

NARRATIVE

INSPIRED WORKSPACE



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CLASS A WORKSPACE

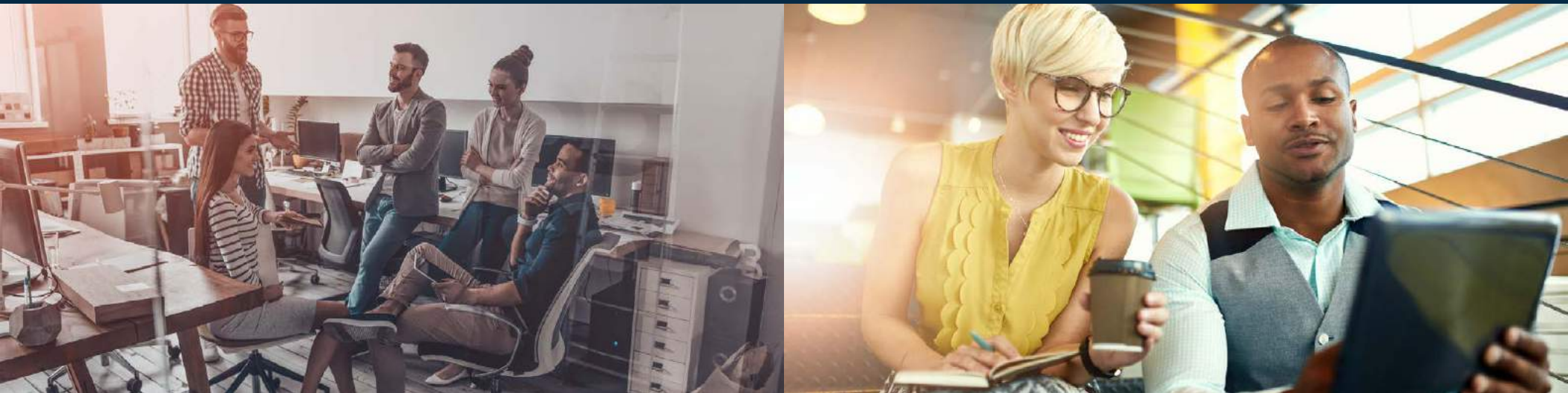
Leading edge design meets cool innovation, purposely situated in one of the most desired and visible locations in the Las Vegas Valley. A progressive building for forward-thinking companies. An energetic atmosphere that embraces technology and engages people. High-performance spaces created specifically to enhance quality of life at work.

Four floors of flexible open floor plates allow unlimited possibilities in workspace interiors. Breathtaking city and mountain views provide a connection to the outdoors through full height glass walls and terraces. Unparalleled exposure.

A 3-story parking garage, lounge, and common area gathering spaces. Workspace built to inspire.

Your Lifestyle. Your Workstyle. Your Narrative.

