

5 MARNELL CORPORATE CENTER



A five-story Class "A" office building • 117,000 square feet

MCC-5

6720 Via Austi Parkway

MCC-5 is the first five-story Class A office building within the prestigious and sophisticated Marnell Corporate Center. It offers flexible open floor space, a dramatic two-story lobby entrance, scenic views from all levels and the highest quality of service and amenities. The building has a unique independent parking structure exclusively for MCC-5 tenants. The architectural environment of MCC-5 is designed for adaptability, visibility, and innovation.

- Convenient access to the intersection of I-15 and I-215
- Close proximity to McCarran Airport and Las Vegas Strip
- Innovative and flexible floor plans
- Expert Marnell Properties Services
- High-speed data infrastructure
- On-site management services
- Secure covered parking structure
- Distinctive upscale interiors and public spaces





BUILDING SPECIFICATIONS

Building Type:	Steel frame with glass and metal panel exterior
Parking:	4 per 1,000 RSF
Elevator:	(3) Traction, 4000 lb. @ 200 ft/min
HVAC:	Variable Air Volume (VAV) - hours of operation (7 am - 6 pm M-F, 8 am - 1 pm Sat)
Power:	480/277 volts, 3 phase - 2500 amps
Lighting:	2x2 parabolic fluorescent in corridors
Security:	Controlled access with after hour convenience
Data Lines:	T-1, T-3, Fiber Optic ready
Glass Type:	Hi-Performance, 1" insulated
Insulation:	Roof, R-19; Walls, R-13
Ceiling Heights:	1st Floor - 10'; 2nd, 3rd, 4th and 5th floors - 9'
Load:	14%
Sprinklered:	Yes

BUILDING STANDARDS (Public Areas)

Doors:	Solid Core, stained birch
Floors:	Travertine
Walls:	Wood w/ travertine accents
Tenant Finishes:	Custom options available

For Leasing Information: 702.739.2999



MARNELL PROPERTIES

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