



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

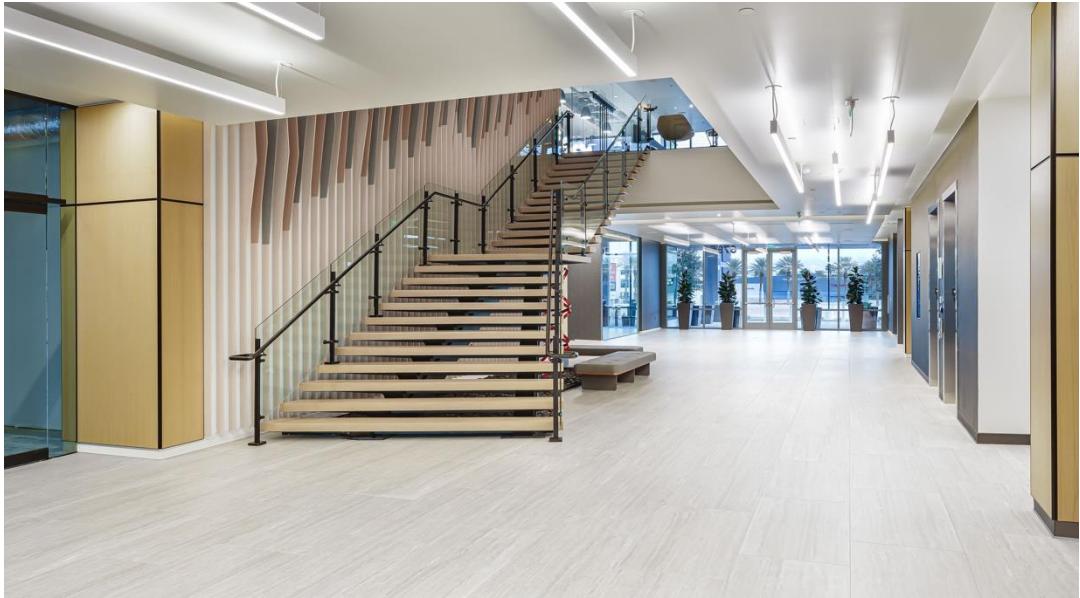


4<sup>th</sup> FLOOR SUITES AVAILABLE



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



