

Marnell Corporate Center - Building 3

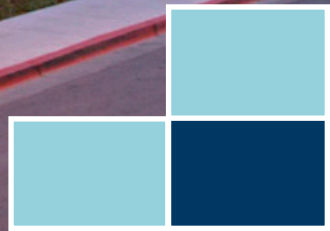
6725 Via Austi Parkway | Las Vegas, NV 89119

Class "A" Office Space for Lease



 3 MARNELL
CORPORATE CENTER

An Exceptional Class A Environment



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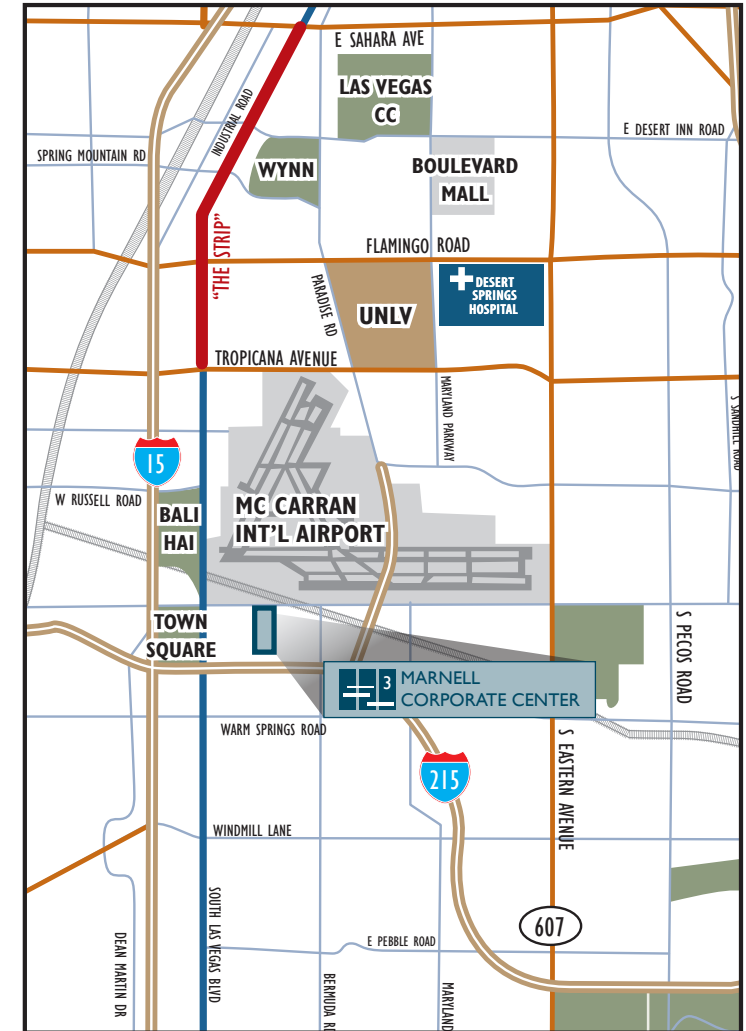
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Building SF	68,454
Land SF	139,827
Land Acres	3.210
# of Stories	3
Year Built	2005
Building Class	A
Broadband	Yes
Per Month	\$2.75 - \$3.00/SF

Marnell Corporate Center is adjacent to the interchange of I-15 and I-215 and across Sunset Road from McCarran International Airport, and offers both high visibility and ease of access for employees and customers. A Master Planned Suburban Class "A" Office development in the "Airport" sub-market located less than a mile from one of the Valley's premier shopping districts.

PROPERTY FEATURES

- Convenient access to the I-15 and I-215
- Close proximity to McCarran Airport and Las Vegas Strip
- On-site management services
- Covered parking
- High speed data infrastructure
- Distinctive upscale interiors and public spaces
- Scenic views