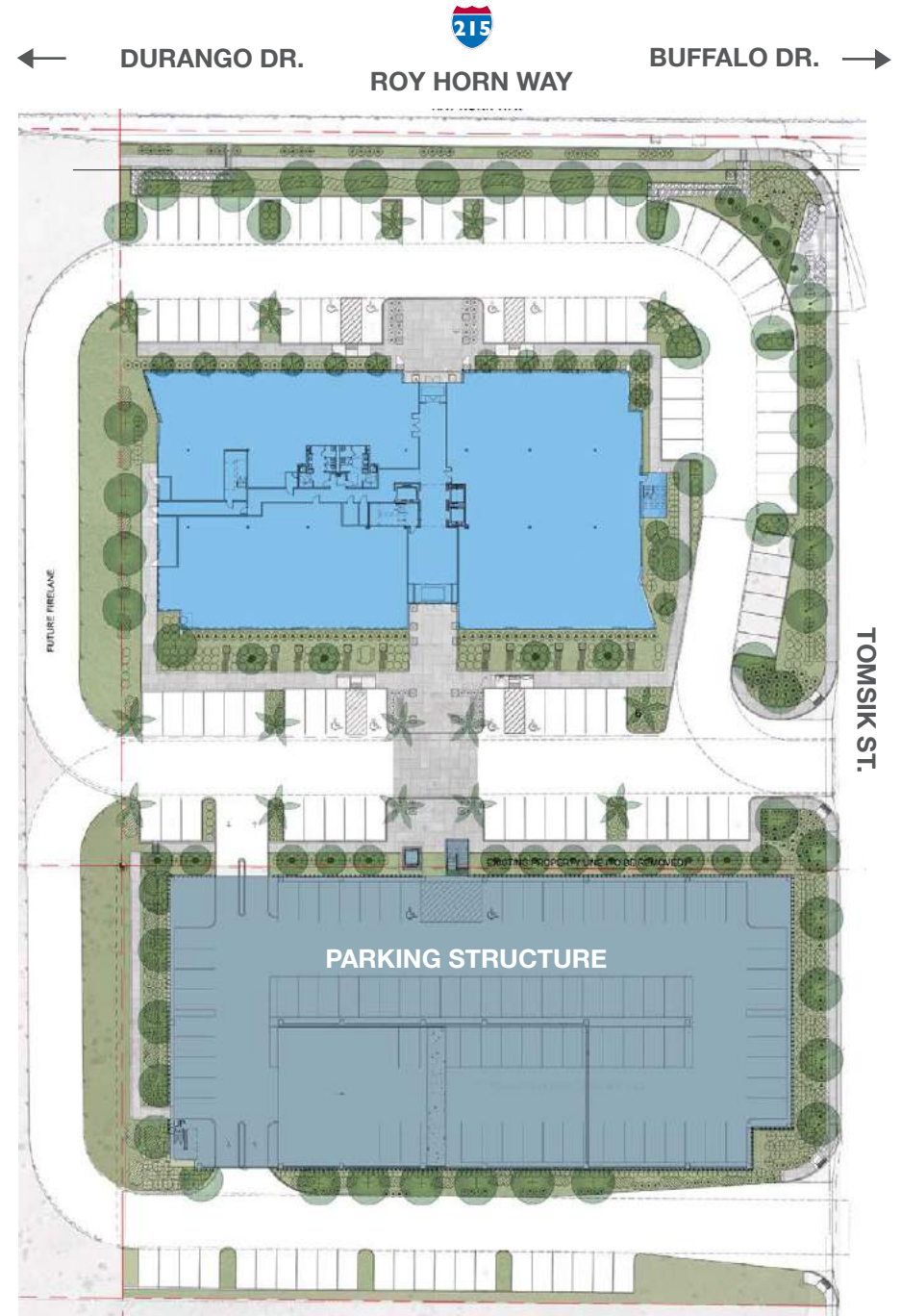
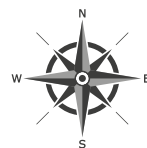
REVEAL YOUR NEXT CHAPTER AT  NARRATIVE.



SITE PLAN

OFFICE HIGHLIGHTS

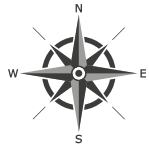
Rentable SF	±100,165 RSF
Asking Rates	\$2.95—\$3.15 PSF, MG
Site Acres	±3.62 Acres
I-215 Frontage	200 LF
Parking Ratio	4/1,000 SF
Average Floorplate	±24,000 RSF
Surface Parking	119 Spaces
Secured Structured Parking	286 Spaces
Sustainability	Green Building
Glass Height	12' (Floor to ceiling)
Lounge	2nd Floor
Terrace	2nd Floor
Private Balconies	4th Floor
Inspiration	Everywhere



FLOOR PLANS

FIRST FLOOR

TOTAL RSF
±19,973 RSF



SECOND FLOOR

TOTAL RSF
±20,981 RSF

AVAILABLE
±7,165 RSF

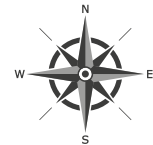
*Floor plans and its sizes are subject to change.



