

# 777 SUNSET







innovative minds collaborate

## INTRODUCTION

777 Sunset is a breakthrough office development in Las Vegas benefitted by innovative and inspiring design, sweeping views of the Las Vegas Strip and airport runways, and immediate airport access. Simply, it will be the address for companies desiring to be a part of an inspiring vision.

*Drawing inspiration from adjacent McCarran Airport, 777 Sunset's remarkable form is inspired by flight.*

777 Sunset represents design forward form and function, combining form and materials to create a distinct architectural vision with functionality and utility that will outperform all existing Las Vegas office buildings.

777 Sunset is the result of a thorough study of corporate workplace trends and inspiring workplace environments; a unitary vision seeking to provide its occupants a work place community that will attract and retain the best and the brightest. A company who selects 777 Sunset will be communicating selective vision and discerning values to its employees and guests.



# ARCHITECT

richärd+bauer is a studio based, integrated architectural and interior design firm predicated on the idea that sustainable design permeates every level of the work, from site to landscape, building envelope, building systems, interior spaces and furnishings. Since the firm's start in 1996, the programming, planning, and design of public buildings has been an essential part of the work.

The company's success in the pursuit of design excellence is evidenced by national acclaim in the form of awards and publications of past projects. The firm has received many local, regional, national and international design awards including the American Institute of Architects "National Honor Award" for Architecture. The firm was recognized as an "Emerging Voice" by the Architectural League of New York, one of the "New Vanguard" by Architectural Record, "Firm of the Year" by AIA Arizona, and "Designers of the Year" by Contract Magazine.