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jcayton@comre.com

Matt Kreft
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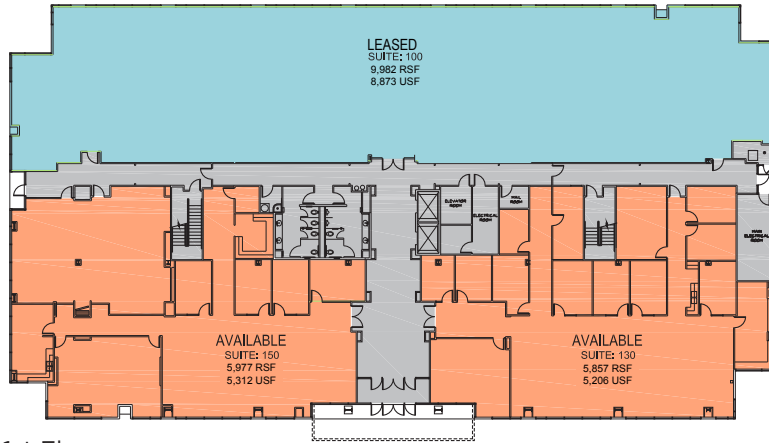
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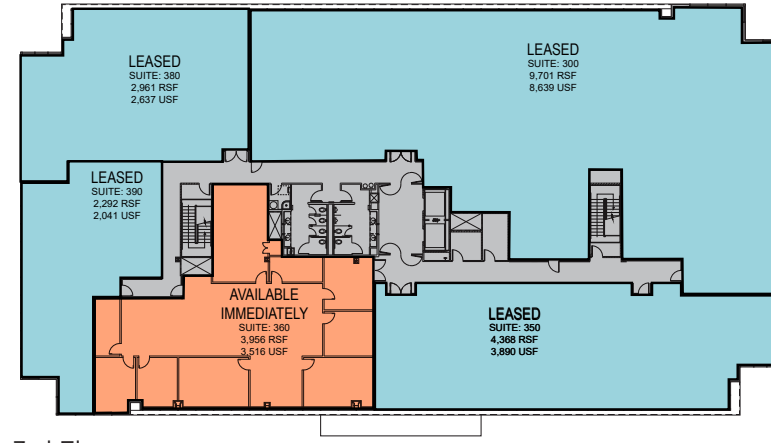
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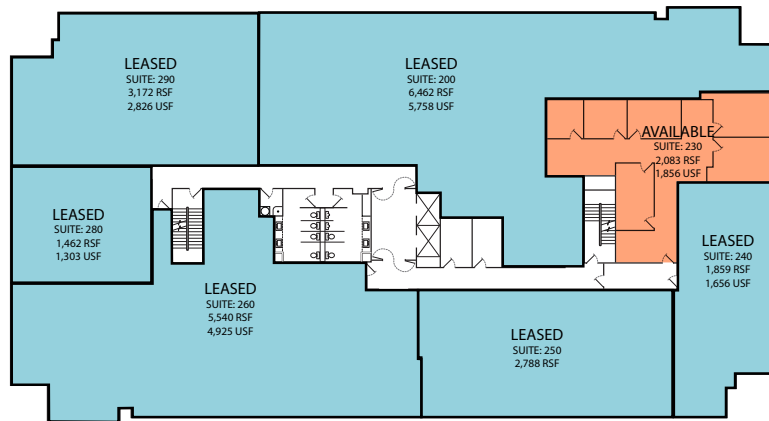
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1st Floor



3rd Floor



2nd Floor



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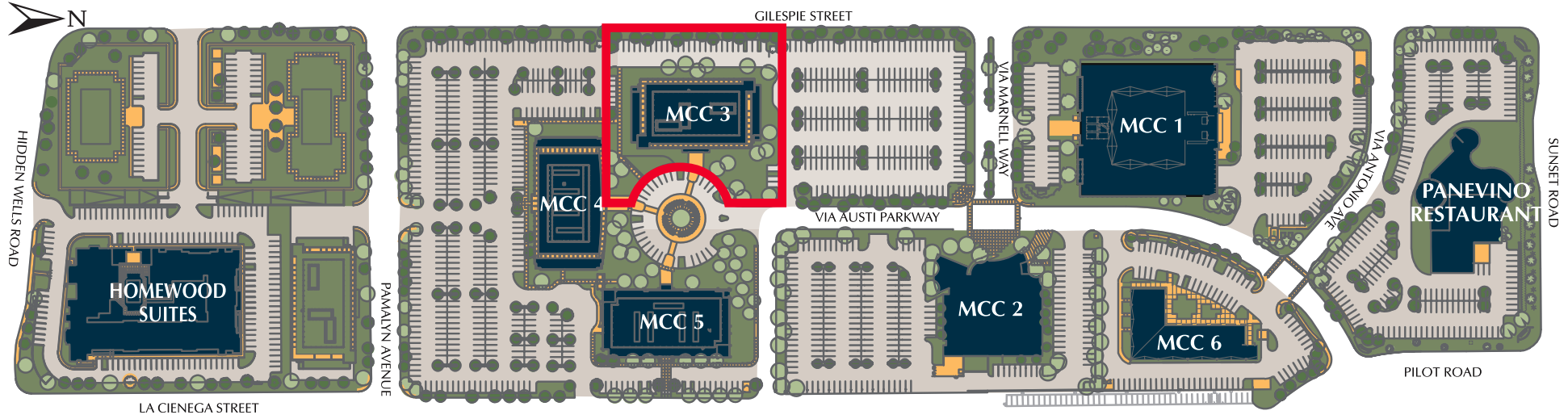


