

THE PHOENIX

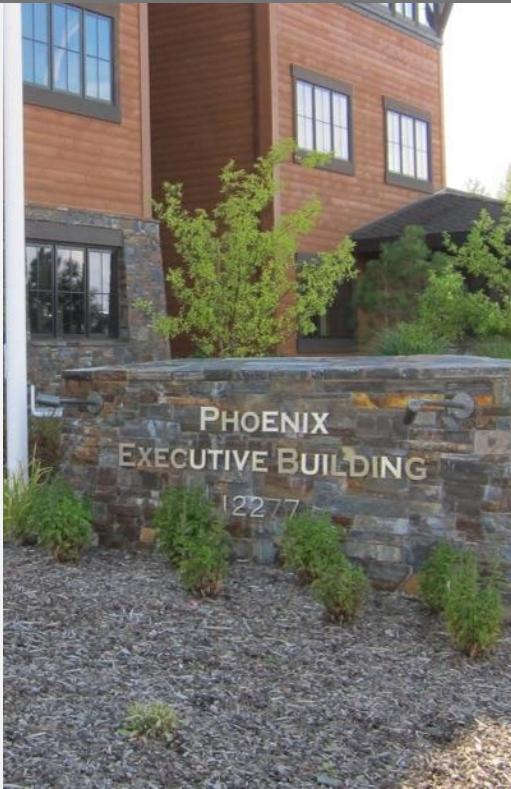
PREMIERE EXECUTIVE OFFICE SUITES

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:

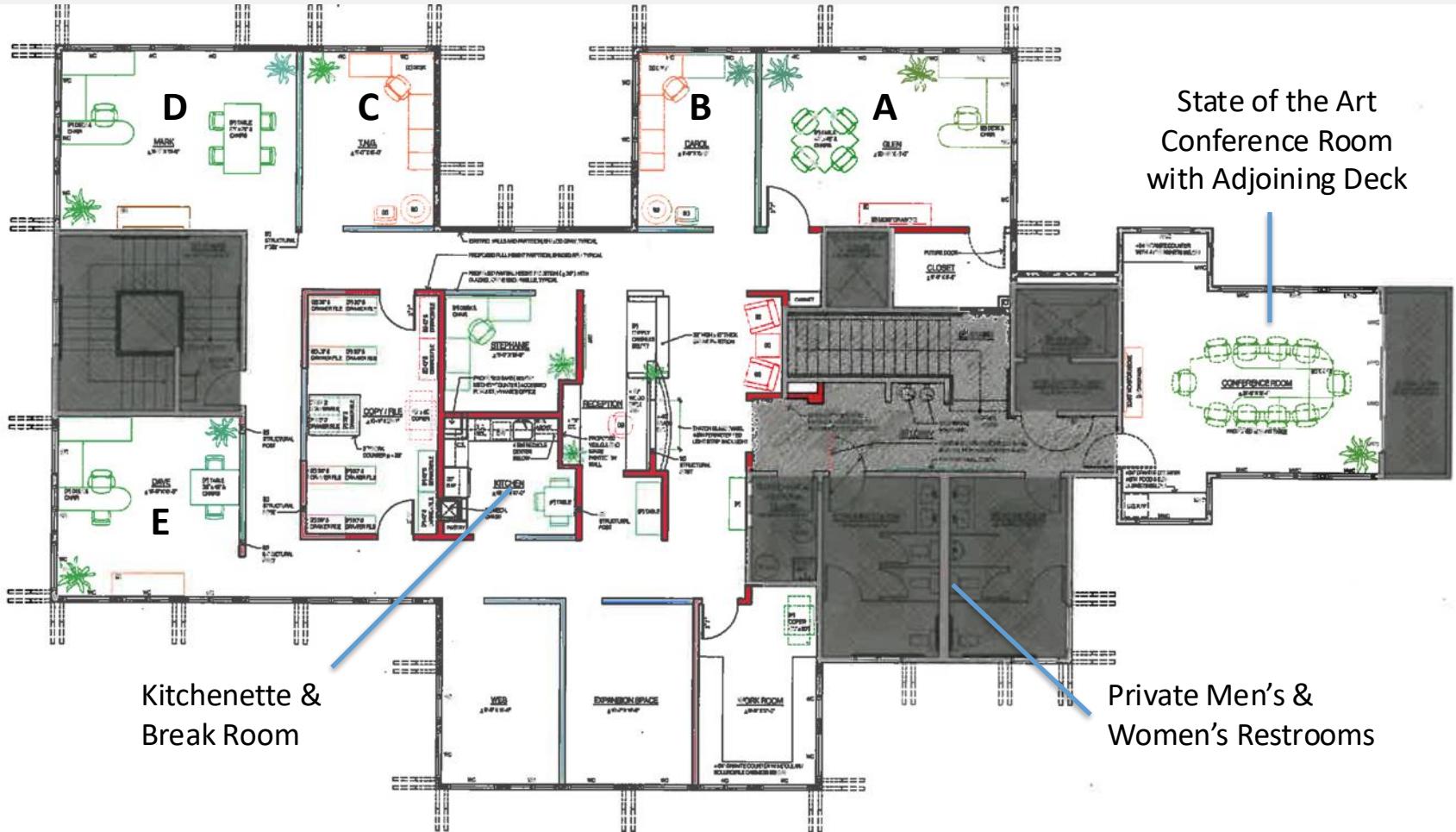


ALL-INCLUSIVE RENT:

- 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



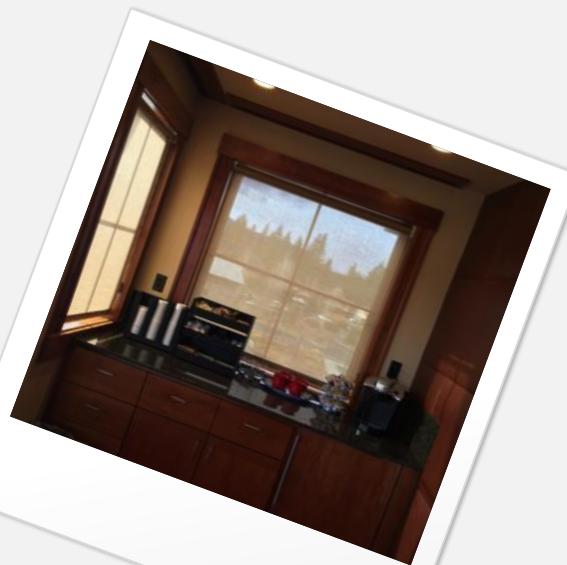
TOP FLOOR! Executive Office Suites Available:

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)



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



Large kitchenette
with refrigerator,
dishwasher and
microwave



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

Mountain Modern
Lobby, Reception
and Waiting Area



**NORTH TAHOE
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A Team You Can Trust

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