iconic design by richärd+bauer









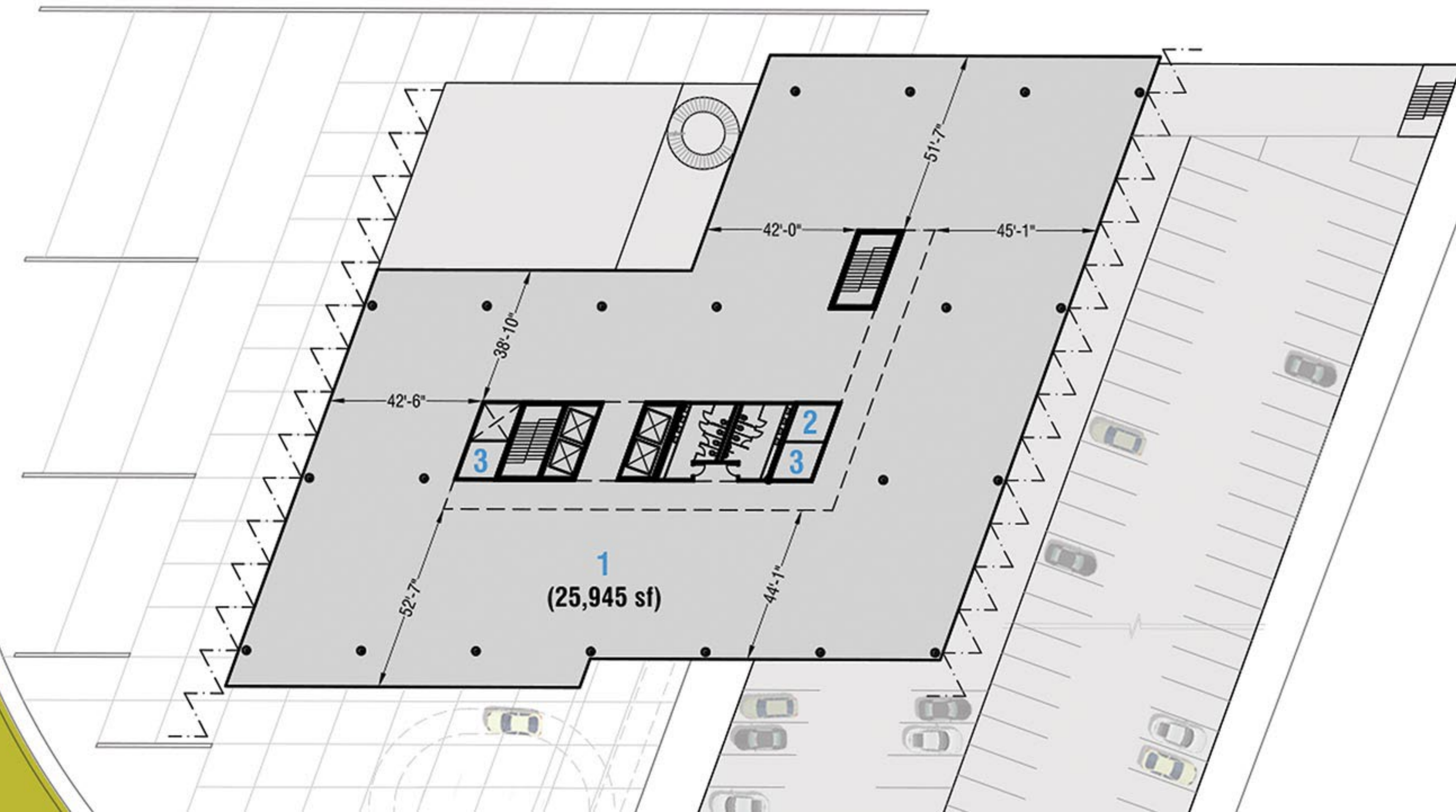
# SITE PLAN L/6

- 1 | Dynamic, Flexible Space
- 2 | Electrical
- 3 | Tele/Data

Dynamic, Flexible Space 25,945 SF

Total Building Office 110,940 SF / Retail 10,287 SF