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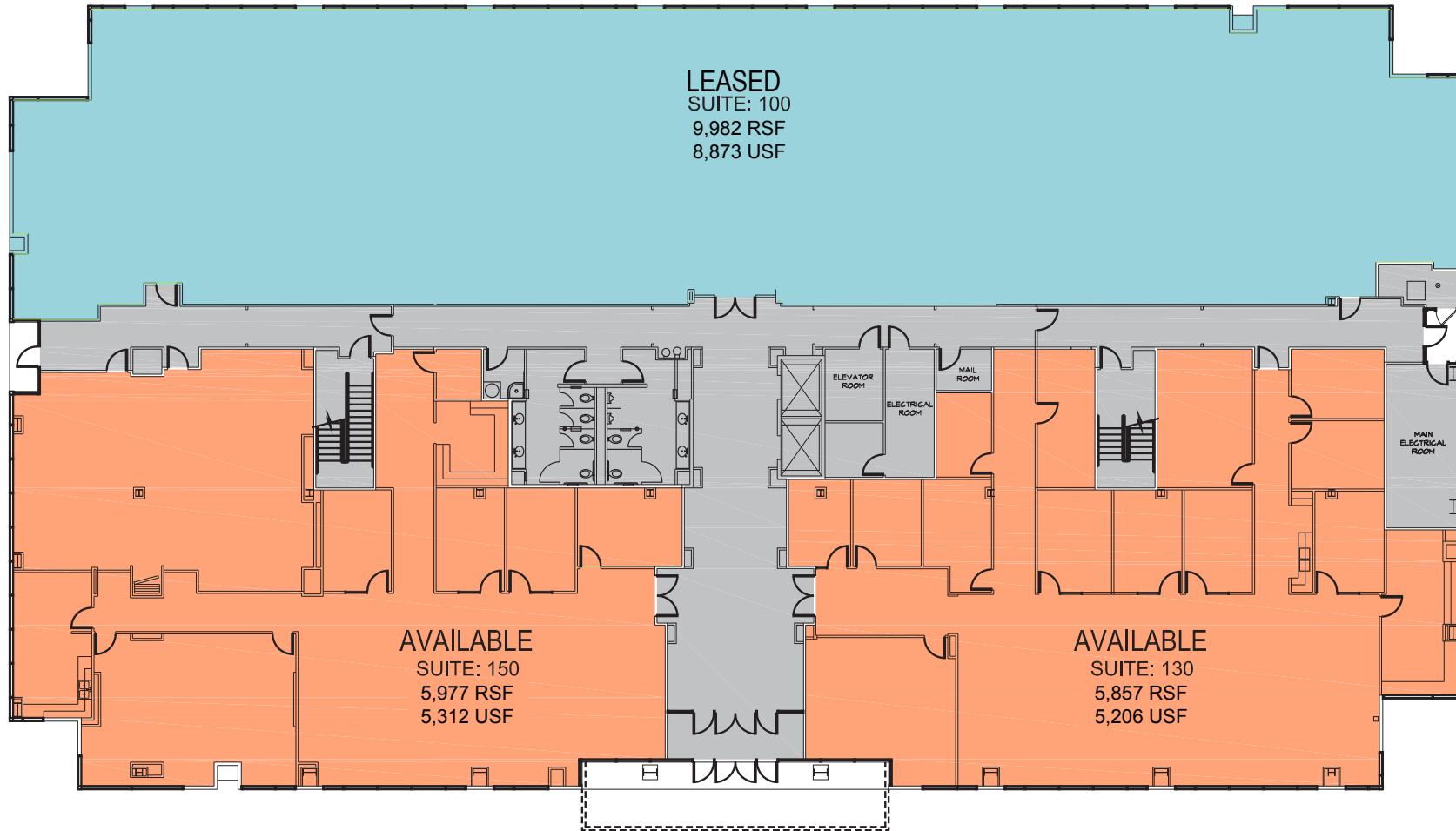
