

Preleasing Office Space Under Construction



**I-215 AT
SUNSET & DURANGO
LAS VEGAS, NV 89118
APN: 176-04-101-003**

- High Profile Location with access to I-215 at Durango & Sunset
- Situated near two (2) Regional Hospitals.
- Two (2) Urban Life Style Developments are planned at Sunset & Durango.
- Parking Ratio 5:1000
- Completion Year End 2006

- Under Construction +/- 37,500 SF 3 Story Office space.
- Awesome Atrium and high quality interior features
- Lease Rates: Starting at 1.95 NNN
- Fiber-optic Communications and High Speed Data Connection
- Minimum of 2,500 SF up to +/- 35,000 SF
- Flexible space planning available before building completion
- High Profile Location near I-215

Demographics (2004 Est.)	5 Mile
Population	160,584
HH Income	\$65,936

For more information contact:

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4535 W. Russell

Suite 14

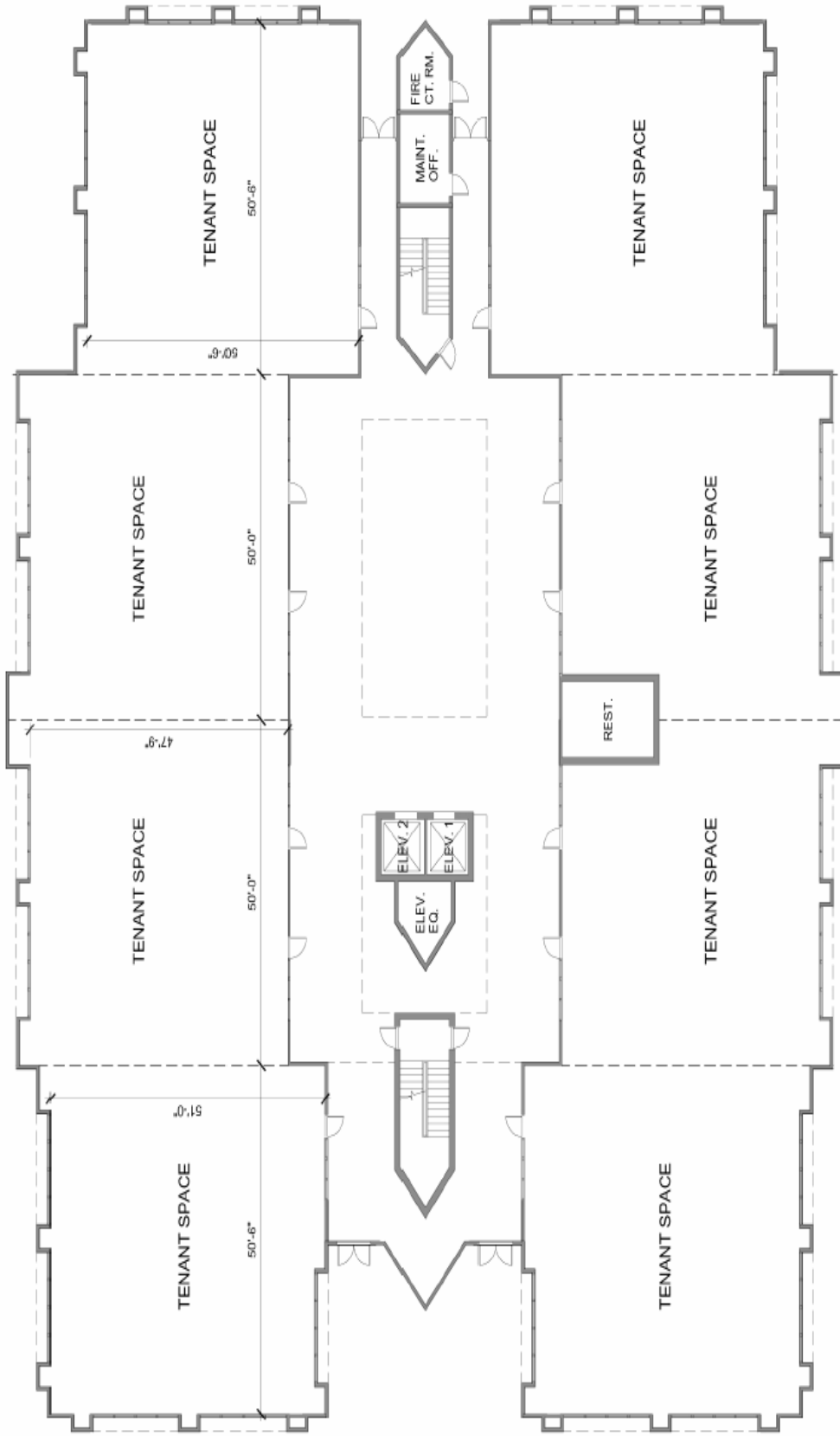
Las Vegas, Nevada 89118

702.796.6515 Office

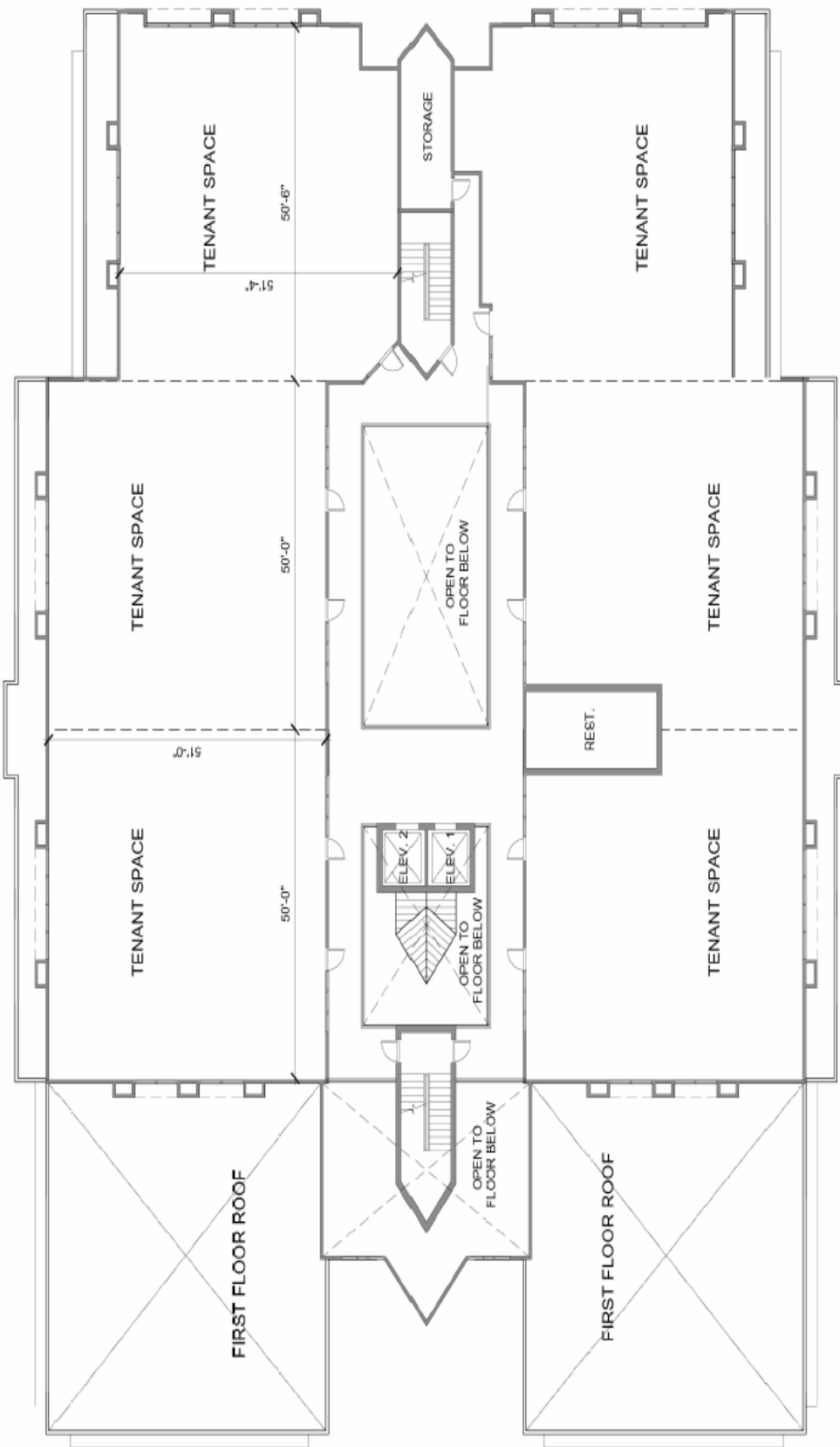
702.796.6519 Fax

The information contained herein has been provided by sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. All information should be verified prior to purchase or lease.