Total Common Area 22,308 SF





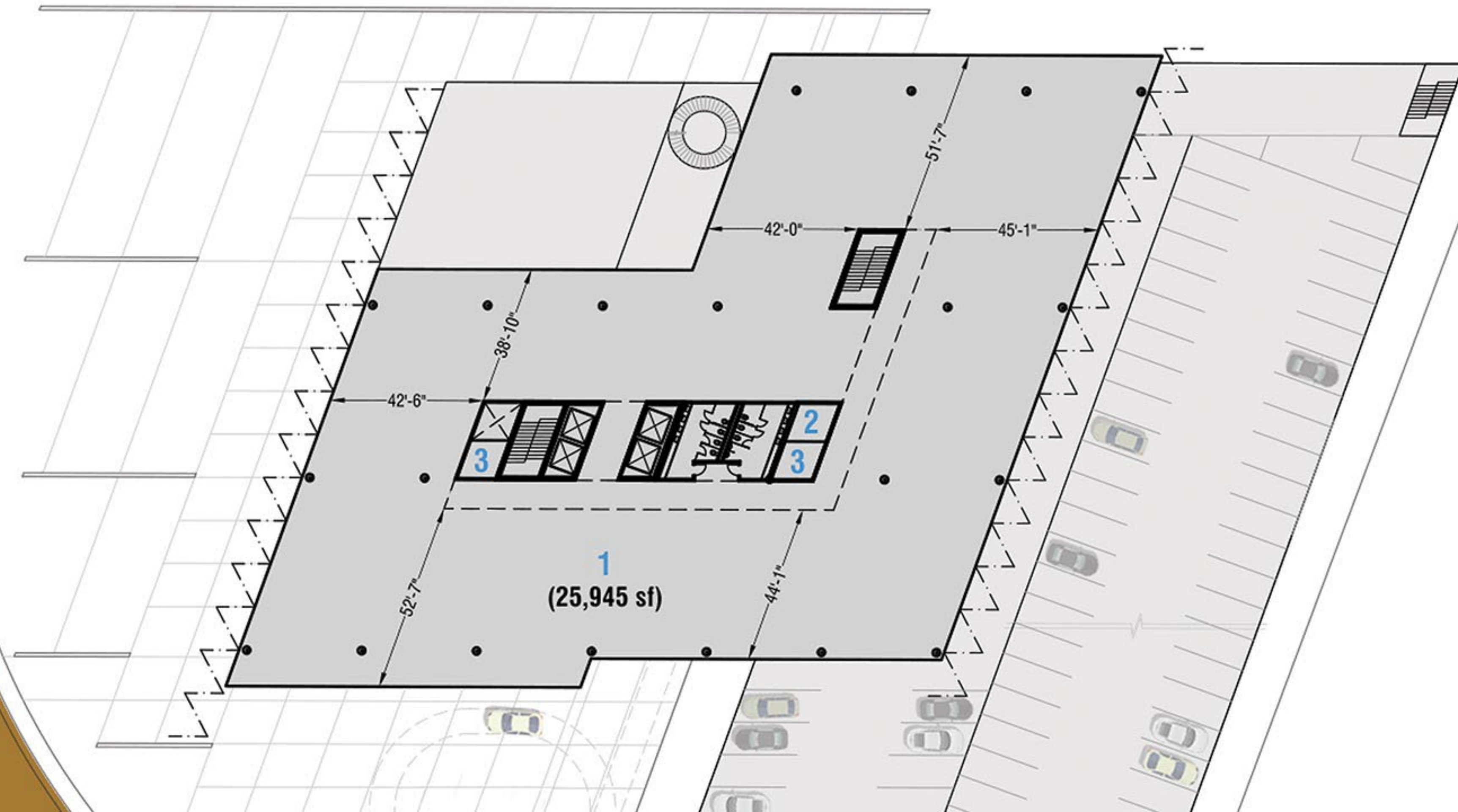
# SITE PLAN L/S

1 | Dynamic, Flexible Space

2 | Electrical

3 | Tele/Data

Dynamic, Flexible Space 25,945 SF





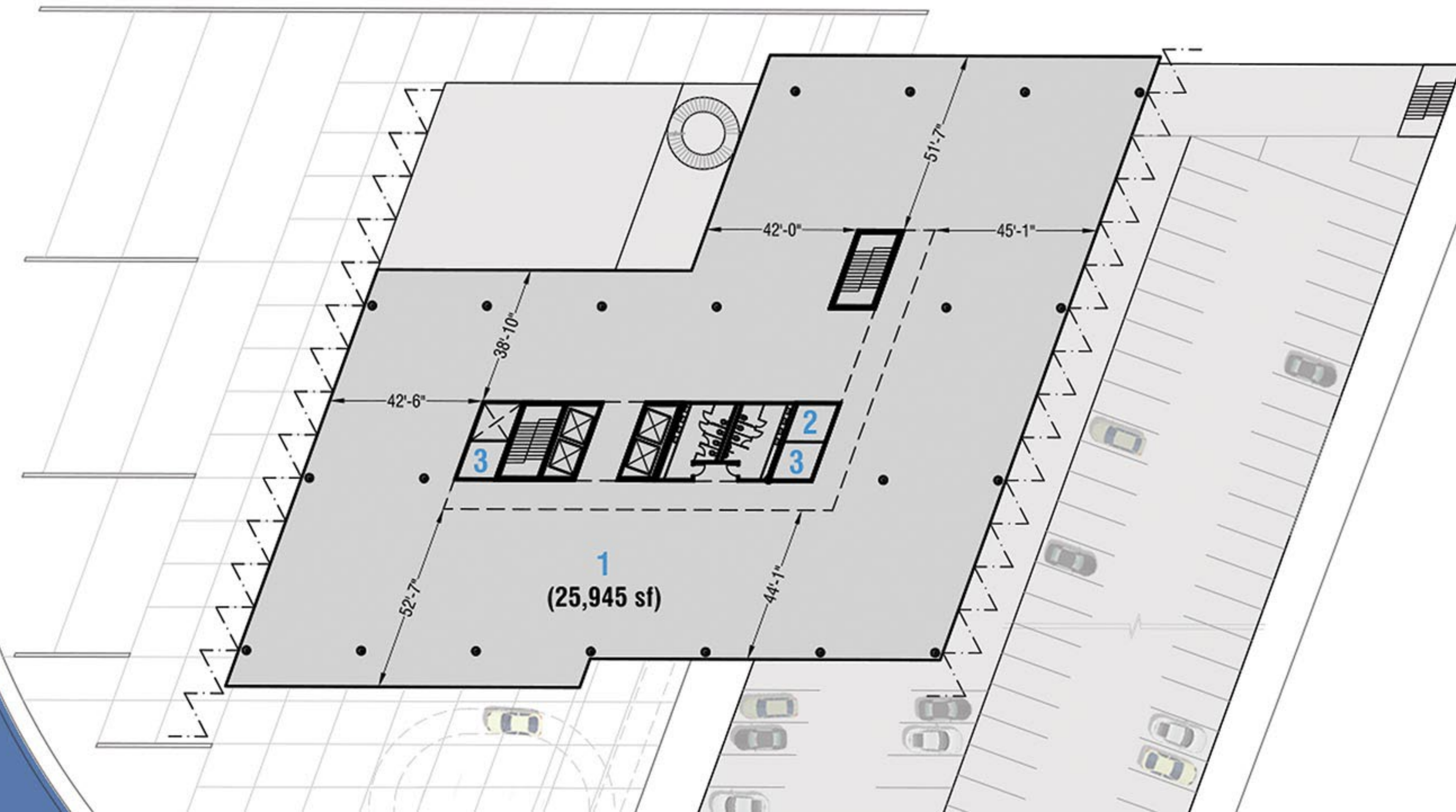
# SITE PLAN L/4

1 | Dynamic, Flexible Space

