


MARNELL CORPORATE CENTER

CLASS "A" OFFICE FOR LEASE

Featuring an impressive two-story lobby entrance, and a freestanding dedicated covered parking structure for its tenants' and visitors' exclusive use.



Patti Dillon,  SIOR
+1 702 836 3790
patti.dillon@colliers.com
License # NV-S.0047352

Taber Thill,  SIOR
+1 702 836 3796
taber.thill@colliers.com
License # NV-S.0051684

Megan McInerney
+1 702 836 3700
megan.mcinerney@colliers.com
License # NV-S.0188475

Colliers International
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas

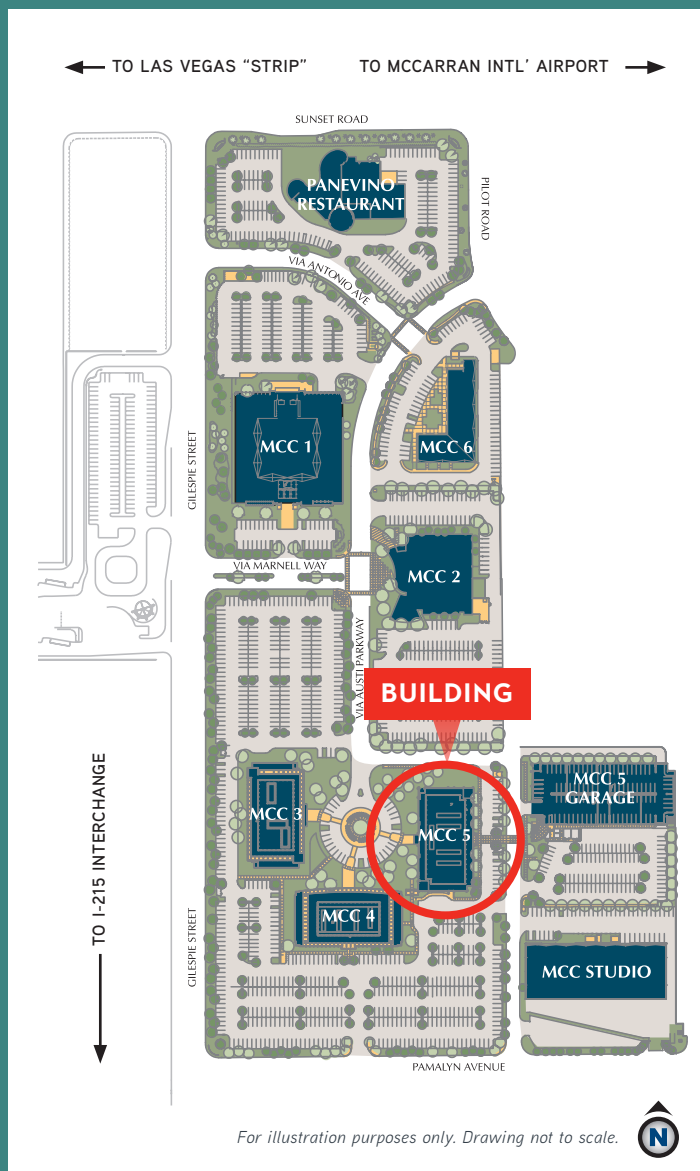




MARNELL CORPORATE CENTER

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



BUILDING SPECIFICATIONS:

BUILDING TYPE:

Steel Frame with glass metal panel exterior

HVAC:

Variable Air Volume

Hours of Operations:

7am-6pm M-F, 8am-1pm Sat

ELEVATOR:

(3) Traction, 4000lb @ 200ft/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

Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

License # NV-S.0047352

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

License # NV-S.0051684

Megan McInerney

+1 702 836 3700

megan.mcinerney@colliers.com

License # NV-S.0188475

Colliers International
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas



MARNELL CORPORATE CENTER



FIRST FLOOR

6720 Via Austi Parkway, Las Vegas, NV



For illustration purposes only. Drawing not to scale.



