



# MARNELL CORPORATE CENTER

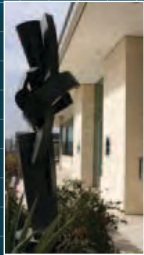


## AVAILABLE IMMEDIATELY

Quality



Location



Lifestyle



Marnell Corporate Center 5 is a five-story ±110,962 SF Class “A” building featuring an impressive two-story lobby entrance, and a freestanding dedicated covered parking structure for its tenants’ and visitors’ exclusive use.

The campus includes a ±2.87 acre undeveloped land parcel available for a build-to-suit opportunity.

### PROPERTY FEATURES AND HIGHLIGHTS

- \* Premier Location in the Airport Submarket strategically located at the intersection of the I-15 and the I-215 Interstates
- \* Innovative Design and Superior Construction within a Cutting Edge Office Environment
- \* High Speed Data Infrastructure
- \* Great Exposure and Visibility
- \* Airport Shuttle and Parking within walking distance
- \* Hilton, Fine Dining, Deli
- \* On Site Management Services
- \* Upscale Interior Lobbies and Common Areas
- \* Close Proximity to Las Vegas “Strip” and McCarran International Airport
- \* Scenic Views
- \* Flexible Floor Plans

For Additional Information, Contact:

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Colliers International

3960 Howard Hughes Pkwy.

Suite 150

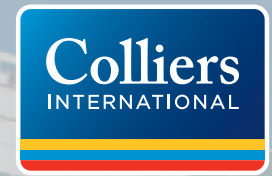
Las Vegas, Nevada USA 89169

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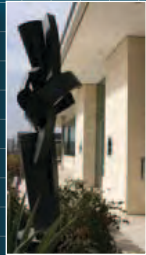


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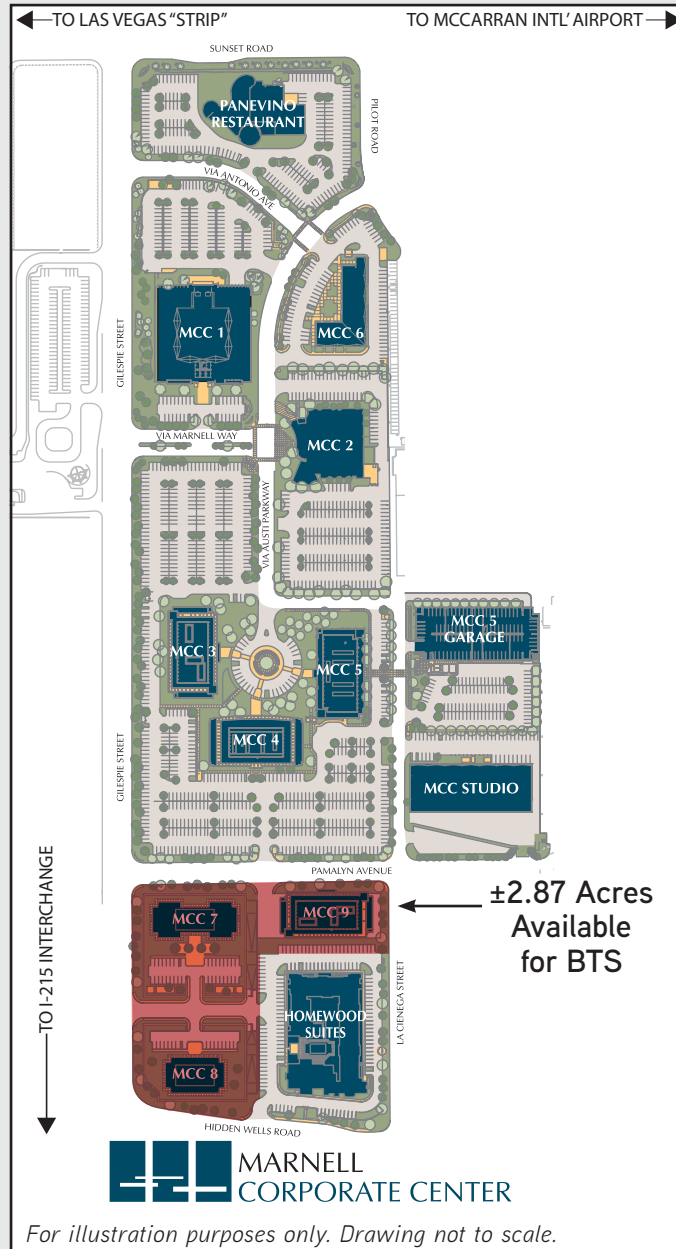