2 | Electrical

3 | Tele/Data

Dynamic, Flexible Space 25,945 SF

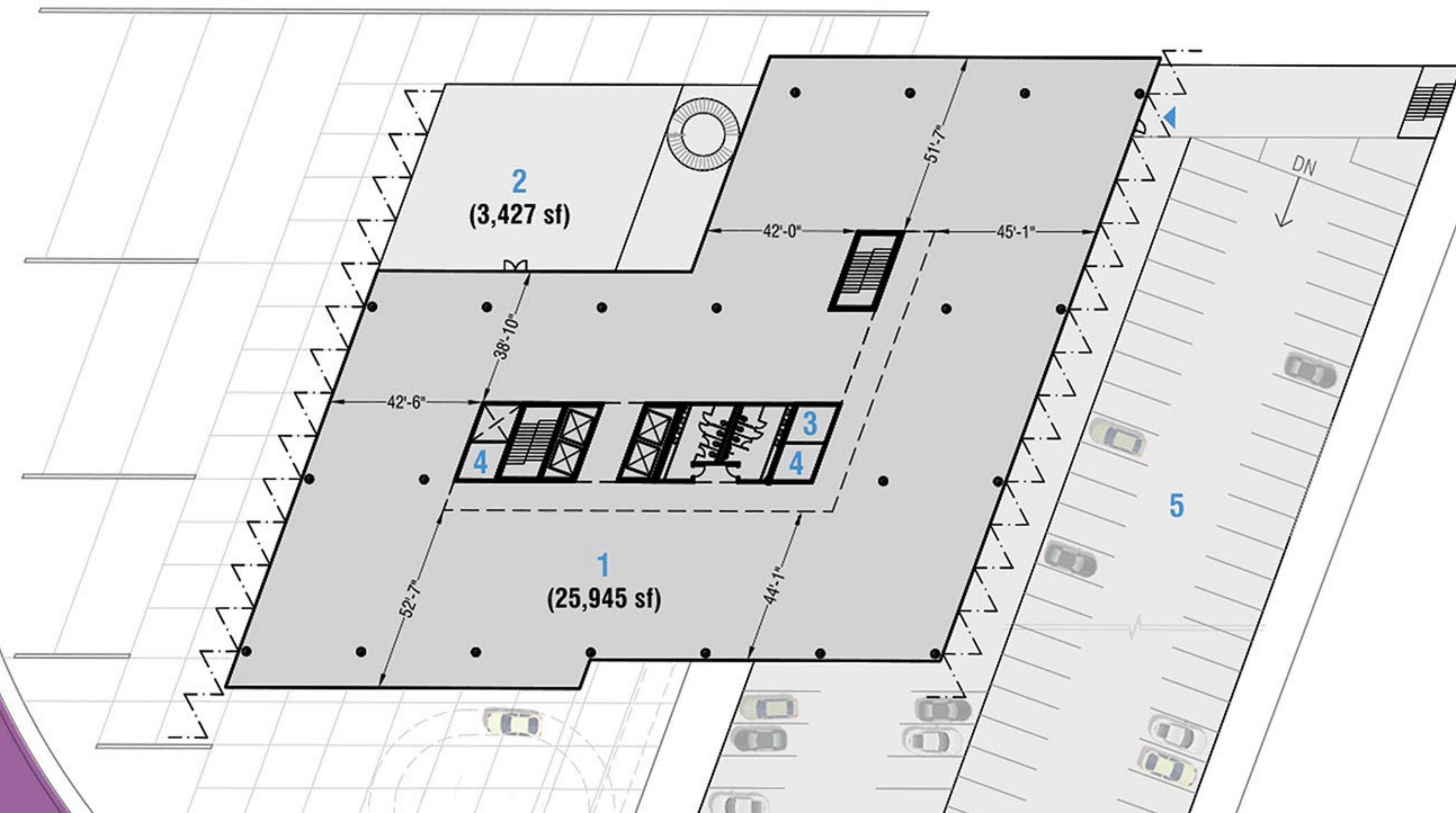




# SITE PLAN L/3

- 1 | Dynamic, Flexible Space
- 2 | Sky Deck
- 3 | Electrical
- 4 | Tele/Data
- 5 | Parking Structure

