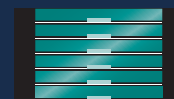




Now available—
15th floor office
space designed
to meet your
changing needs.



MOLASKY
CORPORATE CENTER



U.S. Green Building Council
LEED™ Certified Gold Building

Prime downtown location designed and engineered to maintain your business image in today's environment



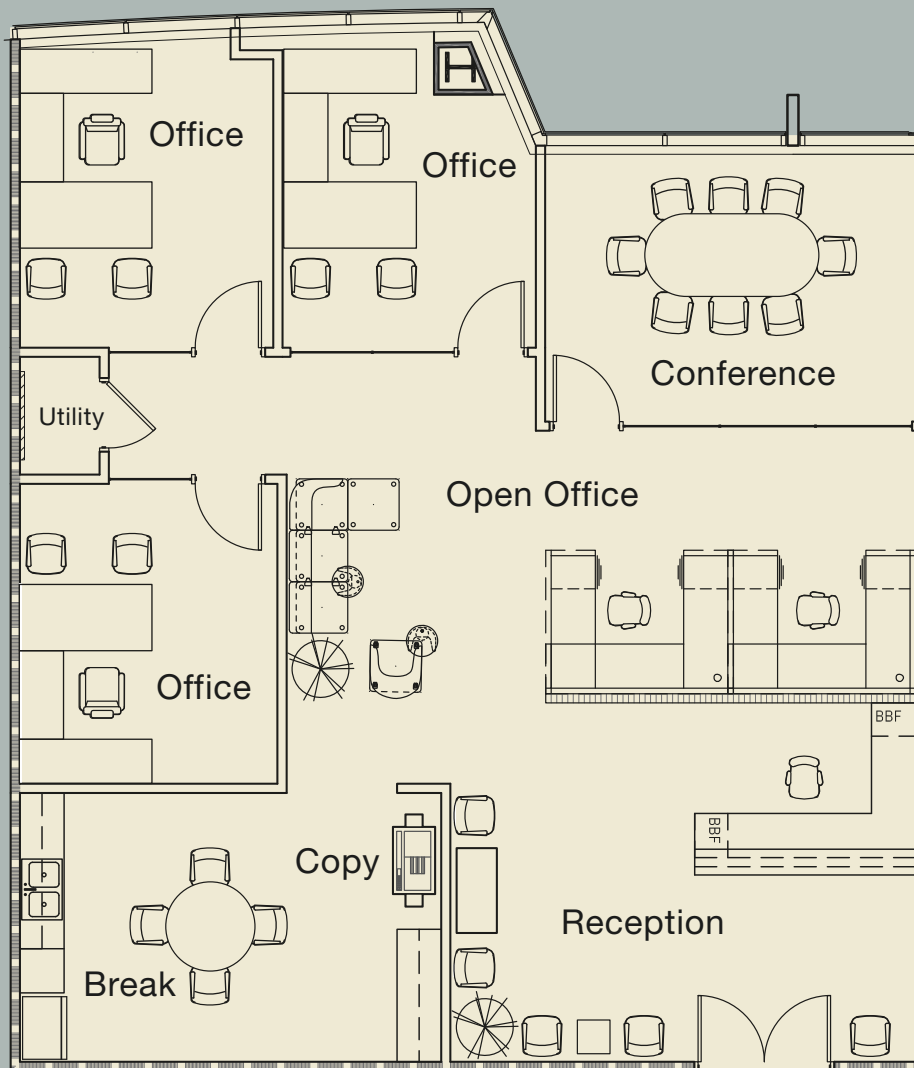
Suite 1540 offers:

- Opportunity to lease Class A office space in a building with a high-level of COVID 19 procedures and protocols in place.
- Ability to craft the space in line with best practices for health and safety in times of COVID while maintaining a professional business image.
- 24-hour property management and surveillance for peace of mind during a lockdown situation.
- Abundant parking with up to 10 spaces per 1,000 SF in a 24/7 parking garage—all parking is covered.
- Multiple redundant fiber carriers.
- Grey shell ready with installed Underfloor Air Distribution (UFAD), teleco, and data systems, saving significant TI dollars. UFAD systems are used in computer room applications to provide a high-quality clean air environment.
- Proven corporate responsibility and operational cost savings: LEED certified Gold, Energy Star certified, 4x winner BOMA Building of the Year.
- Centrally located with convenient freeway access and on the Gold bus route.
- Amenities include a deli, coffee shop, bank, copy shop, shoeshine, dry cleaning service, and bike share.

Rentable space: 2,168 SF
(includes tenant share of common areas)



MOLASKY
CORPORATE CENTER



Suite 1540

Rentable Space: 2,168 SF
(Includes tenant share of common area)

Space shown as fully furnished.
Configuration as shown:

- Reception Desk and Area
- Conference Room
- 3 Offices
- 2 6x6 Work Stations
- Break/Copy Room



MOLASKY
CORPORATE CENTER

100 N. City Parkway
Las Vegas, Nevada 89106

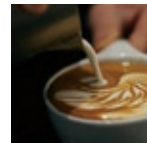




Retail Amenities

Tenants and guests have convenient access to a brand-name restaurant, a coffee shop, a reputable financial institution, copy center, daily shoe shine service, 24-hour dry cleaning, auto detailing, and subscription Black Car transportation services.

The Molasky Corporate Center has purchased a fleet of “Townie” bicycles to provide tenants with a healthy and free transportation option for the downtown area.



Sambalatte



Shoe Shine



**BLACK
CAR
SERVICE**



mint locker



VIP
PARKING GARAGE
SERVICES

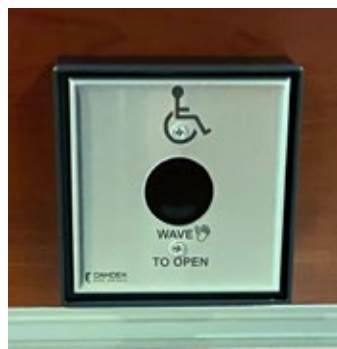
COVID 19 protocols in place include



Social distancing in elevators



Hand sanitizer dispensers



Touchless controls



For information
contact:



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MOLASKY
CORPORATE CENTER

100 N. City Parkway Las Vegas, NV 89106

- Reduced rental rate to \$2.50 psf/mo., full service
- Corporate image office space in an award-winning, convenient downtown location
- Central location and convenient access to major highways I-15 and US 95
- Ample parking in access-controlled, six-level parking structure offering 1,350 parking spaces with direct-access high-speed elevators to your floor
- Green advantage offers high employee and visitor satisfaction and productivity
- Significant decrease in occupancy costs through cutting-edge design and engineering
- High Touch: extraordinary service
- Secure access control with 24/7 property services

Retail Tenants

Jason's Deli • Bank of Nevada
Sambalatte Coffee Shop
Legal Copy Cats • Shoe Shine
Black Car Transportation (subscription only)
Auto Detailing (subscription only)

Office Tenants

Southern Nevada Water Authority
Brownstein Hyatt Farber Schreck LLP
Duane Morris LLP
United States Secret Service/Las Vegas Field Office
Department of Energy
The Molasky Group of Companies