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### BUILDING SPECIFICATIONS:

BUILDING TYPE: Steel Frame with glass and metal panel exterior

HVAC: Variable Air Volume  
Hours of Operation-  
(7am-6pm M-F, 8am-1pm Sat)

ELEVATOR: (3) Traction, 4000lb @ 200 ft/min

POWER: 480/277 volts, 3 Phase - 2500 amps

LIGHTING: 2x2 parabolic fluorescent in corridors

SECURITY: Controlled access with after hour convenience

CEILING HEIGHT: 1st floor-10'; 2nd, 3rd, 4th, 5th floors-9'

DATA LINES: T-1, T-3, Fiber Optic ready

GLASS TYPE: Hi-Performance, 1" Insulated

INSULATION: Roof, R-19; Walls, R-13

PARKING: 3.5 per 1,000 USF

SPRINKLERED: Yes

### BUILDING STANDARDS:

DOOR: Solid core, stained birch

FLOORS: Travertine

WALLS: Wood with Travertine accents

TENANT FINISHES: Custom options available



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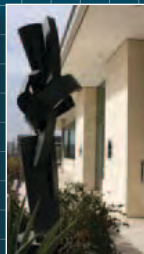


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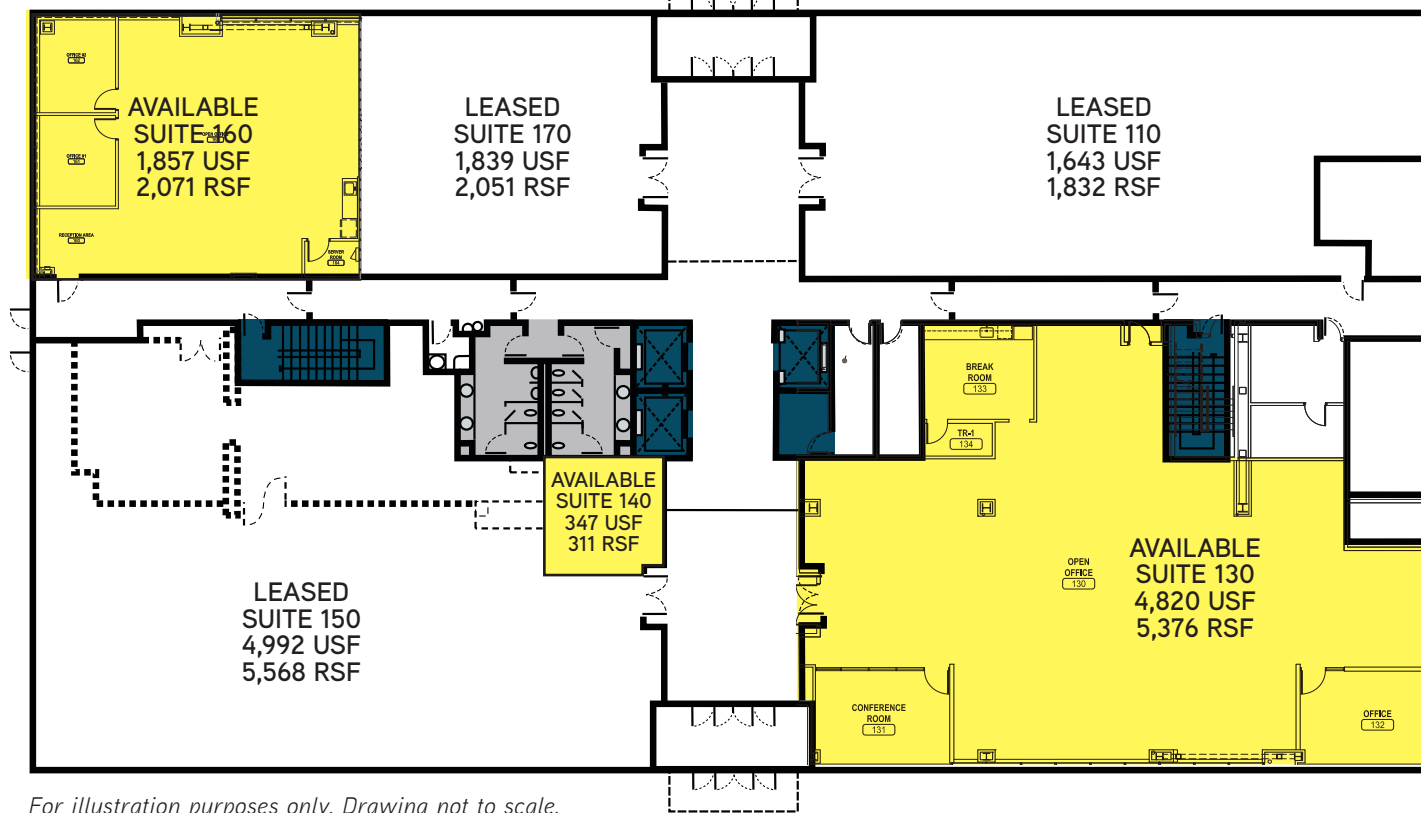
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6720 VIA AUSTI PKWY., LAS VEGAS, NV