Dynamic, Flexible Space 25,945 SF  
Sky Deck 3,427 SF  
Parking Spaces 105

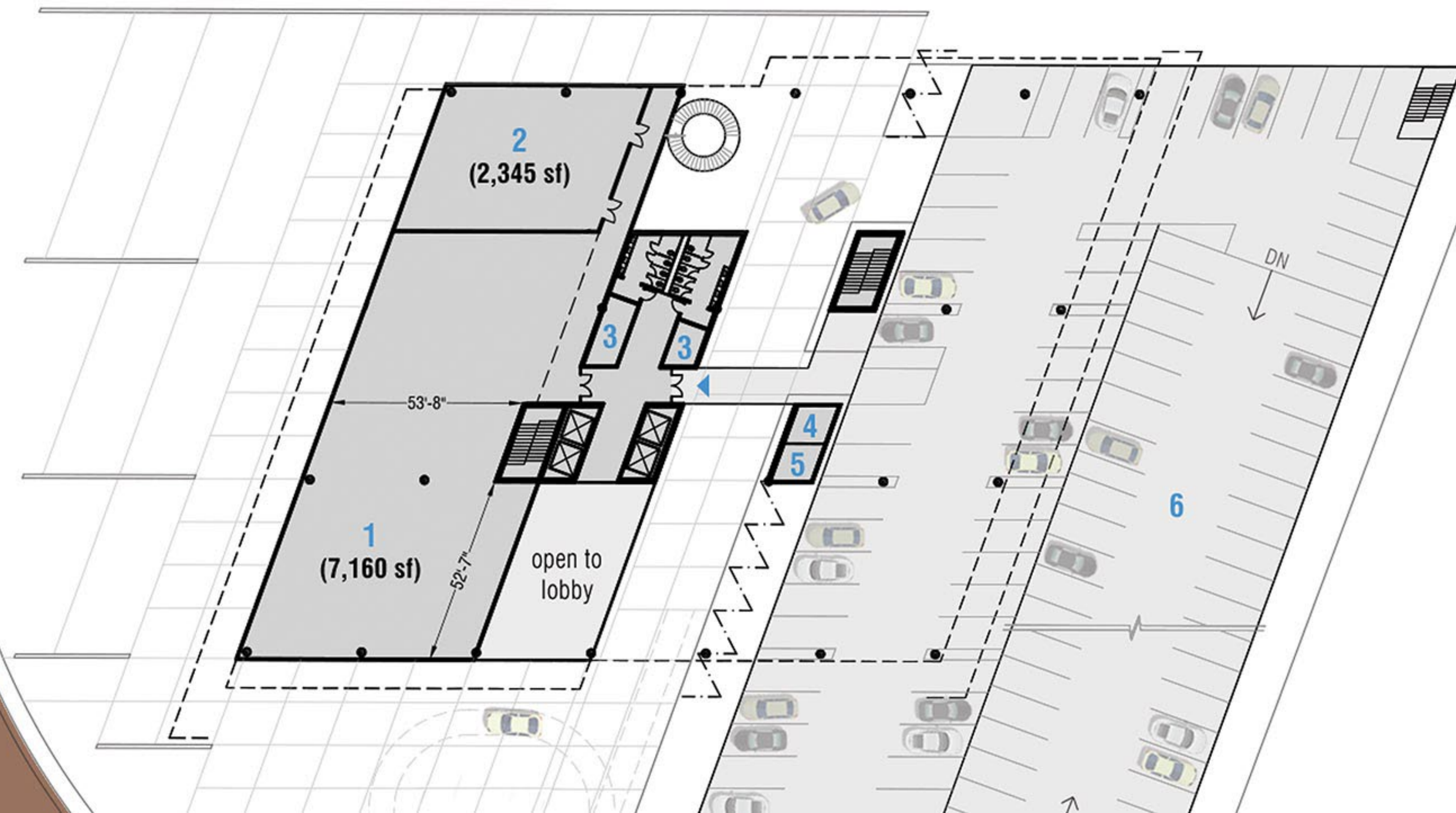




# SITE PLAN L/2

- 1 | Dynamic, Flexible Space
- 2 | Fitness Center
- 3 | Storage
- 4 | Electrical
- 5 | Tele/Data
- 6 | Parking Structure

