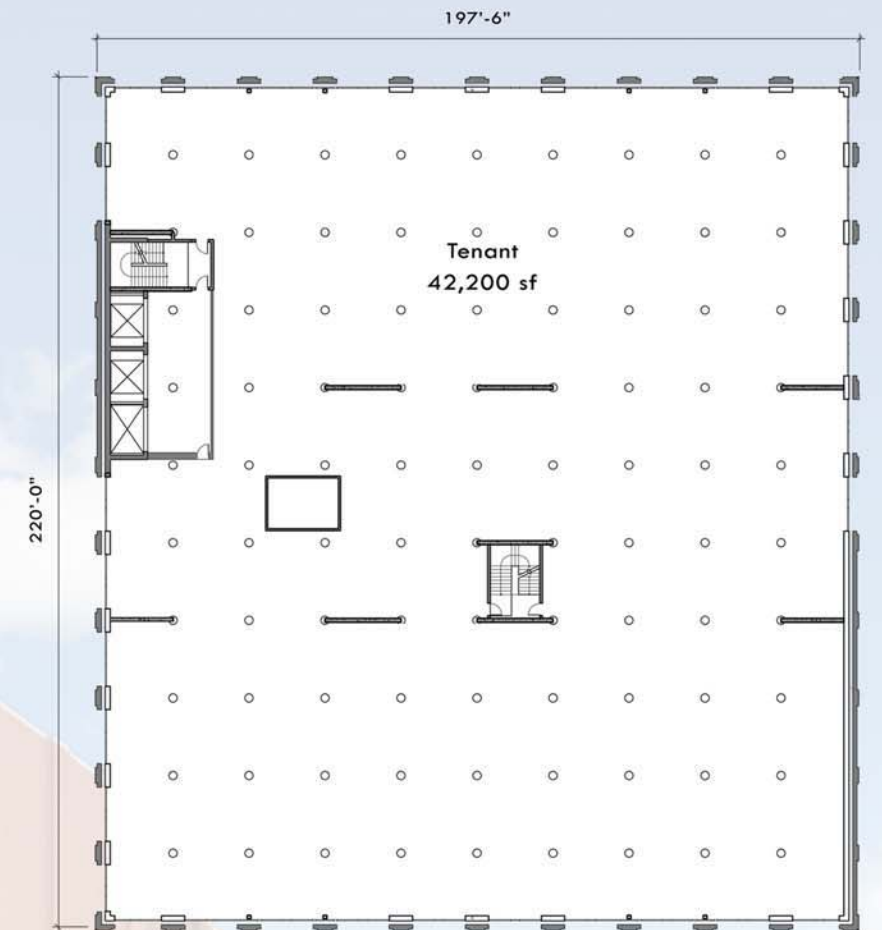


Features

- Convenient access to major highways and public transportation
- Plentiful inexpensive parking available
- Walking distance to all Strip District and CBD amenities
- Building signage rights available
- Incredible highway visibility

Site Plan



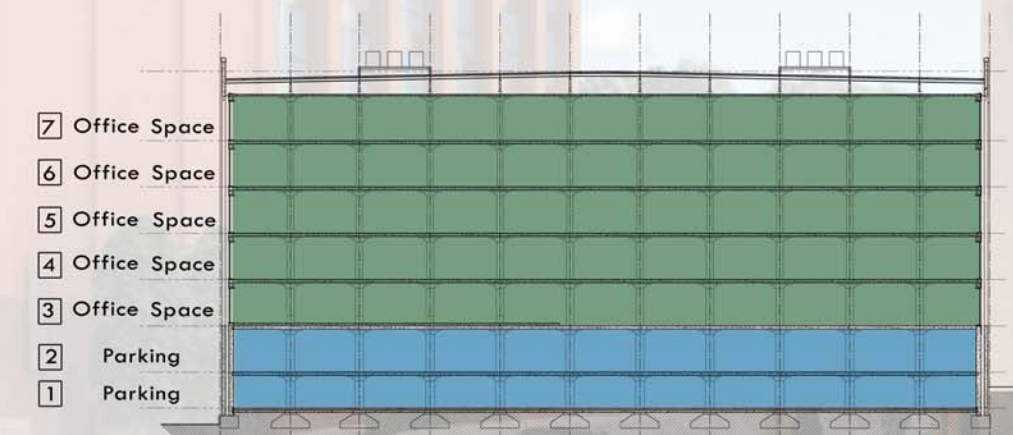
Typical (1) Tenant Floor Plan

Building Data

| | |
|----------|---|
| Height: | 7 Floors (2 floors parking + 5 floors use) |
| Area: | Up to 211,000 SF of use (not including parking) |
| Floor: | Up to 42,200 leasable SF/floor |
| Parking: | Over 120 indoor spaces |

Features

- Panoramic river & city views
- Over 11 foot ceiling heights
- Large, nearly 1-acre, flexible floor plates with abundant natural light
- Ample passenger elevator service
- Freight elevator with loading dock
- Individual tenant restroom facilities
- Industrial floor loading capability: over 125 psf
- Tenant controlled HVAC system
- Indoor Parking
- Anticipate LEED Certification
- Building signage rights available



Typical Section