FIRST FLOOR



*For illustration purposes only. Drawing not to scale.*

### AVAILABLE SUITES

SUITE 130	±5,376 SF
SUITE 140	±347 SF
SUITE 160	±2,071 SF



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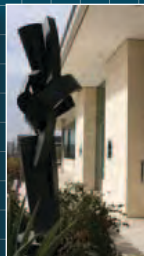


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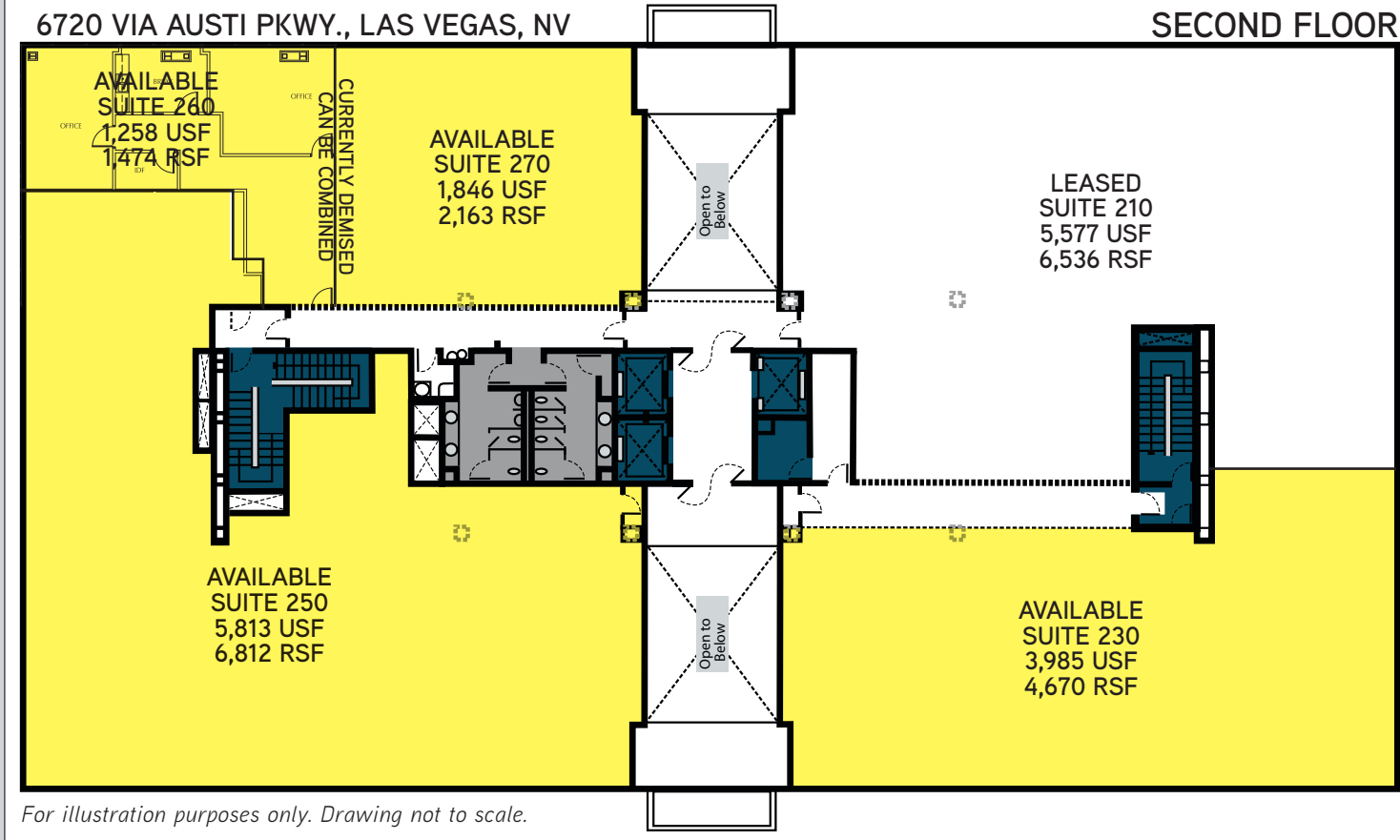
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### AVAILABLE SUITES

