



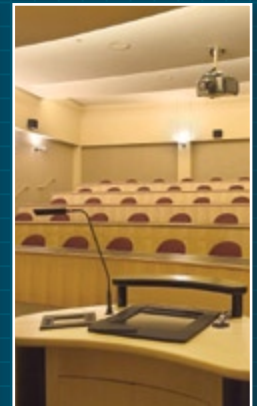
A three-story Class "A" office building • 68,647 square feet

MCC-2

6700 Via Austi Parkway

MCC-2 is a three-story Class "A" office building within the Marnell Corporate Center that offers an innovative and flexible working environment. The award winning building features unique interior elements, distinctive public spaces and a dramatic curved façade.

- Adjacent to McCarran International Airport
- Close proximity to the Las Vegas Strip
- Convenient access to the I-15 and I-215 beltway
- State-of-the-art tiered auditorium
- On-site management services
- High-speed data infrastructure





BUILDING SPECIFICATIONS

Building Type:	Steel frame with glass and metal panel exterior
Parking:	4 per 1,000 RSF
Elevator:	(2) Traction, 4000 lb. @ 200 ft/min
HVAC:	Efficient integrated chiller and energy management system
Power:	480/277 volts, 3 phase - 2500 amps
Lighting:	2x2 parabolic fluorescent in corridors
Security:	Convenient customized 24-hour controlled access
Data Lines:	T-1, T-3, Fiber Optic ready
Glass Type:	Hi-Performance, 1" insulated
Ceiling Heights:	All ceiling heights - 10'
Sprinklered:	Yes

BUILDING STANDARDS (Public Areas)

Doors:	Solid Core, stained
Floors:	Travertine
Walls:	Wood with travertine accents
Tenant Finishes:	Custom options available
Features:	Spacious auditorium (Daily Rental Available)

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