

# MARNELL CORPORATE CENTER



*UNDER NEW OWNERSHIP*

**Marnell Corporate Center V** is a five-story  $\pm 110,962$  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.



For more information, please contact:

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## 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

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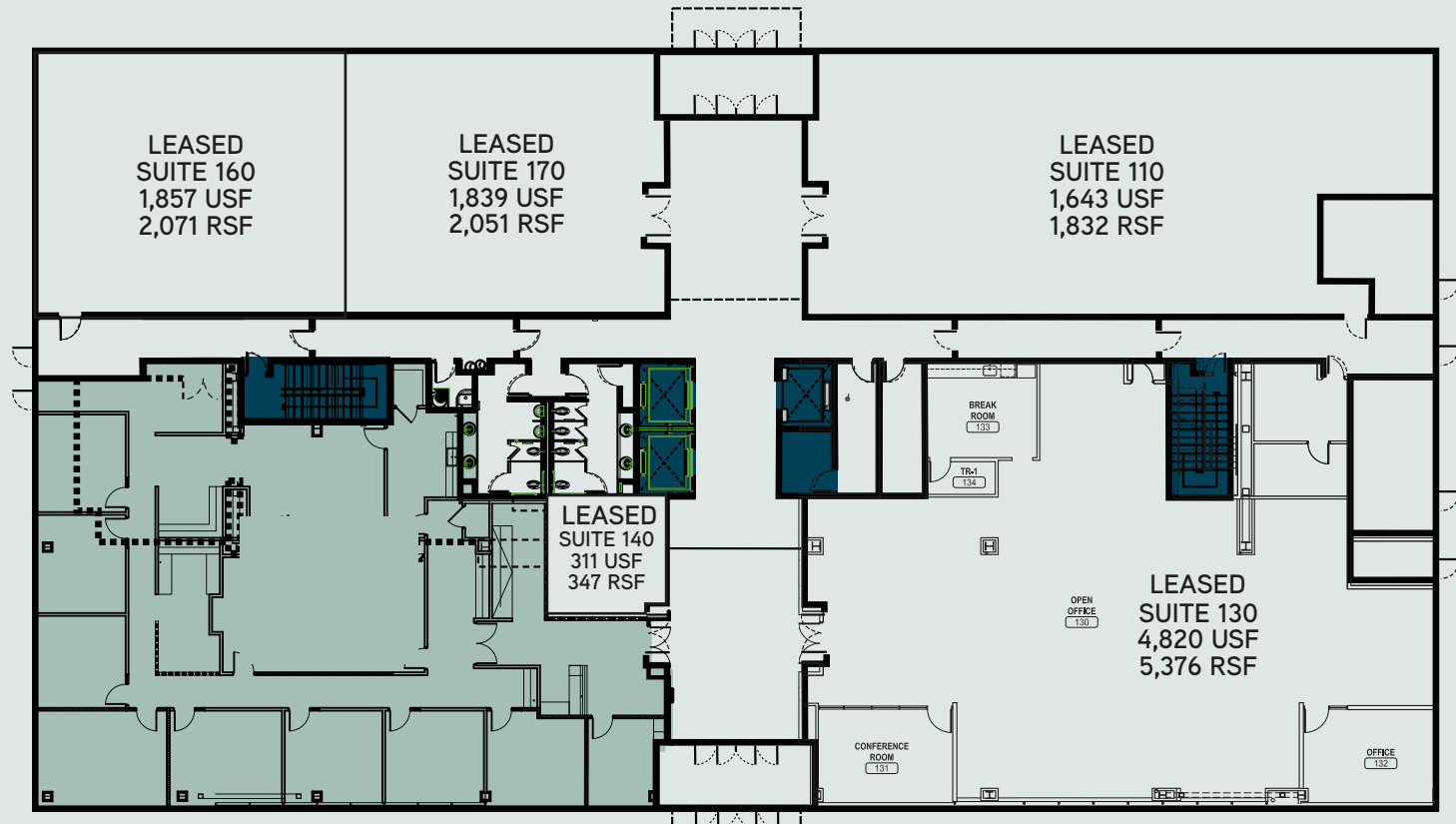
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**SUITE 150**  
±5,568 RSF  
Available Immediately  
\$2.50/SF, FSG



