



MARNELL CORPORATE CENTER



**AVAILABLE
IMMEDIATELY**

Quality



Location



Lifestyle

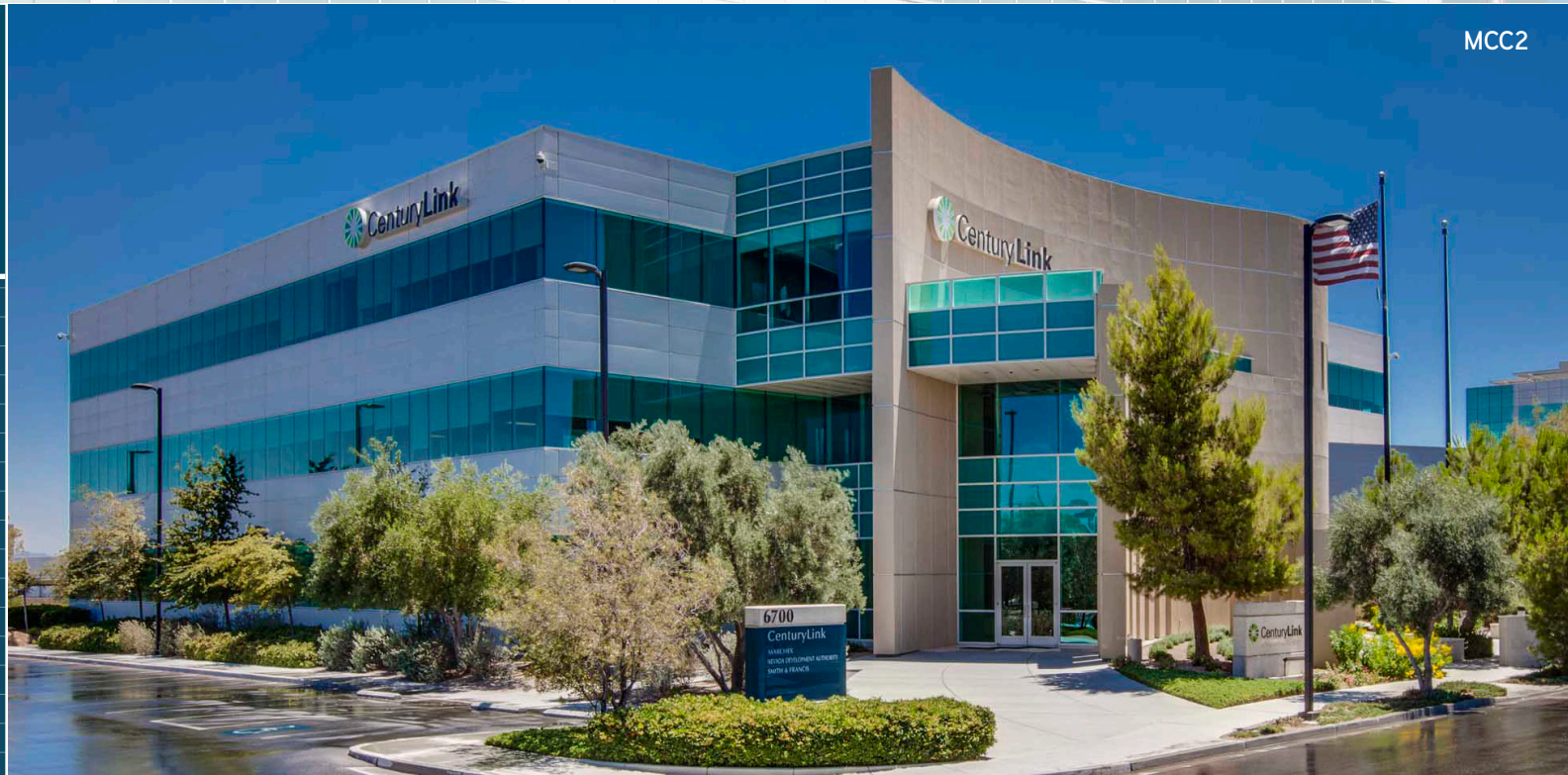


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Colliers International
3960 Howard Hughes Pkwy.
Suite 150
Las Vegas, Nevada USA 89169
T 702.735.5700 | F 702.731.5709
www.colliers.com



MCC2

Marnell Corporate Center 2 is a three-story $\pm 67,760$ SF Class "A" building featuring unique interior elements, distinctive public spaces and a dramatic curved facade.