Dynamic, Flexible Space 7,160 SF  
Fitness Center 2,345 SF  
Parking Spaces 98





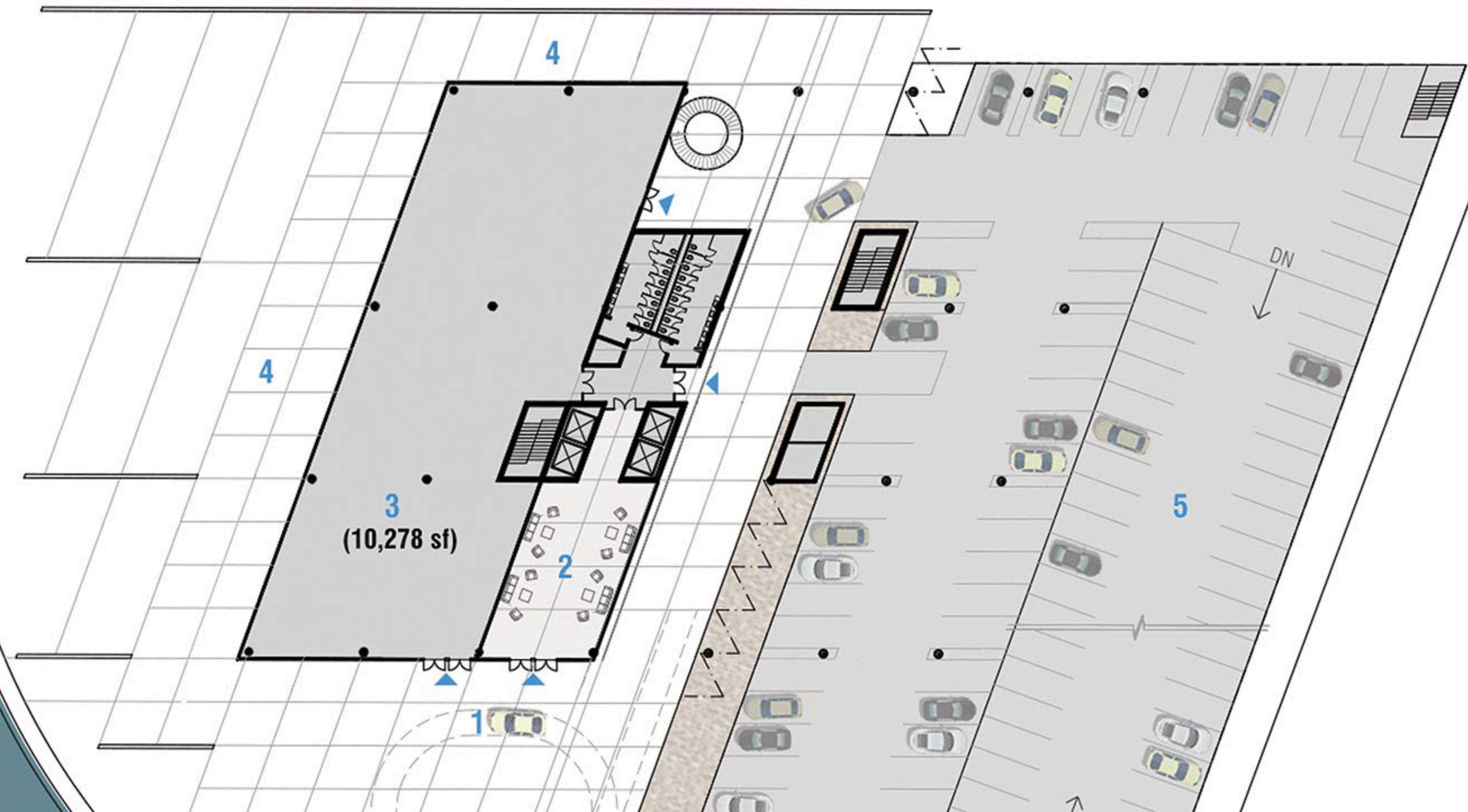
# SITE PLAN L/1

GROUND LEVEL

- 1 | Courtyard / Valet
- 2 | Office Lobby
- 3 | Potential Food Hall
- 4 | Patio
- 5 | Parking Structure