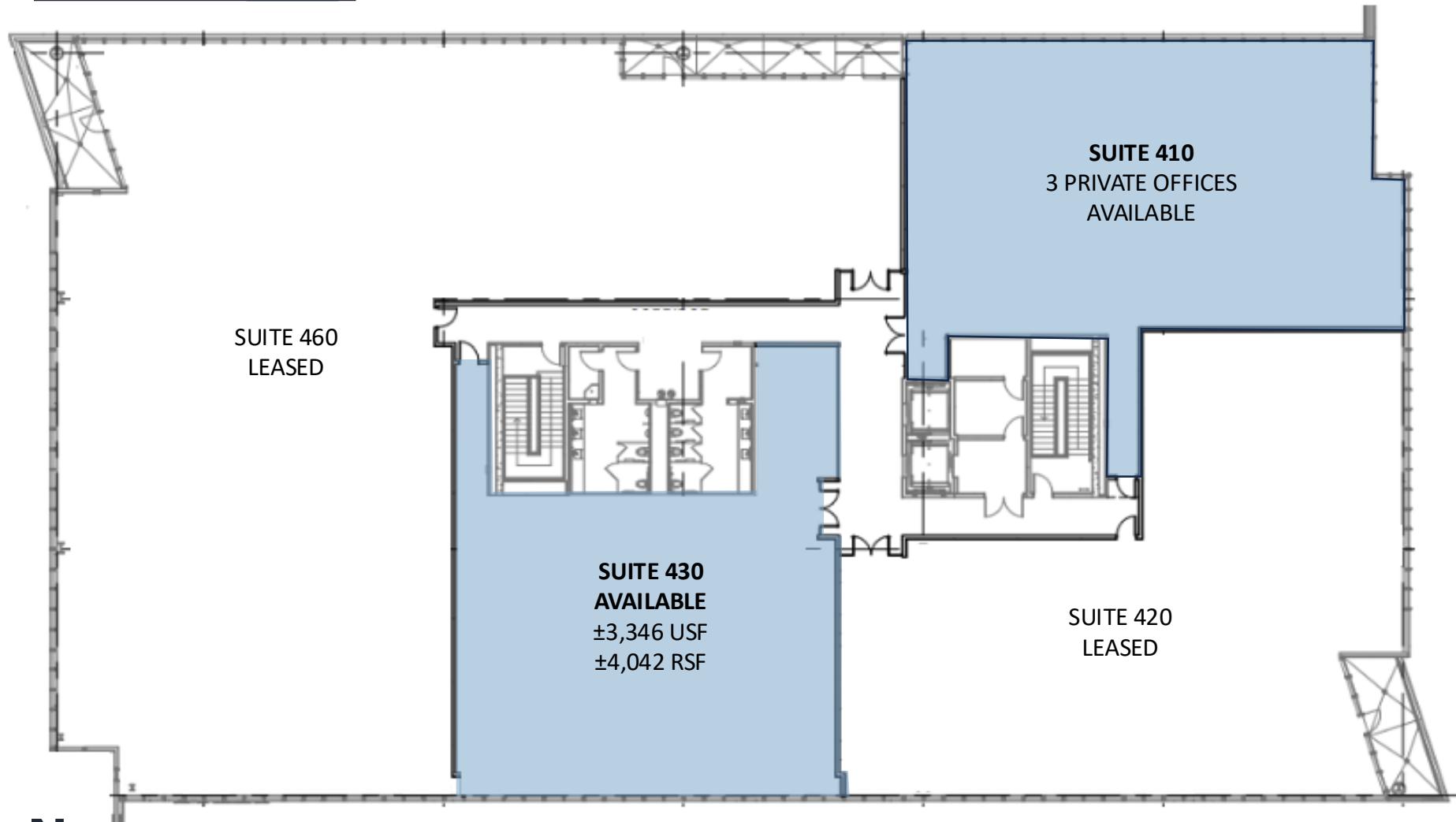


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# 4<sup>th</sup> FLOOR



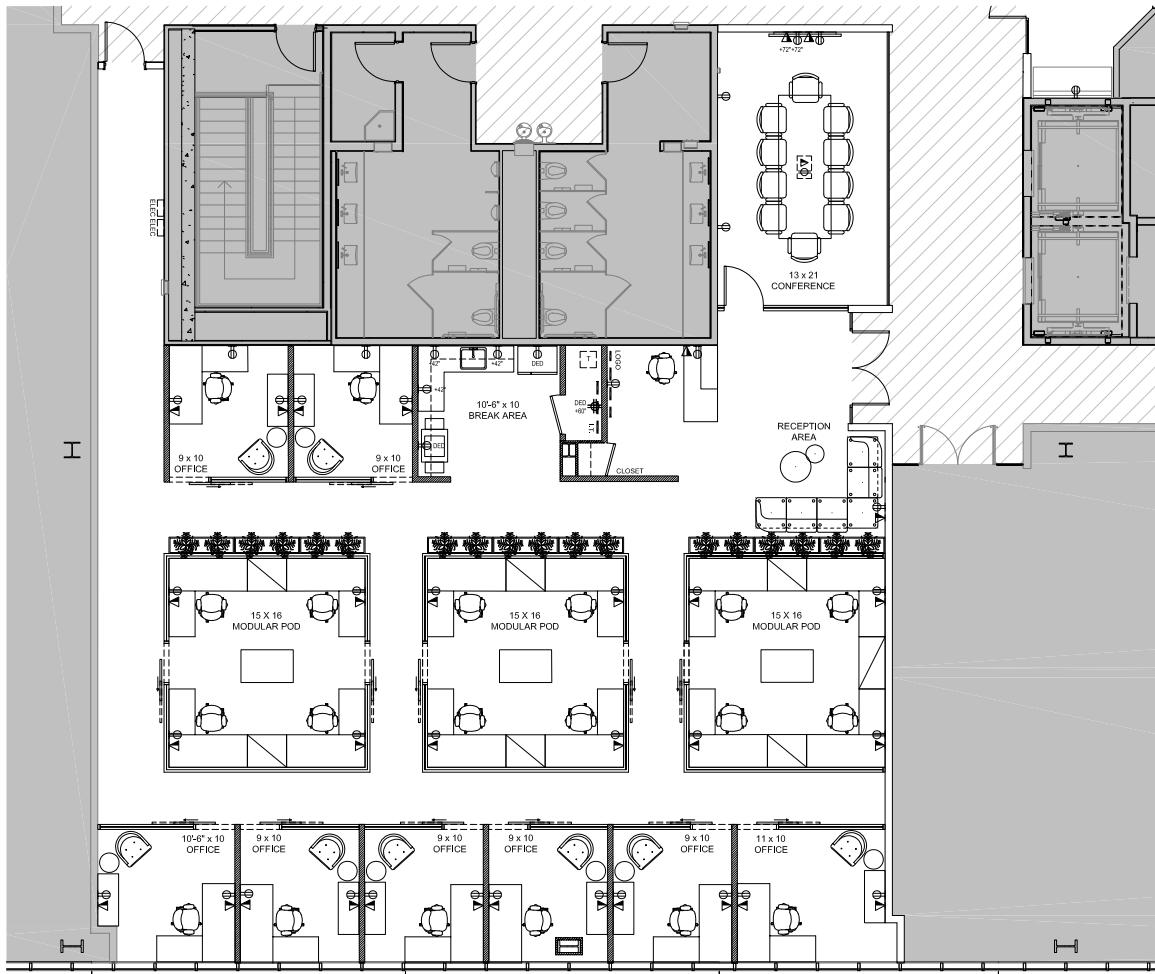
\* Floor plans and sizes are subject to change.