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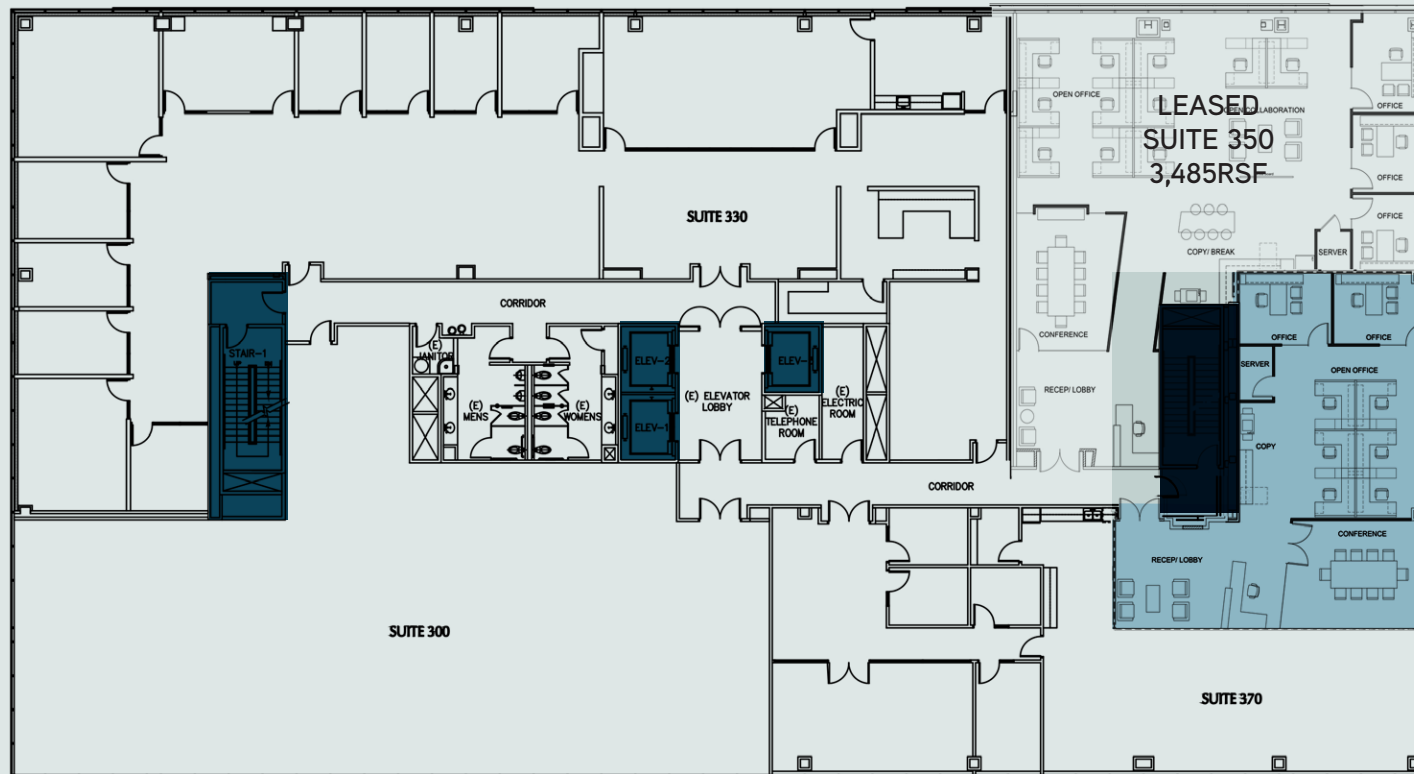
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**SUITE 360**  
±2,120 RSF  
Available Immediately  
\$2.50/SF, FSG

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