Potential Food Hall 10,278 SF

Parking Spaces 99



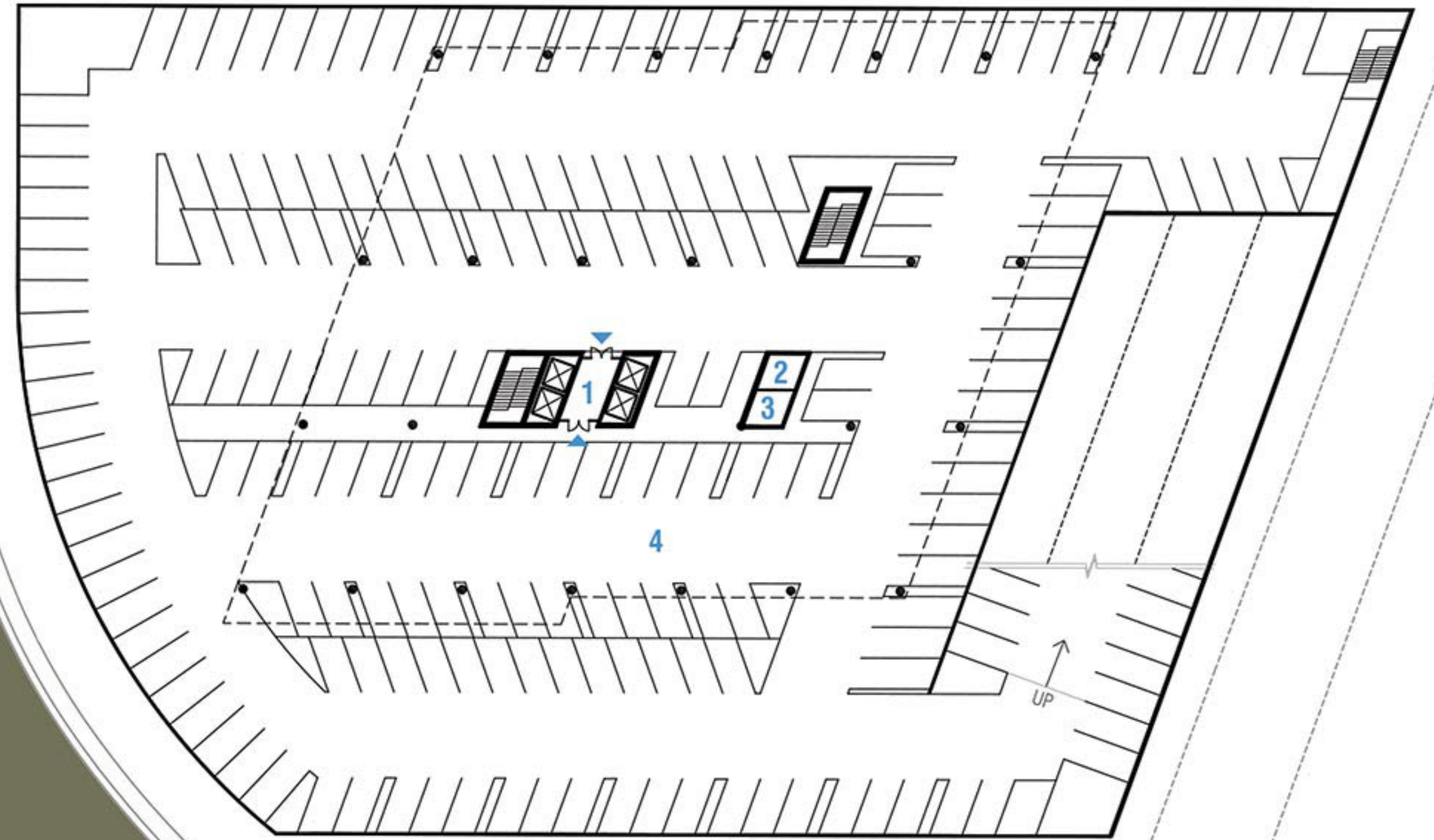


# SITE PLAN L/O

## SUBTERRANEAN