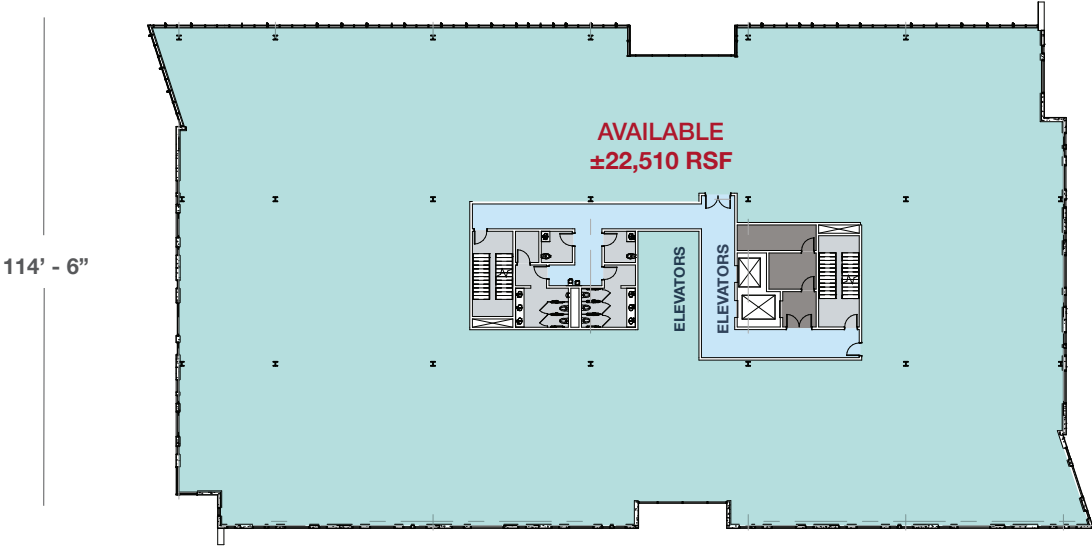
FLOOR PLANS

THIRD FLOOR

TOTAL RSF
±22,510 RSF

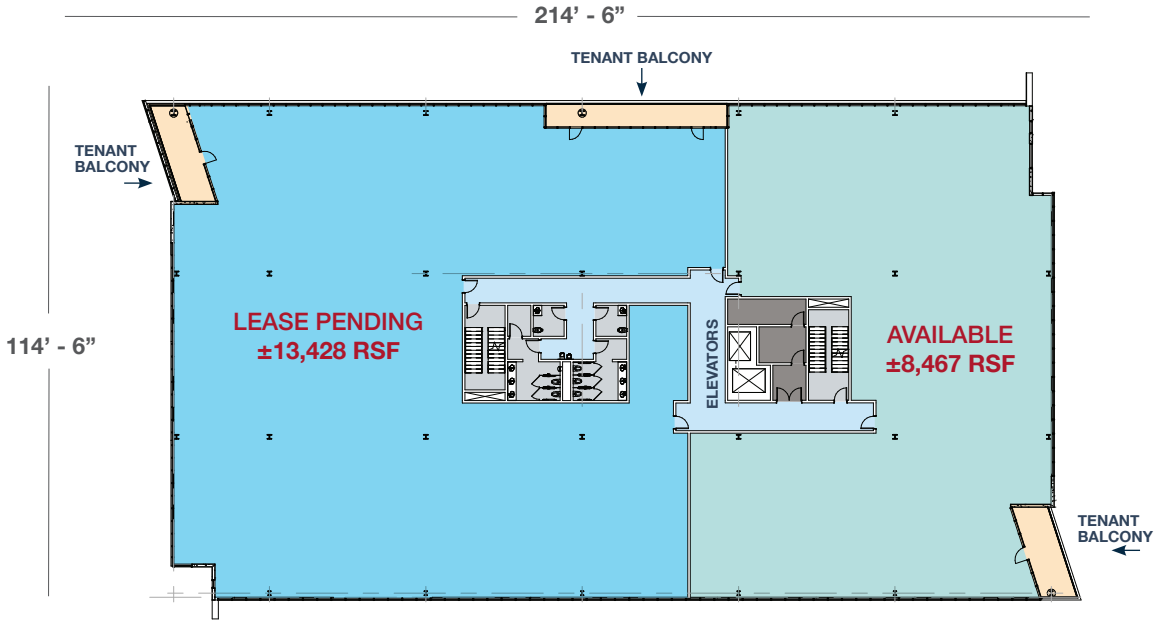


← DURANGO DR. I-215 BUFFALO DR. →
214' - 6"



FOURTH FLOOR

TOTAL RSF
±22,666 RSF



*Floor plans and its sizes are subject to change.