Patti Dillon,  SIOR
+1 702 836 3790
patti.dillon@colliers.com
License # NV-S.0047352

Taber Thill,  SIOR
+1 702 836 3796
taber.thill@colliers.com
License # NV-S.0051684

Megan McInerney
+1 702 836 3700
megan.mcinerney@colliers.com
License # NV-S.0188475

Colliers International
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas



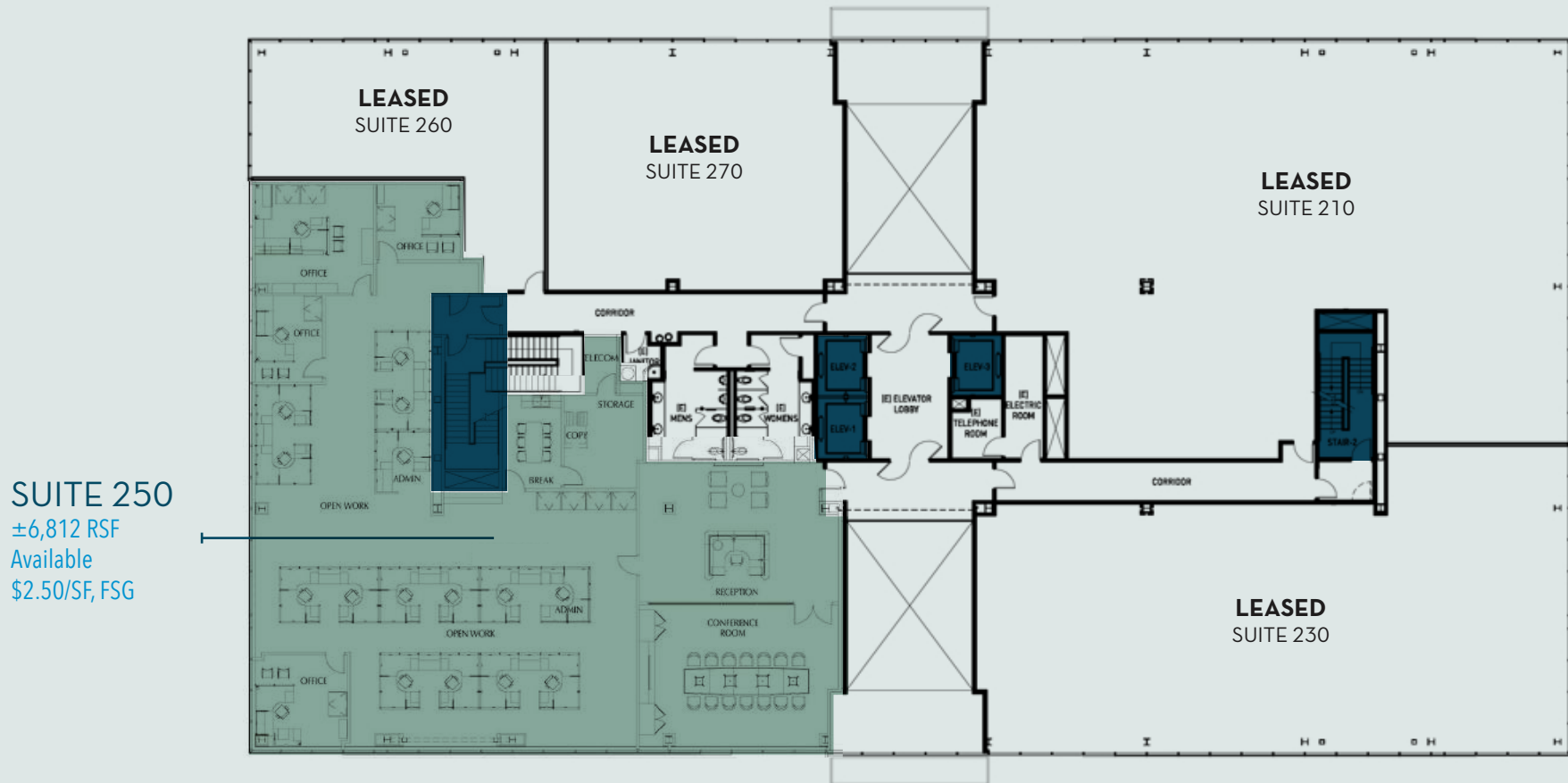
The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

MARNELL CORPORATE CENTER



SECOND FLOOR

6720 Via Austi Parkway, Las Vegas, NV



For illustration purposes only. Drawing not to scale.