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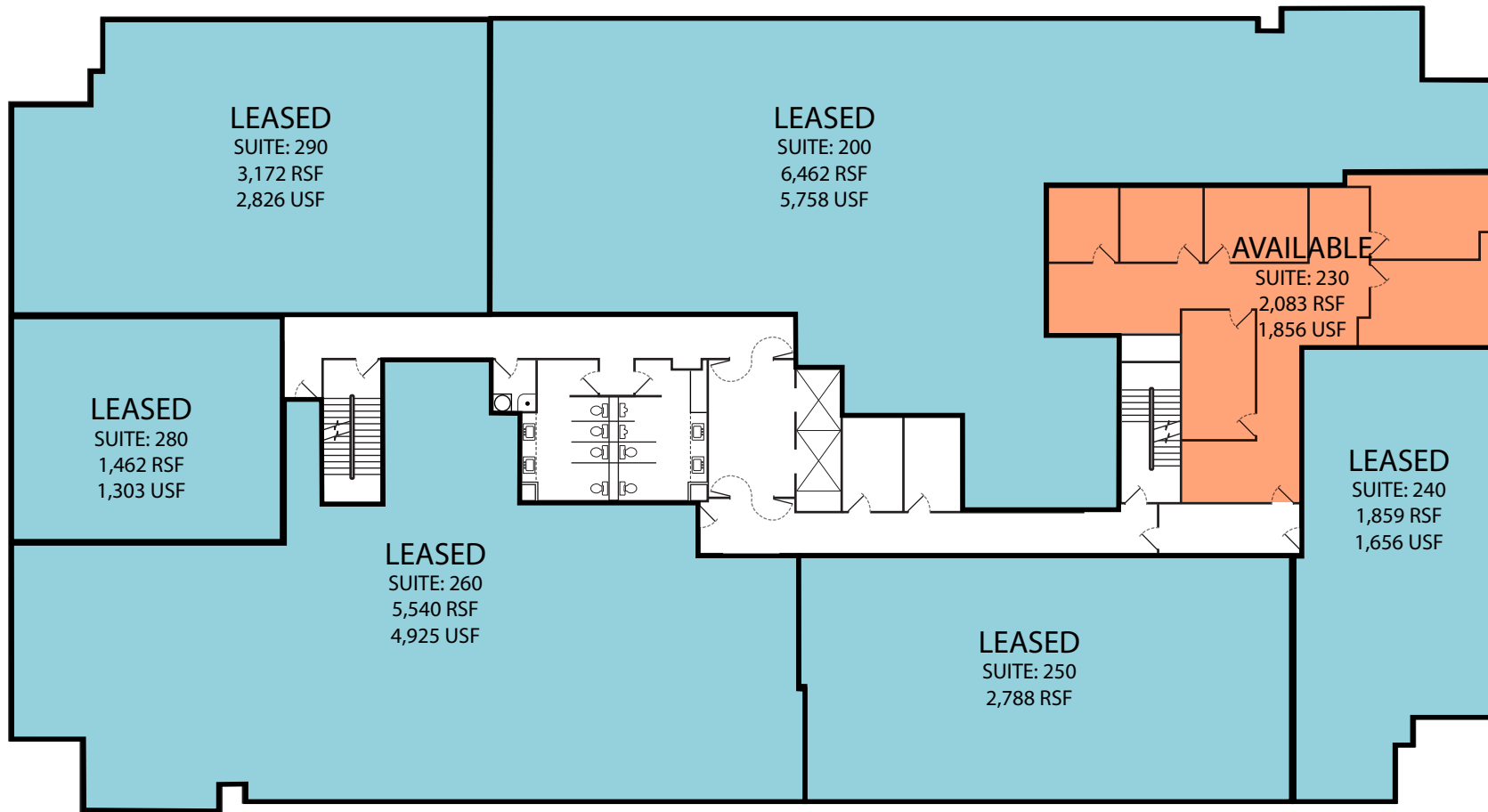
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