# 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

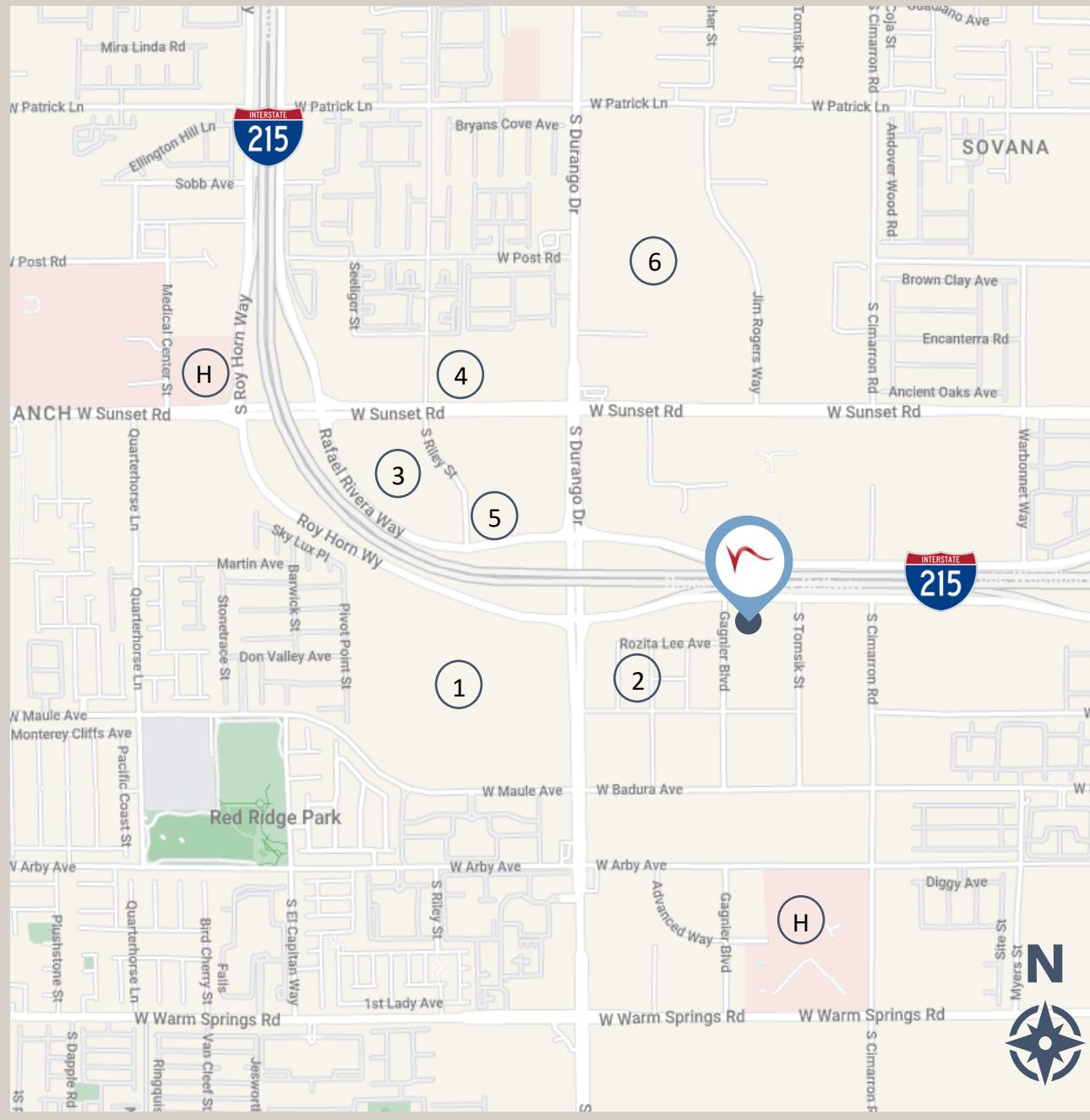


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- SPEC SUITE LAYOUT
- DELIVERABLE 120 DAYS FROM LEASE EXECUTION
- STILL TIME TO MAKE MODIFICATIONS FOR TENANT NEEDS
- RATES STARTING @ \$4.25 MG

# AMENITIES

Narrative is located near I-215 east of the Durango and Sunset interchange in the highly desired southwest submarket of the Las Vegas Valley, offering direct visibility and frontage on I-215.



- 1 DURANGO CASIONO & RESORT
- 2 UNCOMMONS
- 3 IKEA
- 4 THE BEND
- 5 FUTURE LIFETIME FITNESS
- 6 UNLV HARRY REID RESEARCH PARK





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