Patti Dillon,  SIOR
+1 702 836 3790
patti.dillon@colliers.com
License # NV-S.0047352

Taber Thill,  SIOR
+1 702 836 3796
taber.thill@colliers.com
License # NV-S.0051684

Megan McInerney
+1 702 836 3700
megan.mcinerney@colliers.com
License # NV-S.0188475

Colliers International
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas



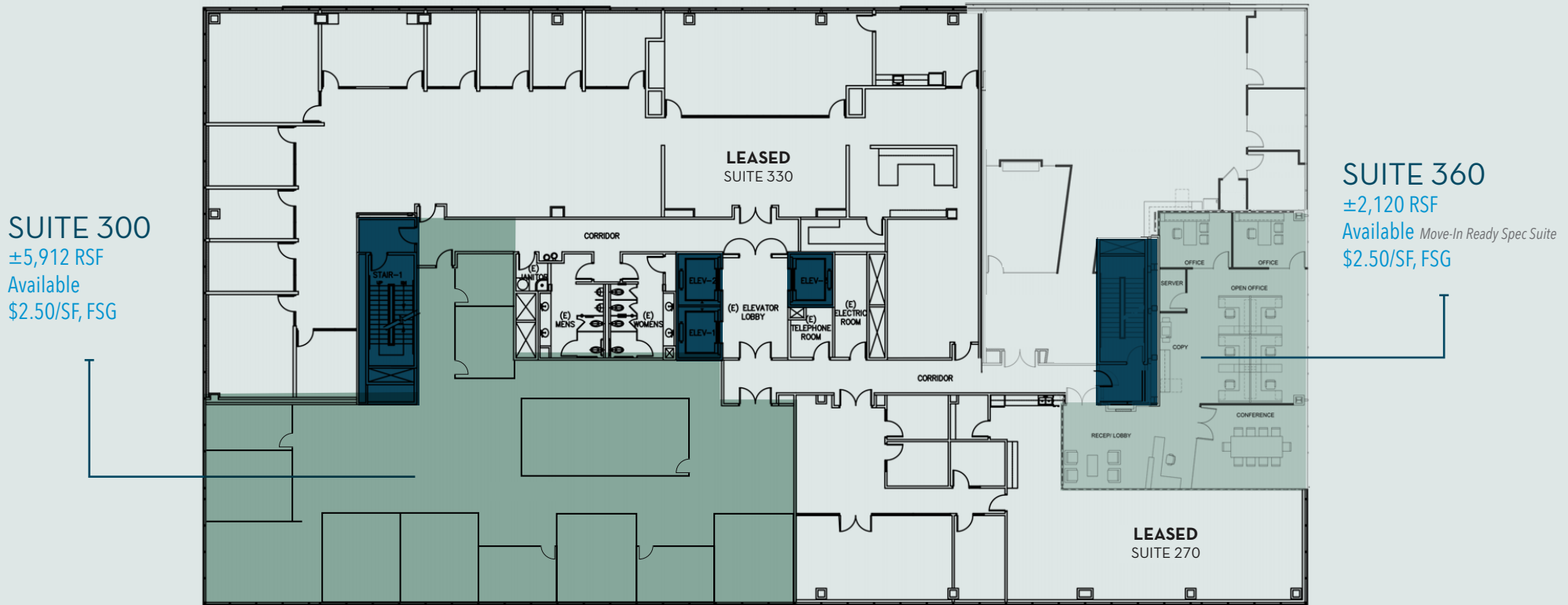
The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

MARNELL CORPORATE CENTER



THIRD FLOOR

6720 Via Austi Parkway, Las Vegas, NV



For illustration purposes only. Drawing not to scale.



Patti Dillon, SIOR
+1 702 836 3790
patti.dillon@colliers.com
License # NV-S.0047352

Taber Thill, SIOR
+1 702 836 3796
taber.thill@colliers.com
License # NV-S.0051684

Megan McInerney
+1 702 836 3700
megan.mcinerney@colliers.com
License # NV-S.0188475