SUITE 230	±4,670 SF
SUITE 250	±6,812 SF
SUITE 260	±1,474 SF
SUITE 270	±2,163 SF
SUITE 260 & 270	±3,637 SF



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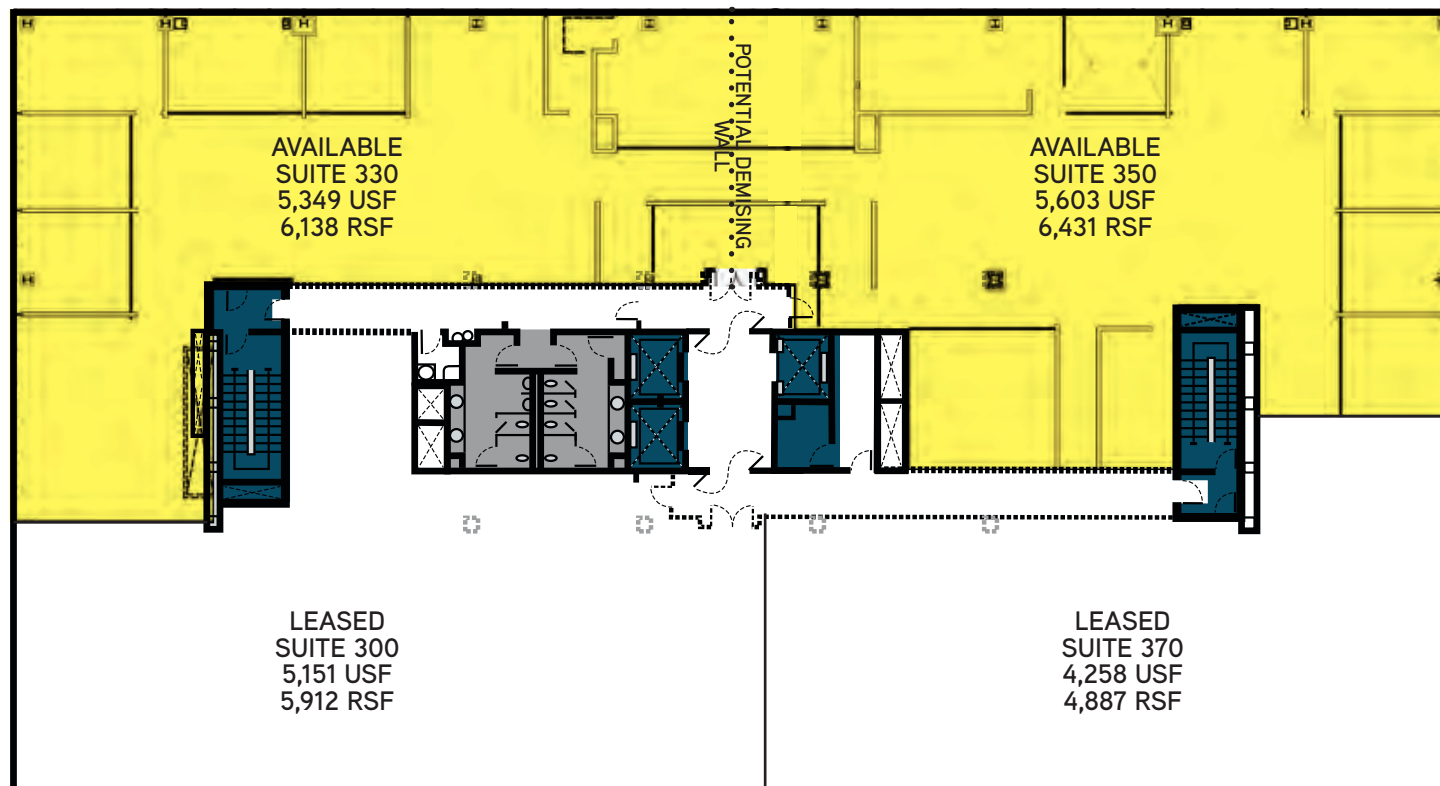
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THIRD FLOOR



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## AVAILABLE SUITES

SUITE 330	±6,138 SF	SHELL CONDITION (Conceptual Floor Plan)
SUITE 350	±6,431 SF	SHELL CONDITION (Conceptual Floor Plan)
SUITE 330/350	±12,569 SF	SHELL CONDITION (Conceptual Floor Plan)