PROPERTY FEATURES AND HIGHLIGHTS

- Premier Airport Submarket location strategically positioned at the intersection of the I-15 and I-215 Interstates
- Innovative design and superior construction within a cutting edge "Class A" office environment
- High speed data infrastructure
- Great exposure and visibility
- On campus amenities: Homewood Suites, Panevino Ristorante and Gourmet Deli
- On-site management services
- Upscale interior lobbies and common areas
- Close proximity to Las Vegas "Strip", McCarran International Airport and Town Square shopping
- Scenic views of the city and surrounding mountains



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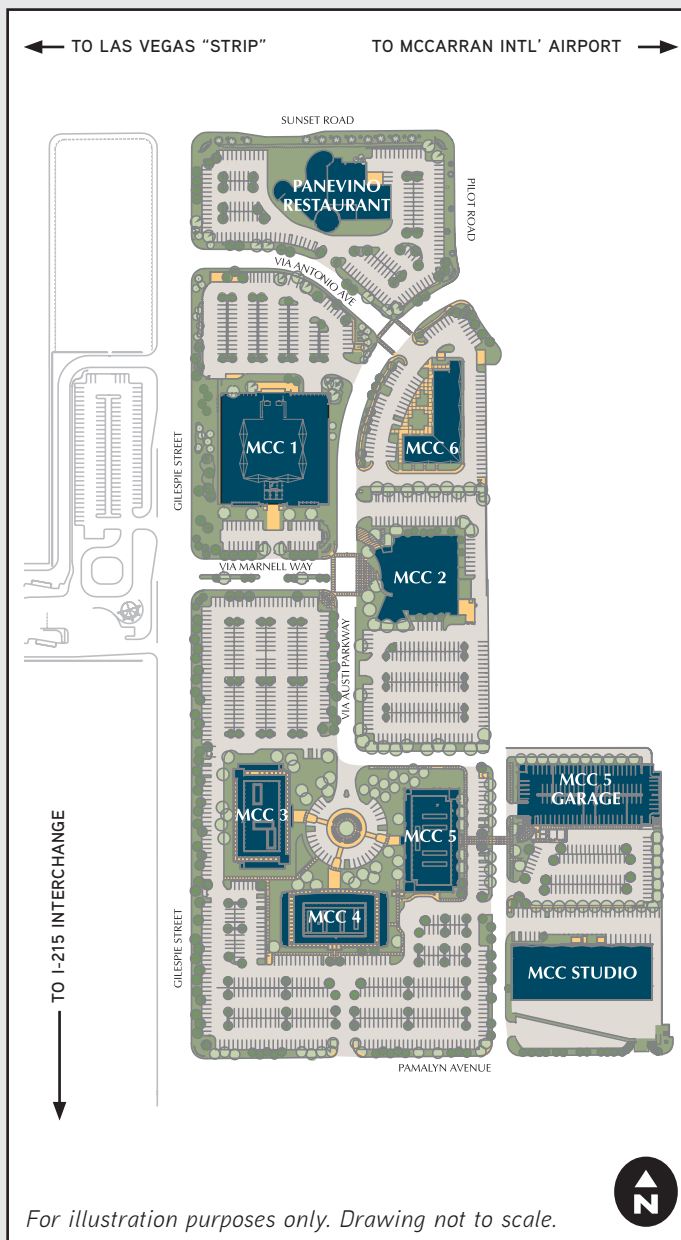


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BUILDING SPECIFICATIONS:

BUILDING TYPE:	Steel frame, concrete slabs over metal deck floor system
HVAC:	Integrated chiller and Energy Management System, Hydronic Water Loop System with water source heat pumps
ELEVATOR:	(2) Hydronic, 3500 lb, (no freight elevator/loading dock)
GENERATOR:	Emergency back-up, 600 kw, 750 kva, 3-phase, 4-wire Caterpillar Model 3412 with 600 gallon skid-mounted fuel tank
POWER:	480/277 volts, 3 phase - 2500 amps
LIGHTING:	2x2 parabolic fluorescent in corridors
SECURITY:	Security cameras, card reader after hour controlled access
CEILING HEIGHT:	10'
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 RSF
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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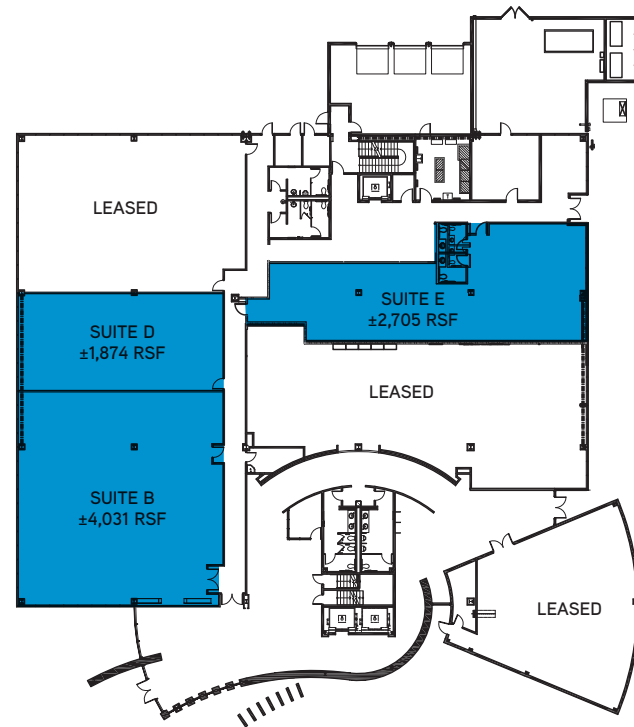
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MCC2 | 6700 VIA AUSTI PARKWAY, LAS VEGAS, NV