Colliers International
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

MARNELL CORPORATE CENTER



FOURTH FLOOR

6720 Via Austi Parkway, Las Vegas, NV

SUITE 430

±5,344 RSF

Available

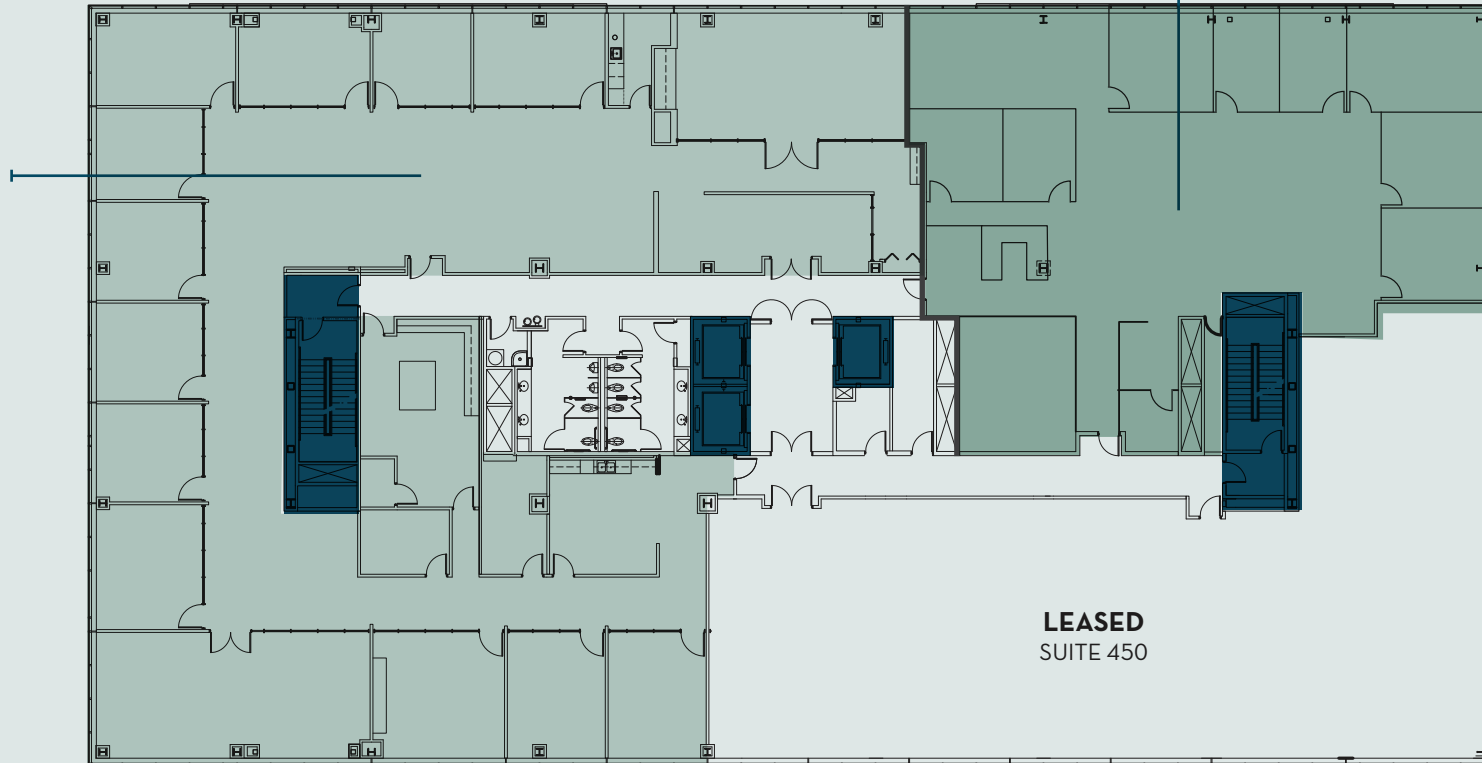
\$2.50/SF, FSG

SUITE 400

±11,654 RSF

Available

\$2.50/SF, FSG



LEASED
SUITE 450

For illustration purposes only. Drawing not to scale.



