

# THE PHOENIX

## PREMIERE EXECUTIVE OFFICE SUITES

*Ste. 300 - 12277 Soaring Way, Truckee, Calif. 96161*



- Award-Winning Architecture by MWA
- High Quality Mountain Modern Finishes
- LEED Certified Eco-Friendly Construction
- Fiber Optic Internet for High-Speed Connectivity
- Stunning 360 Degree Views from Meadows to Mountains
- Offering the Finest Office Space in the Tahoe Region!

# OVERVIEW: *Phoenix Executive Building*



## QUALITY



## COMPATABILITY



## CLASS

The Phoenix Building is Truckee's premiere executive office center. A highly-acclaimed, LEED certified green, multi-tenant complex where every office suite enjoys stunning views of Martis Valley, this one-of-a-kind property embodies quality, class, and tenant compatibility. With award-winning architecture, unique mountain modern craftsmanship and top of the line, custom finishes, The Phoenix offers the finest professional office space in the greater Tahoe-Truckee region. Home to high-caliber tenants like Martis Camp, Lahontan Community Foundation, and New Leaders Ventures, The Phoenix Executive is the ideal location for Truckee's most successful professionals.

## **SIMPLY THE BEST - Truckee's Premiere Executive Suites:**

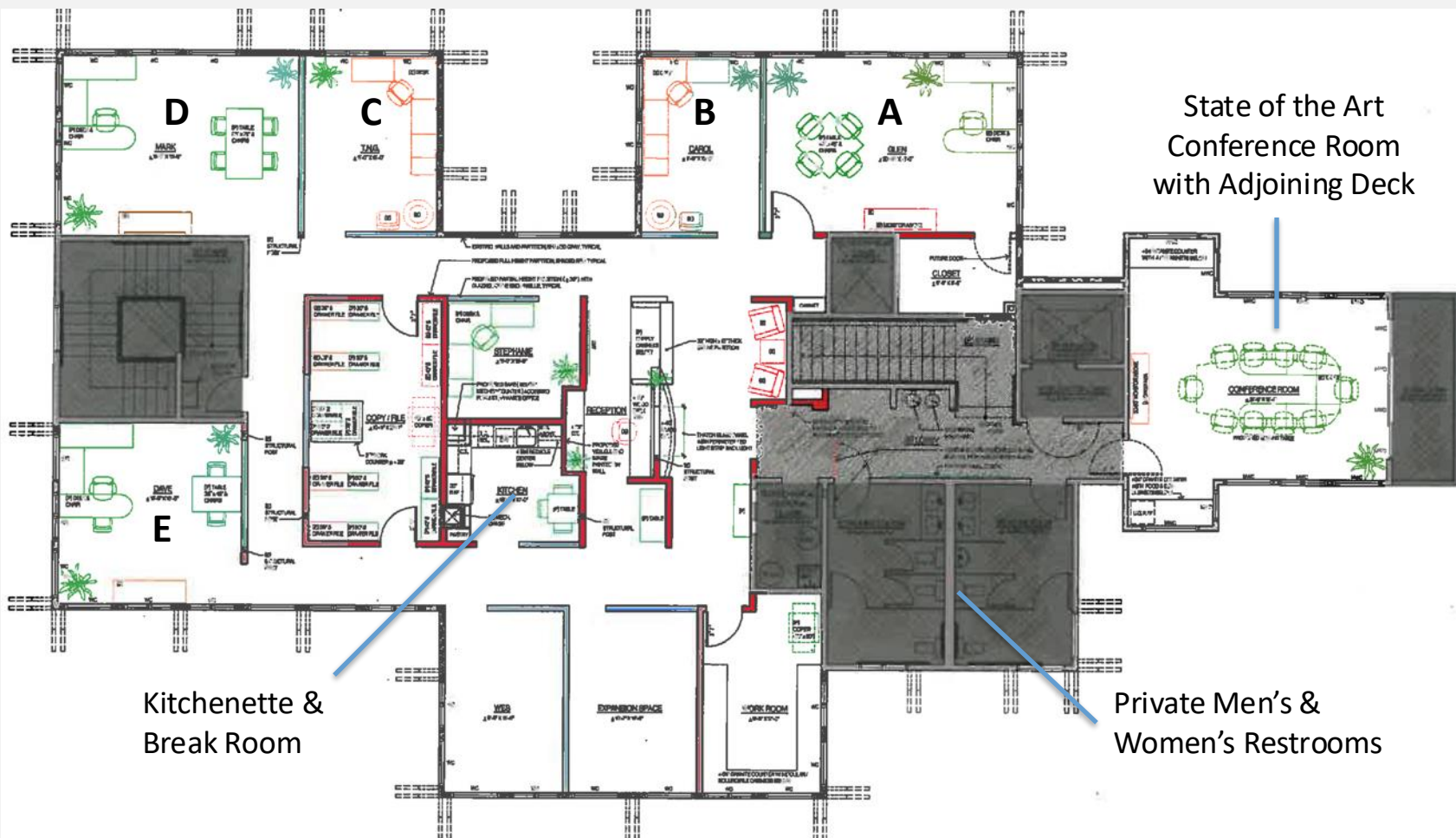


### **ALL-INCLUSIVE RENT:**

- Flat Monthly Rate/Full Service Lease
- Based on \$2.50 NNN plus est. \$0.99 CAM
- Includes CAM, utilities, fiber & cleaning
- Suites range from 120 to 407 usf
- Rent ranges from \$1,000 to \$3,300 per mo.