THE STORY

ARRIVING SUMMER 2020
CLASS A OFFICE SPACE

±100,165 SF | Square Footage

CLOSE TO DINING
SHOPPING & FITNESS
Natural Light

12' HIGH CEILINGS

STATE-OF-THE-ART DESIGN | LATEST TECHNOLOGY

FREEWAY SIGNAGE
OPPORTUNITIES



14 Mins from McCarran International Airport

4 STORIES
floors



14 Minutes from the
Las Vegas Strip

GREAT VISIBILITY
modern architecture

Core of the Highly Desired
Southwest Location

EASY ACCESS TO I-215 | VALLEY WIDE

AMENITIES...JUST TO NAME A FEW

Narrative is located on the I-215 east of the Durango Drive interchange in the highly desired southwest submarket of the Las Vegas Valley. The in-demand location offers direct visibility and frontage on I-215, and is within 14 minutes from the Las Vegas Strip and McCarran International Airport. The property is situated near the premier master-planned residential communities of Summerlin, Green Valley Ranch, Mountain's Edge and Southern Highlands. It is complemented by lifestyle developments and an abundance of amenities for dining, shopping, fitness, wellness and entertainment.

RESTAURANTS

- 1 • JIMMY JOHNS
• EL POLLO LOCO
• IHOP
• PANERA BREAD
• BURGER KING
• APPLEBEE'S
• PANDA EXPRESS
• DOMINO'S PIZZA
• DEL TACO
• STARBUCKS COFFEE
• MCDONALD'S
- 2 • DUNKIN DONUTS
• ARCHI'S THAI
• BON CHON
• GREENS AND PROTEINS
• WAHOO'S FISH TACOS
• PORT OF SUBS
• THE CRACKED EGG
• OHJAH NOODLE HOUSE
• FIREHOUSE SUBS
- 3 • CAFÉ RIO
• SUBWAY
• MASTER KIMS
• CHEBA HUT
• PIER 215
• PROTEIN SOURCE
• RAMEN KOBO
- 4 • SKINNY FATS
• BUFFALO WILD WINGS
• ME GUSTO TACOS
• BLACK SHEEP
• PLANTONES ITALIAN
- 5 • PAPA MURPHY'S
• TACO BELL
• OHJAH NOODLE HOUSE
• FIREHOUSE SUBS
• TERIYAKI MADNESS
- 6 • NV CHICKEN CAFE
• POPEYE'S
• CHIPOTLE
• QDOBA
• JASON'S DELI
• CHILI'S
• SAMMY'S
• LOS CUCOS
- 7 • ROCCO'S PIZZA
• EINSTEIN BROS. BAGELS
• CAFÉ ZUPAS
• NACHORIA
• FARMER BOY'S
• YOGURTLAND
- 8 • RAISING CANE'S
• GRIMALDI'S PIZZERIA
• CARL'S JUNIOR
• HOOTERS
• L&L HAWAIIAN BARBEQUE

RETAIL

- 1 • US POST OFFICE
• 99 CENT STORE
• HOBBY LOBBY
• ROSS
• UPS
• WALMART
• BANK OF AMERICA
• LOWE'S
• PETSMART
• OFFICE DEPOT
• PIER 1 IMPORTS
• CHASE BANK
- 2 • CVS PHARMACY
- 3 • WALGREENS
- 4 • VONS
- 5 • PLANET FITNESS
• SAM'S CLUB
• THE HOME DEPOT
• FAMOUS FOOTWEAR
• TILLY'S
• BEST BUY
• HALLMARK
• ULTA
• WALMART
• GNC
• SEAFOOD CITY

IN THE MIDDLE OF EVERYTHING



NARRATIVE



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