Patti Dillon,  SIR

+1 702 836 3790

patti.dillon@colliers.com

License # NV-S.0047352

Taber Thill,  SIR

+1 702 836 3796

taber.thill@colliers.com

License # NV-S.0051684

Megan McInerney

+1 702 836 3700

megan.mcinerney@colliers.com

License # NV-S.0188475

Colliers International

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

www.colliers.com/lasvegas



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

MARNELL CORPORATE CENTER



FIFTH FLOOR

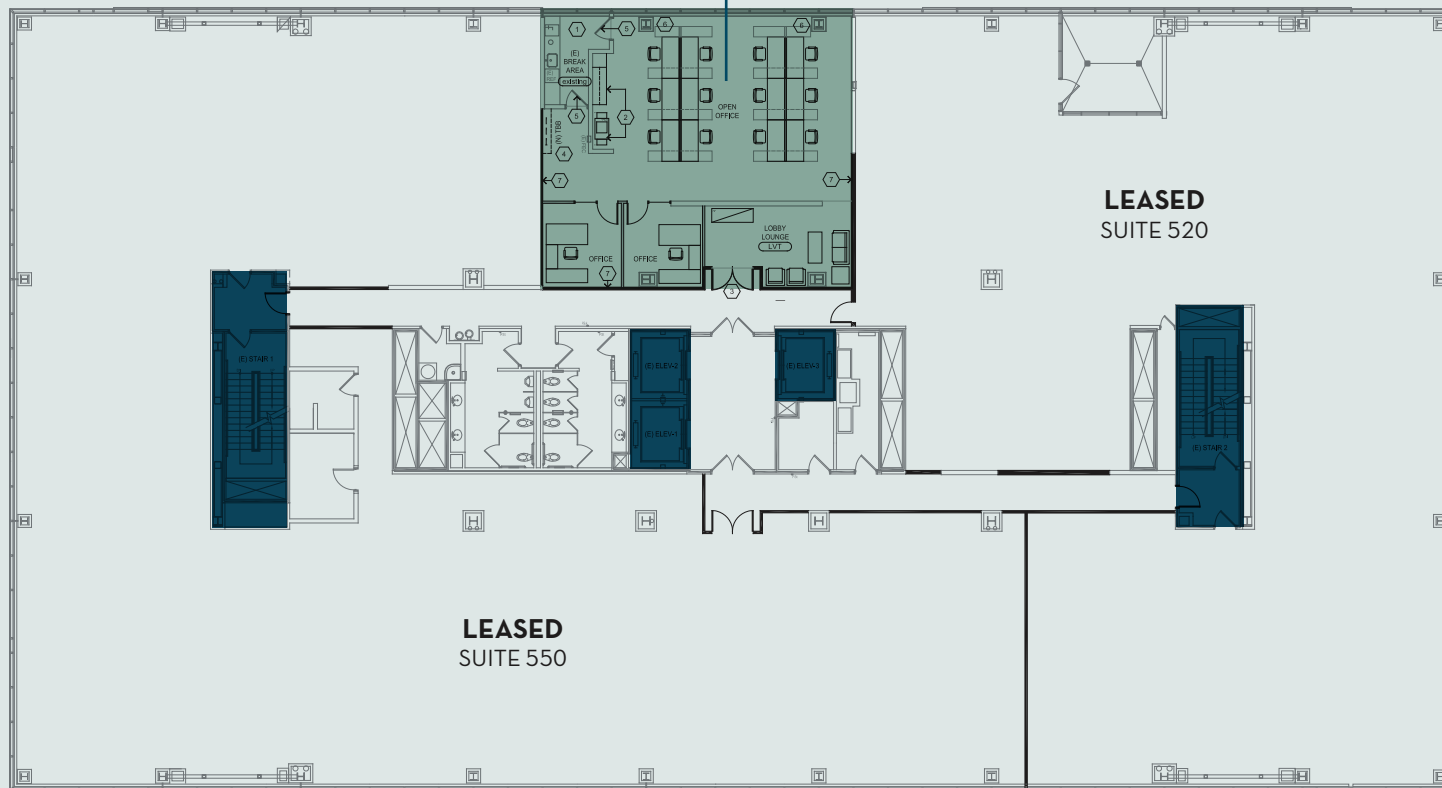
6720 Via Austi Parkway, Las Vegas, NV

SUITE 500

SPEC Suite

Delivery August 2019

\$2.50/SF, FSG



For illustration purposes only. Drawing not to scale.



Patti Dillon, SIR

+1 702 836 3790

patti.dillon@colliers.com

License # NV-S.0047352

Taber Thill, SIR

+1 702 836 3796

taber.thill@colliers.com

License # NV-S.0051684

Megan McInerney

+1 702 836 3700

megan.mcinerney@colliers.com

License # NV-S.0188475

Colliers International

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

www.colliers.com/lasvegas



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.