 = AVAILABLE



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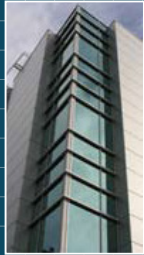


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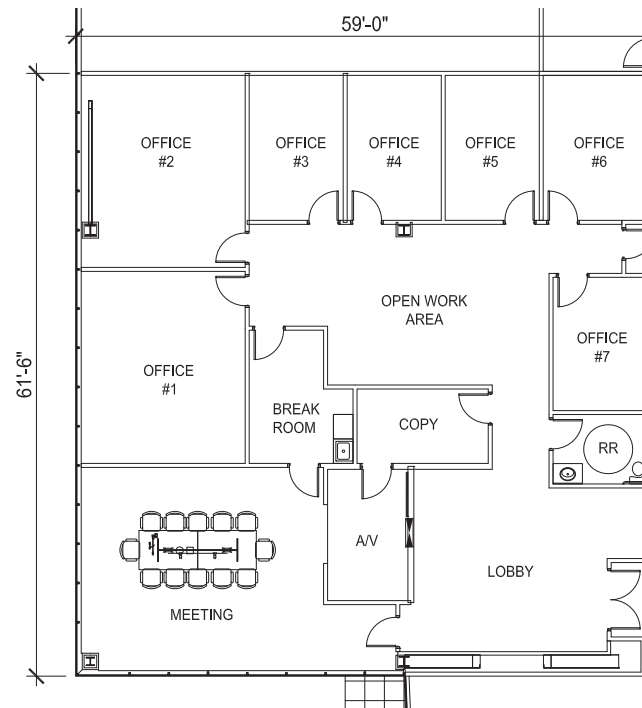
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FIRST FLOOR



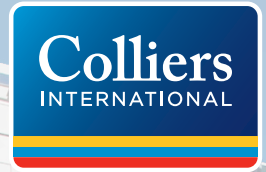
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AVAILABLE SUITES	RSF	DATE AVAILABLE	LEASE RATE
SUITE B	±4,031	4/1/18	\$2.75/SF FSG

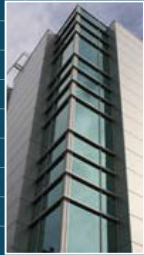


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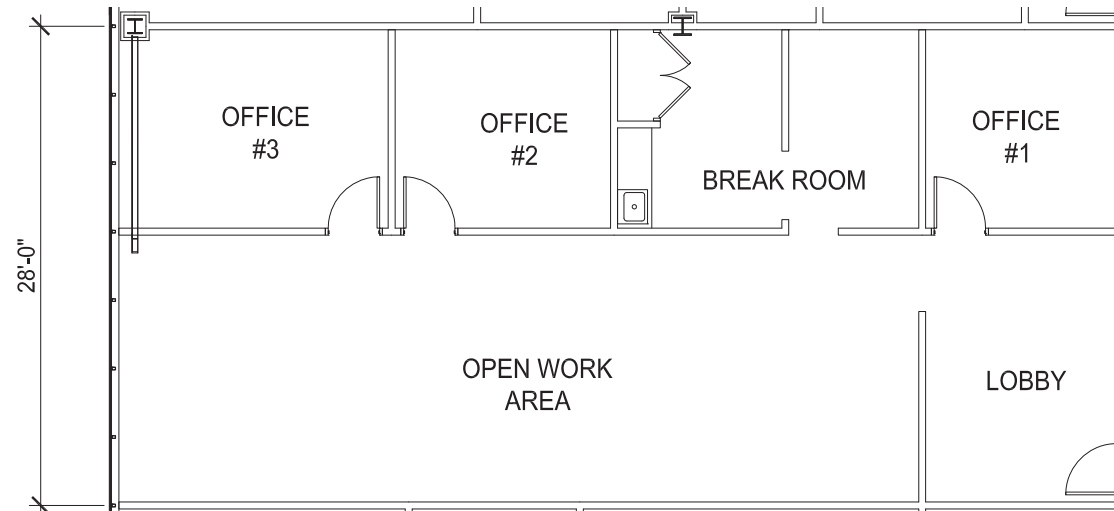
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AVAILABLE SUITES	RSF	DATE AVAILABLE	LEASE RATE
SUITE D	±1,874	4/1/18	\$2.75/SF FSG