### **UNPARALLELED AMENITIES:**

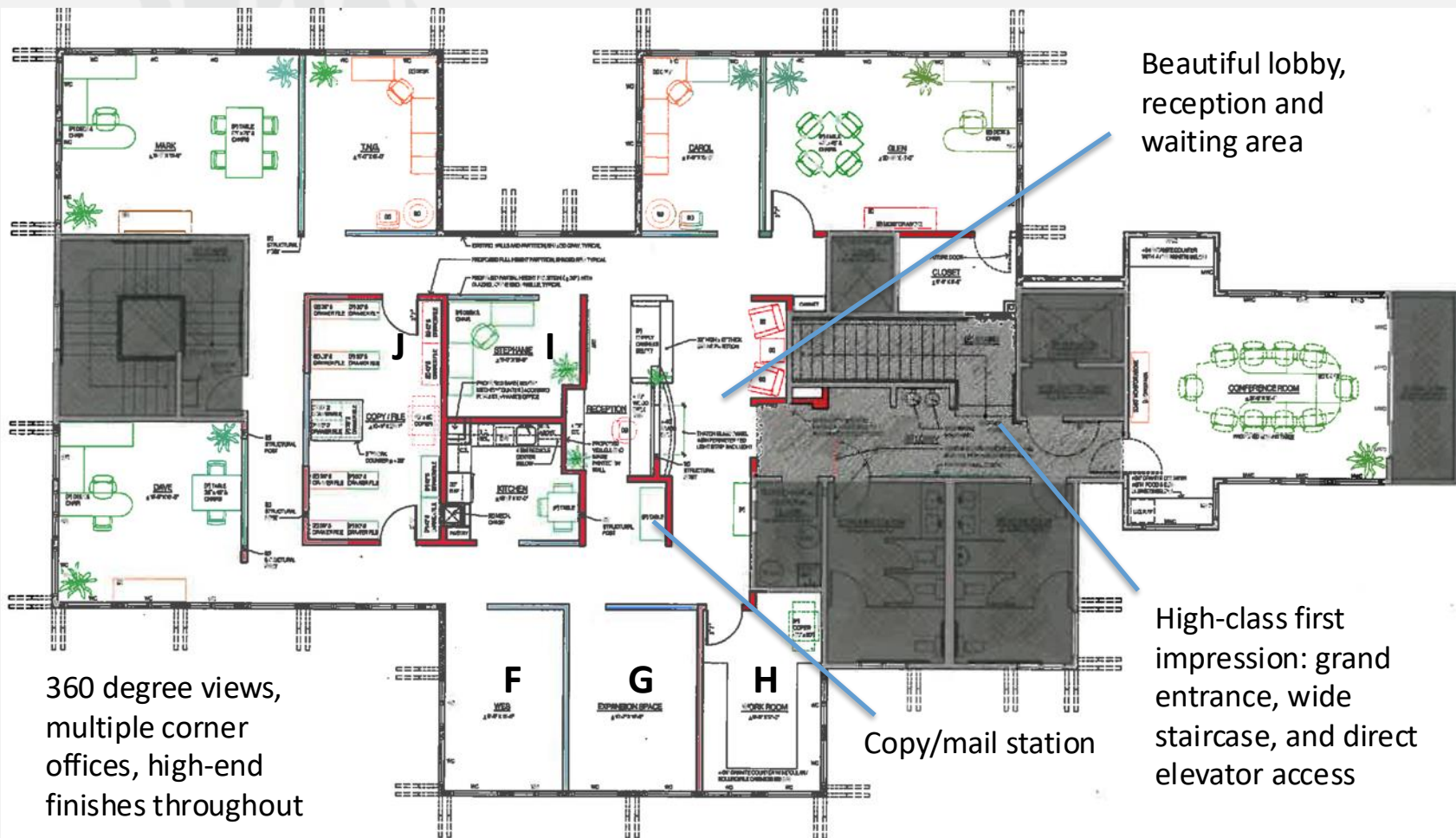
- World class conference room
- Kitchen with appliances
- Fiber Internet for high-speed connectivity
- Reception and Waiting Area
- Grand Entrance and Beautiful Lobby



## TOP FLOOR! Executive Office Suites Available:

Northern Exposure

Suite D: **326 usf (762 rsf)** – Large corner office ideal for 2-4 occupants with stunning views of the airport - **\$2,600/Mo.** (Inquire about turnkey/furnished option)



## TOP FLOOR! Executive Office Suites Available:

**Suite H: 177 usf (409 rsf)** – Small corner office ideal for 1-2 occupants with stunning views of Martis Outlook - **\$1,450/Mo.**



Seats 12 to 14 people, 270 degree views of Martis Valley, equipped with video (on 84" flat screen) and teleconferencing, wall/ceiling acoustics, automatic blinds, and much more.



## *State of the Art Conference Room*

Award-winning  
design by MWA;  
every suite is a  
corner office



360 degree views  
of Martis Valley,  
airport activity and  
Lookout Mt.

Large kitchenette  
with refrigerator,  
dishwasher and  
microwave



Mountain Modern  
Lobby, Reception  
and Waiting Area



*A Team You Can Trust*

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