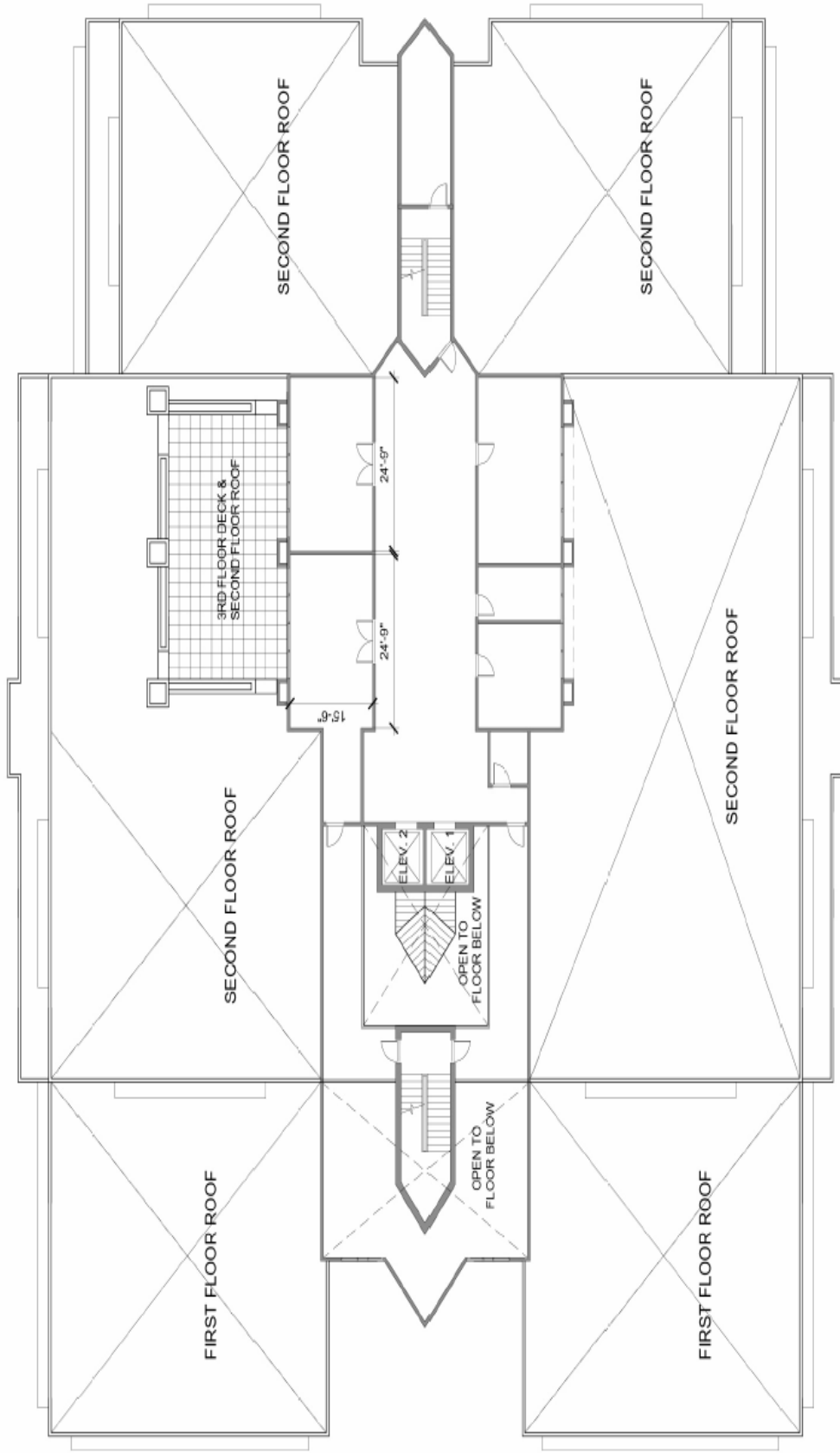




FIRST FLOOR PLAN
 (SCALE 1/16" = 1'-0")



SECOND FLOOR PLAN
 (SCALE 1/16" = 1'-0")



THIRD FLOOR PLAN
FULLY LEASED
 (SCALE 1/16" = 1'-0")