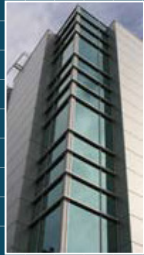


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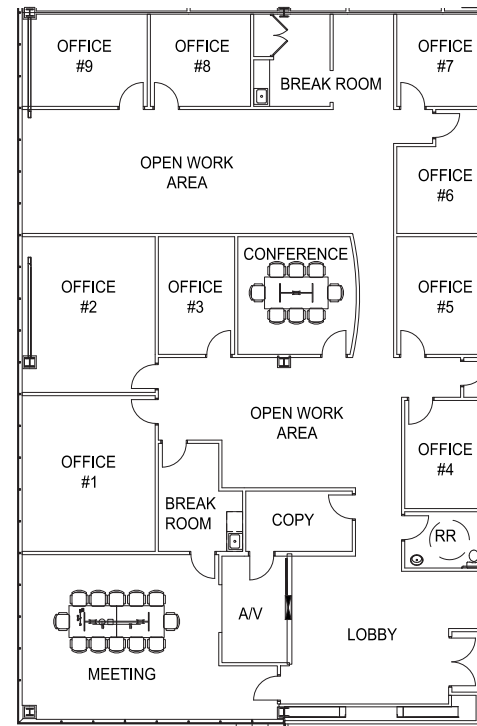
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AVAILABLE SUITES	RSF	DATE AVAILABLE	LEASE RATE
SUITES B & D COMBINED	±5,905	4/1/18	\$2.75/SF FSG

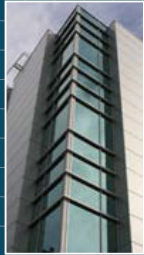


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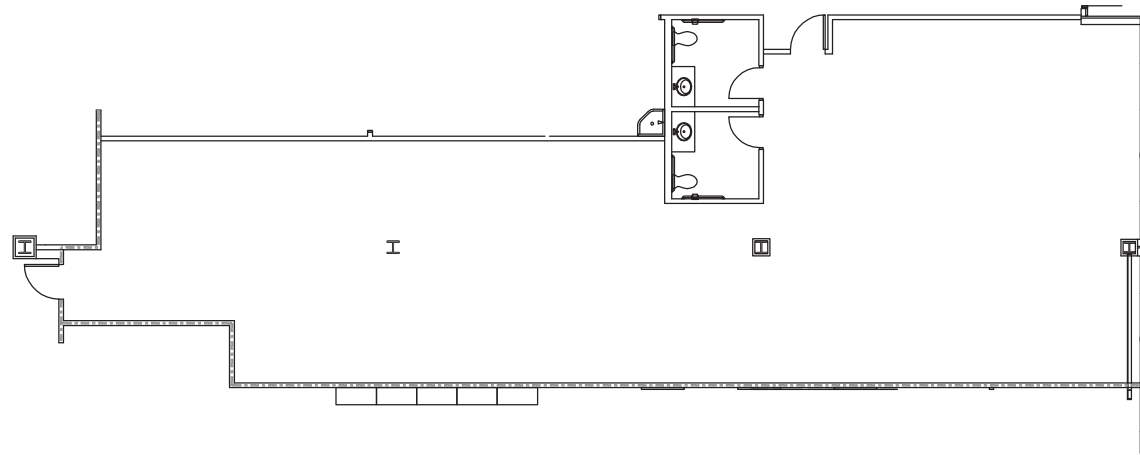
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AVAILABLE SUITES	RSF	DATE AVAILABLE	LEASE RATE
SUITE E	±2,705	NOW	\$2.50/SF FSG