th FLOOR SUITES AVAILABLE



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 EXECUTIVE SUITES AVAILABLE

Colliers

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

LEASED ±6,052 RSF, ±12,366 RSF

LEASED ±27,276 RSF

LEASED ±8,905 RSF

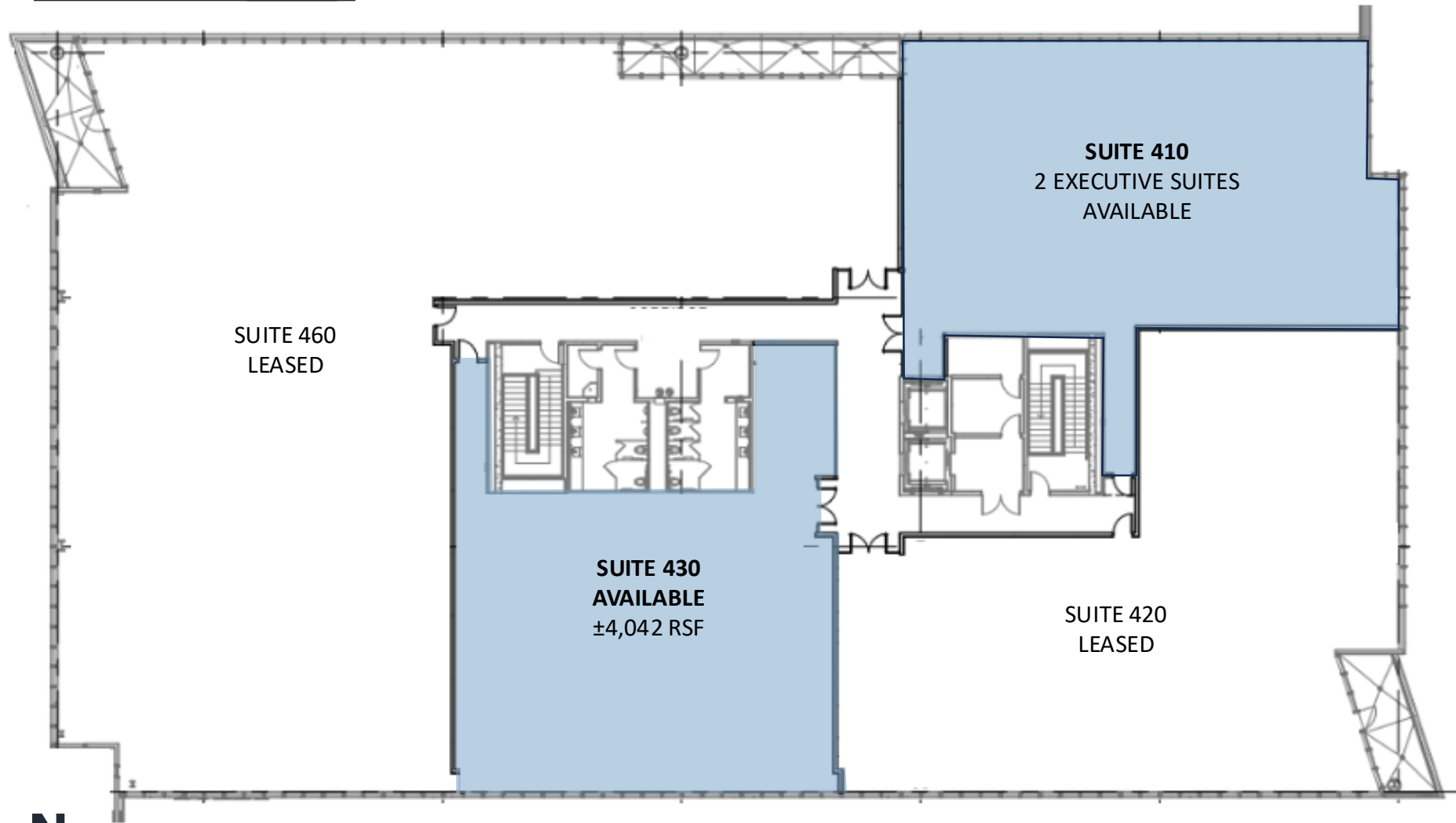
LEASED ±14,813 RSF

LEASED ±9,094 RSF

LEASED ±12,527 RSF

2 SUITES AVAILABLE

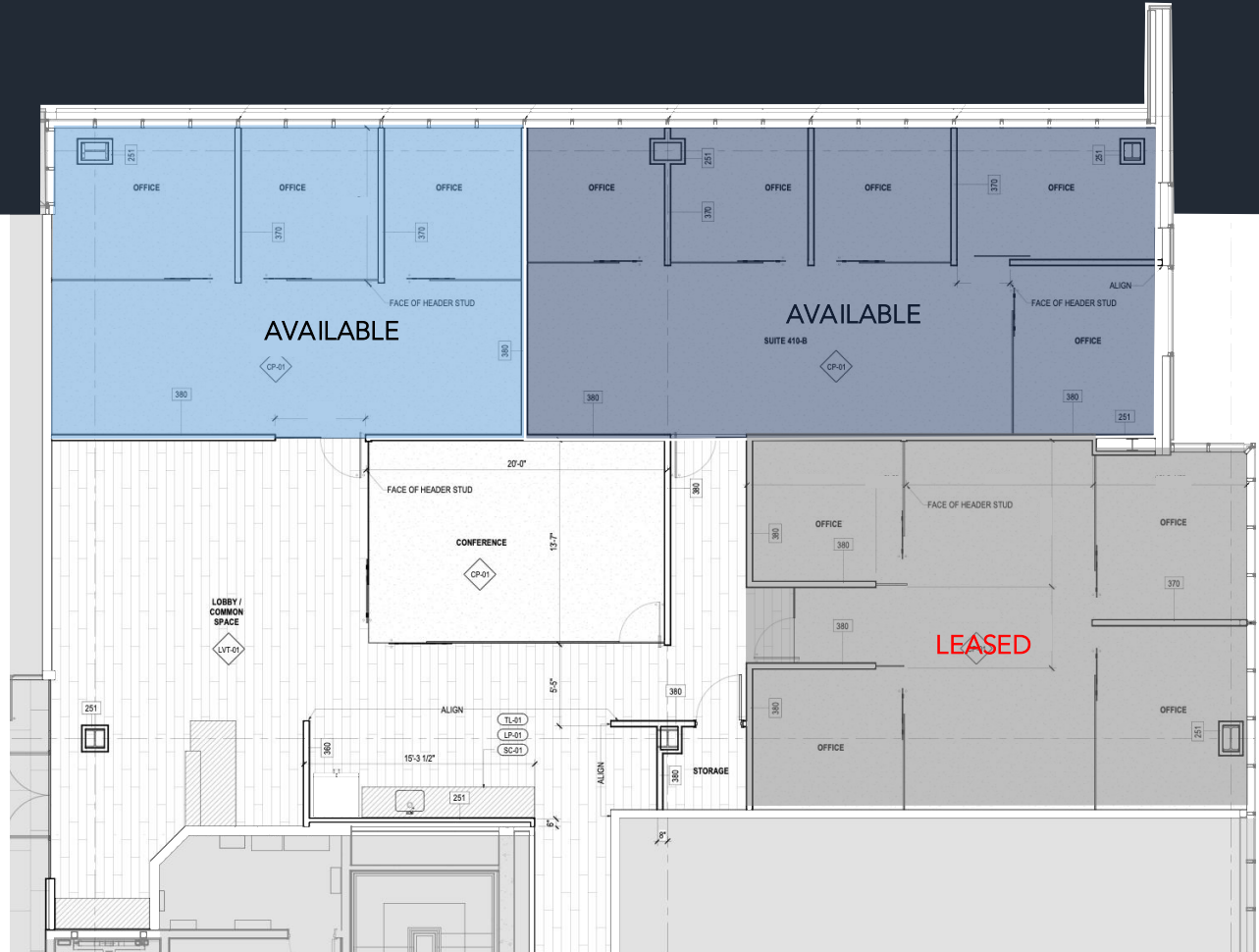
4th FLOOR



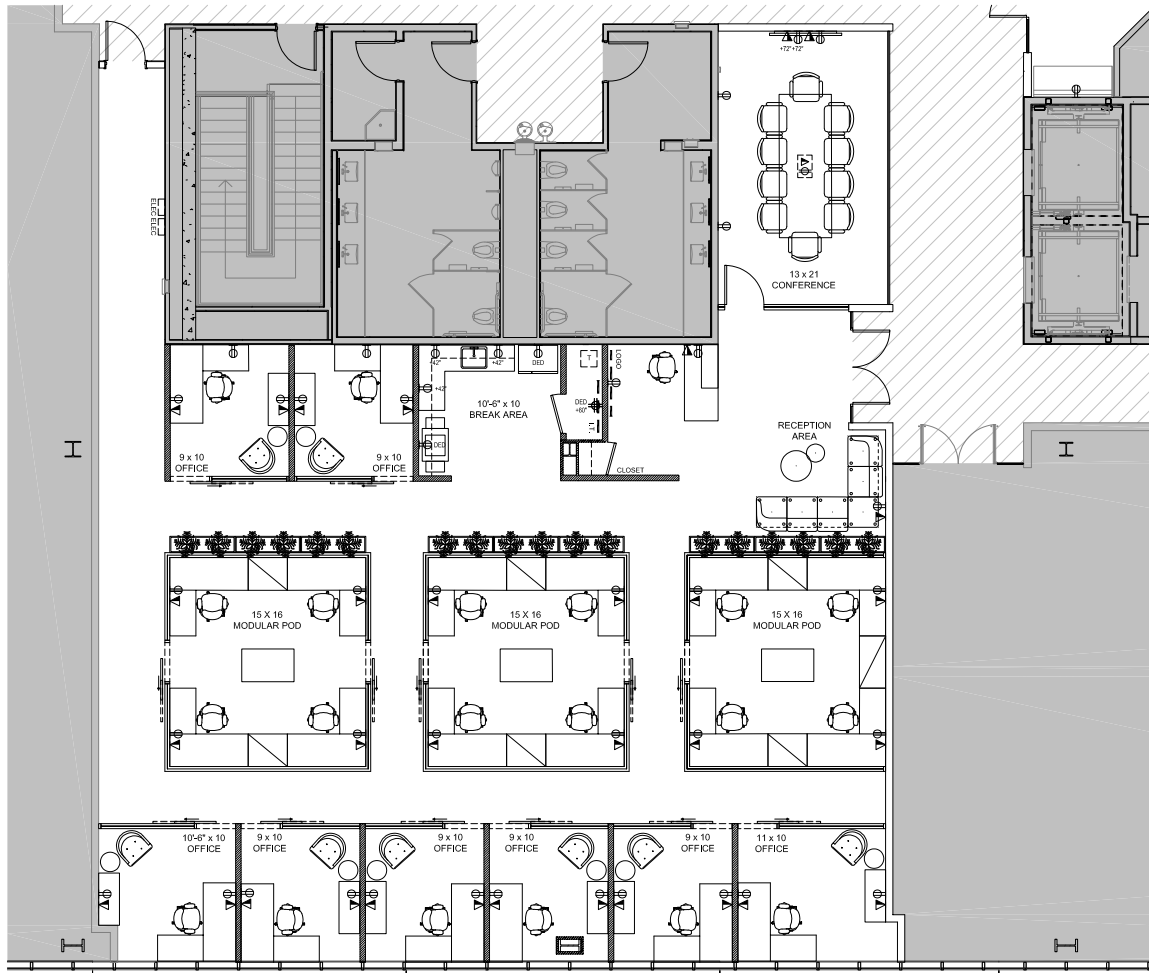
* Floor plans and sizes are subject to change.

SUITE 410 EXECUTIVE SUITES FOR LEASE

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



SUITE 430 FLOOR PLAN

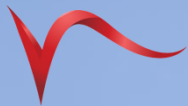


- SPEC SUITE LAYOUT
- DELIVERABLE 120 DAYS FROM LEASE EXECUTION
- STILL TIME TO MAKE MODIFICATIONS FOR TENANT NEEDS
- RATES STARTING @ \$4.25 MG



* Floor plans and sizes are subject to change.

- 



NARRATIVE



GIANNA MARRETTI
S.0199043
(702) 606-9150
gianna@g2cdc.com

GINO MARRETTI
S.0203248
(702) 985-7624
gino@g2cdc.com

G2 CAPITAL DEVELOPMENT
BROKER
B. 0032981
G2cdc.com

This document has been prepared for advertising and general information only. G2 Capital Development makes no guarantee, representation or warranties of any kind, expressed or implied. Any interested party should undertake their own inquiries as to the accuracy of the information. G2 Capital Development.