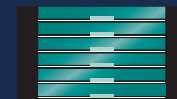




Now available—  
15th floor office  
space designed  
to meet your  
changing needs.



**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:**

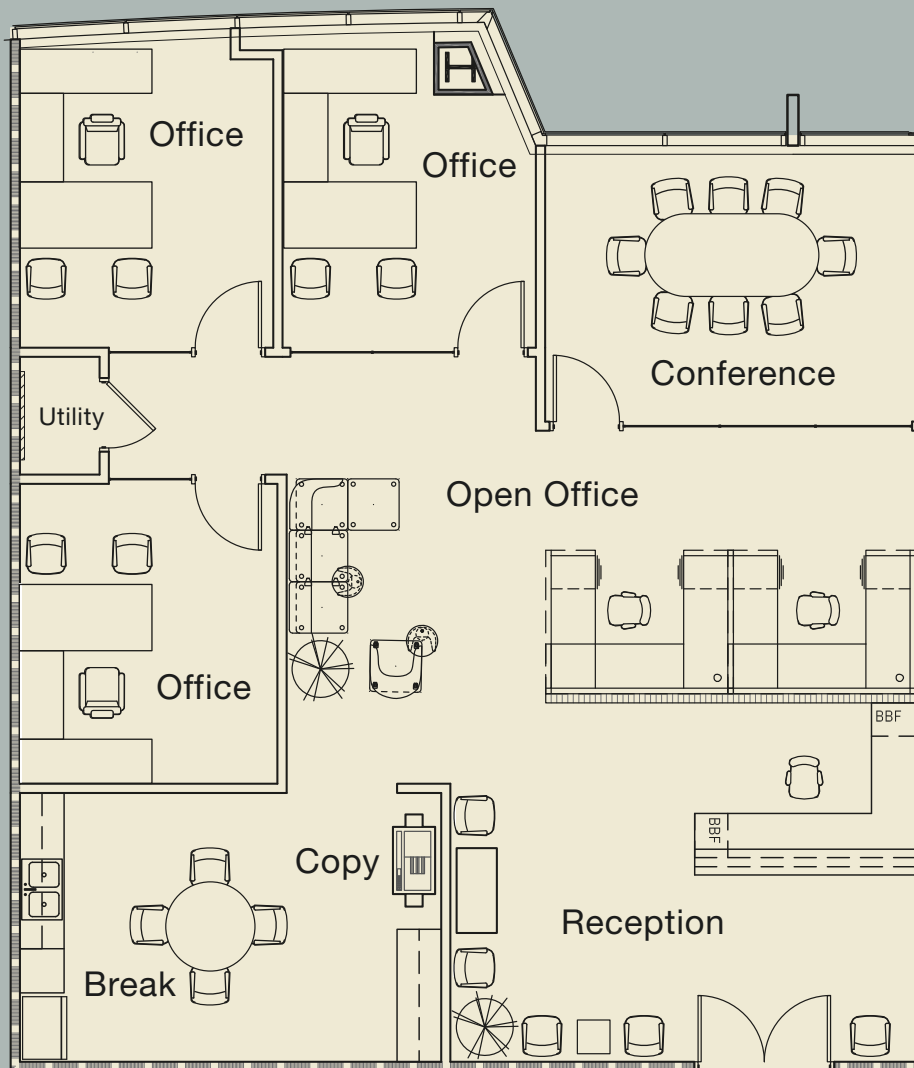
- Opportunity to lease Class A office space in a building with a high-level of COVID 19 procedures and protocols in place.
- Ability to craft the space in line with best practices for health and safety in times of COVID while maintaining a professional business image.
- 24-hour property management and surveillance for peace of mind during a lockdown situation.
- Abundant parking with up to 8 spaces per 1,000 SF in a 24/7 parking garage.
- 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

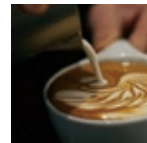




## Retail Amenities

Tenants and guests have convenient access to a brand-name restaurant, a coffee shop, a reputable financial institution and ATM, 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**

Molasky Center  
Bike Share Program



**mint locker**



**VIP**  
PARKING GARAGE  
SERVICES

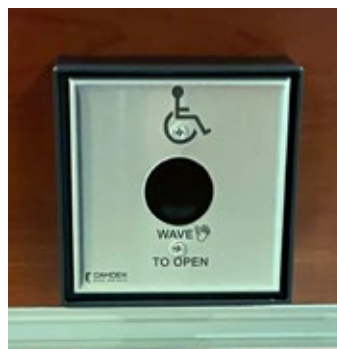
## COVID 19 protocols in place include



Social distancing in elevators



Hand sanitizer dispensers



Touchless controls



For information  
contact:



6725 Via Austi Parkway, Suite 275  
Las Vegas, Nevada 89119  
702-796-7900

**David Scherer**  
david.scherer@cushwake.com

**Jake Peevyhouse**  
jake.peevyhouse@cushwake.com



**MOLASKY**  
CORPORATE CENTER

100 N. City Parkway Las Vegas, NV 89106

- Reduced rental rate to \$2.75 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