



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





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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
3 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

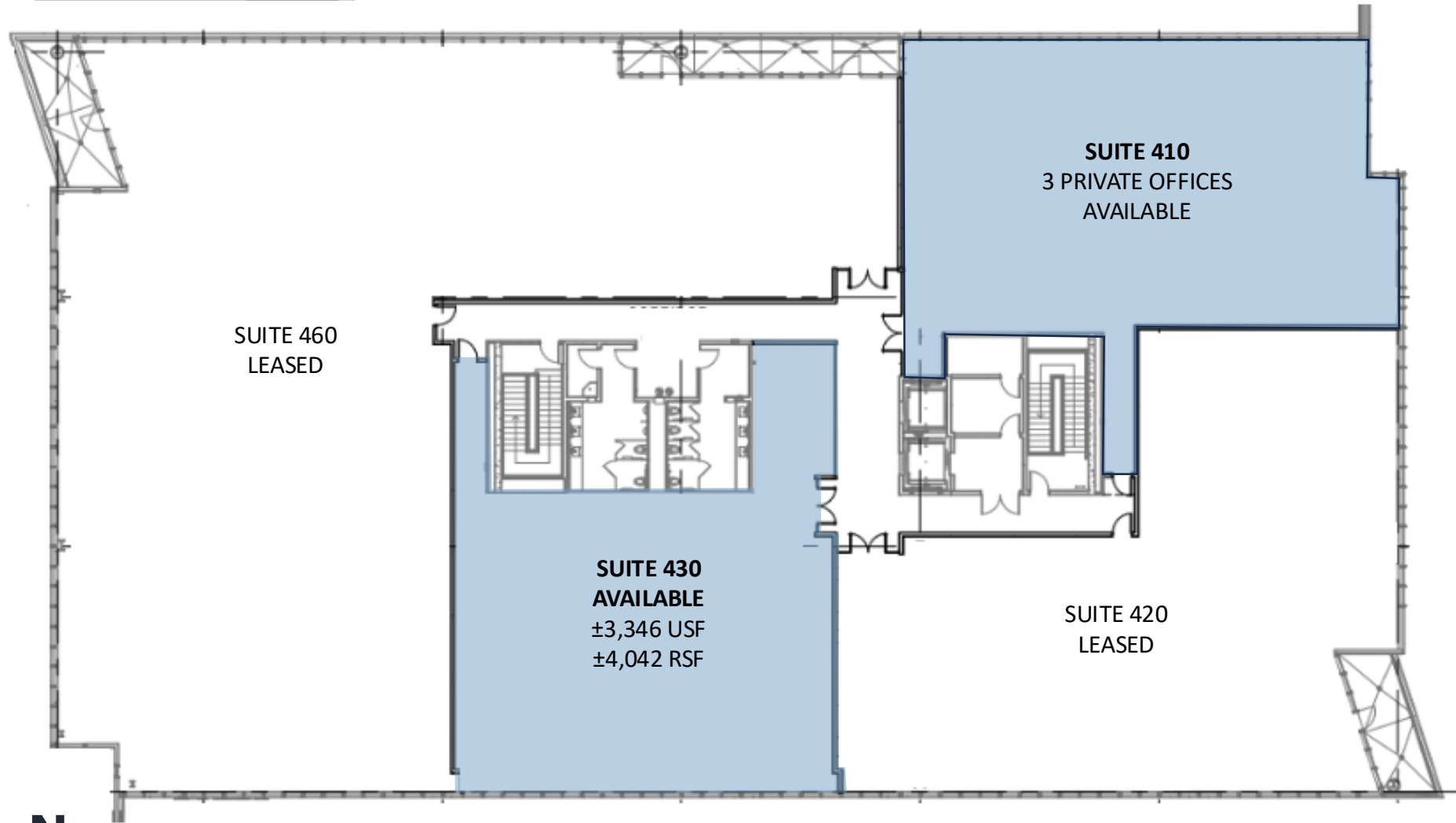
LEASED ±9,094 RSF