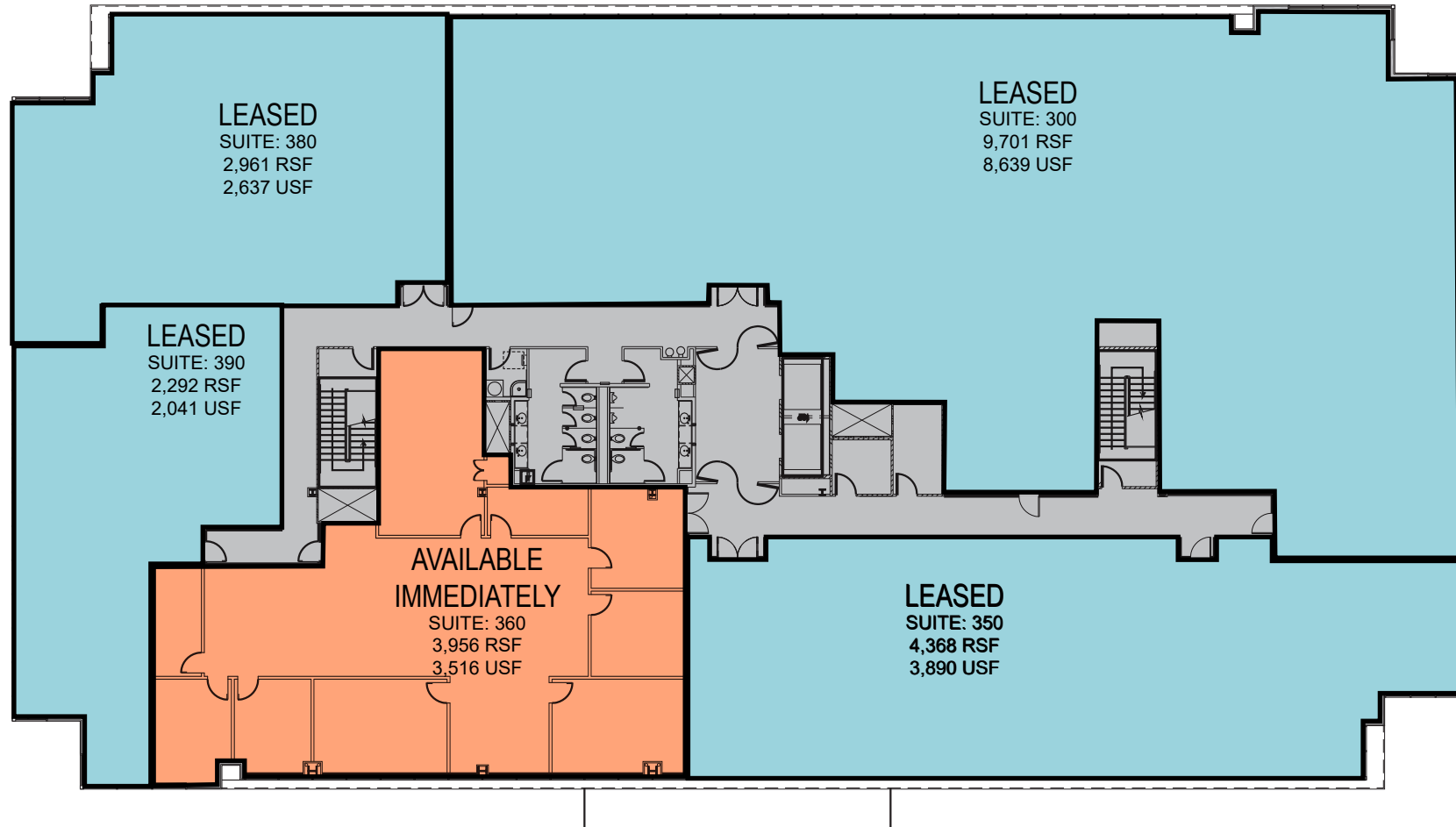
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