LEASED ±12,527 RSF

6795

2 SUITES AVAILABLE

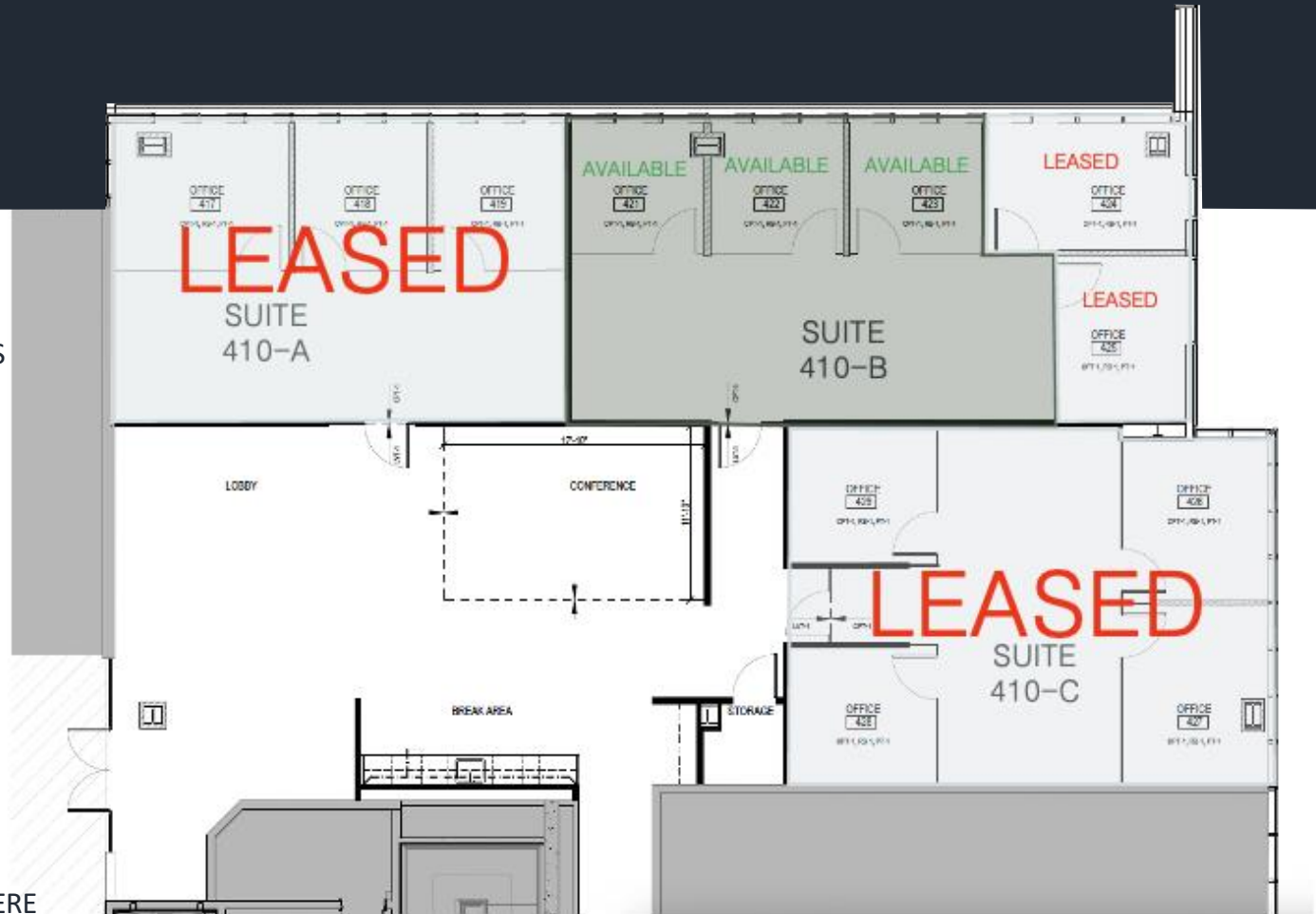
4th FLOOR



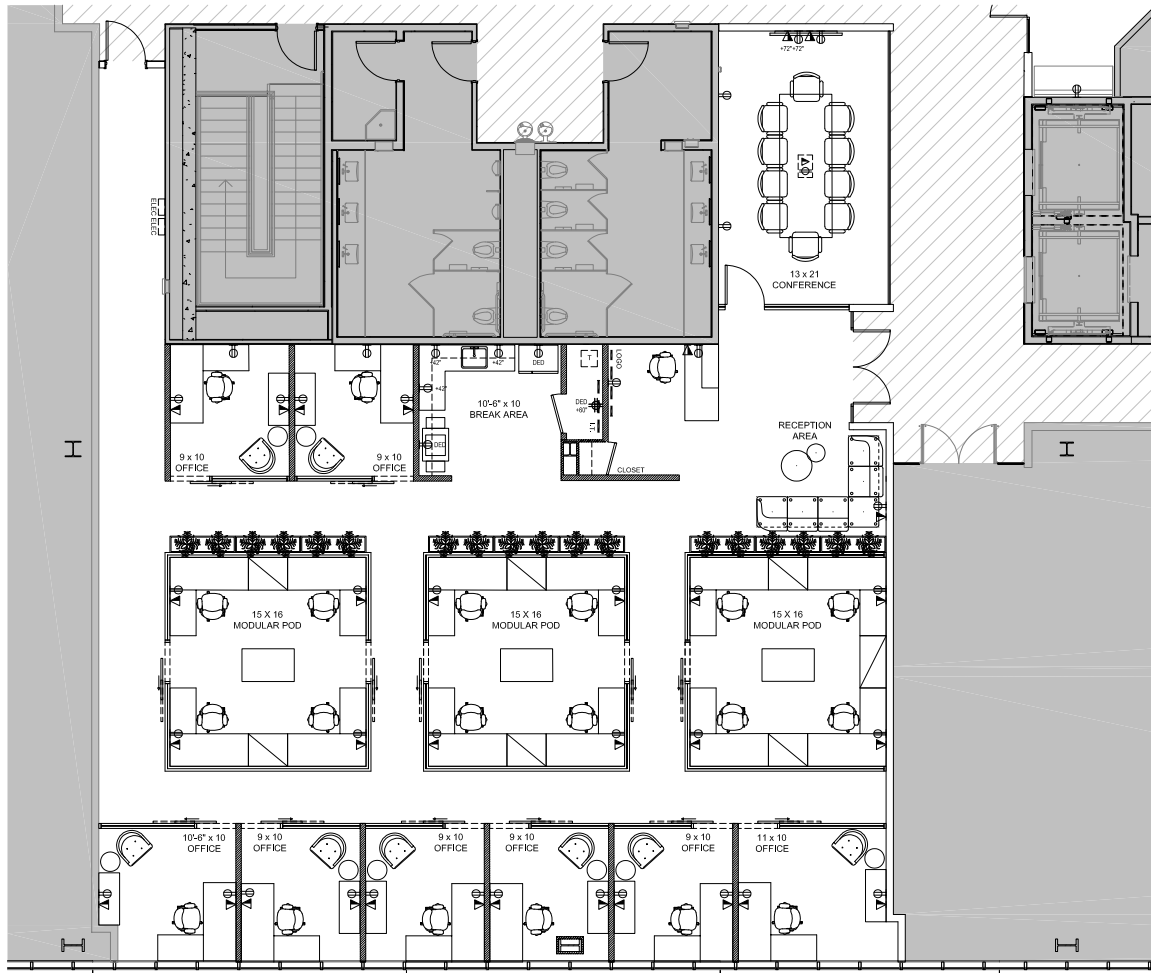
* Floor plans and sizes are subject to change.

SUITE 410 EXECUTIVE SUITES FOR LEASE

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



SUITE 430 FLOOR PLAN

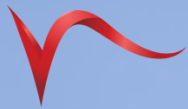


- SPEC SUITE LAYOUT
- DELIVERABLE 120 DAYS FROM LEASE EXECUTION
- STILL TIME TO MAKE MODIFICATIONS FOR TENANT NEEDS
- RATES STARTING @ \$4.25 MG



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