PARKING

- 1 | Elevator Lobby
- 2 | Electrical
- 3 | Storage
- 4 | Parking

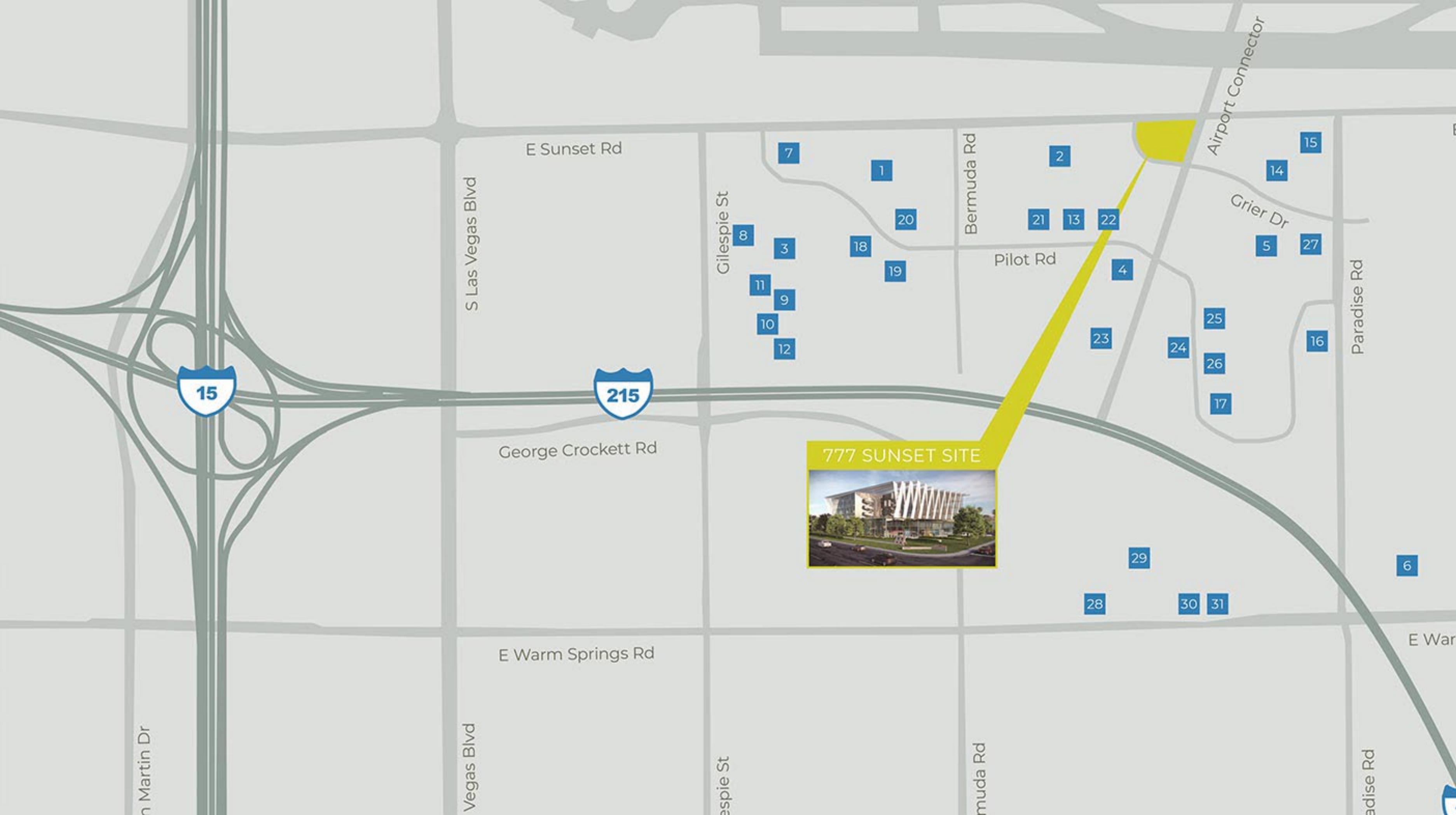
Parking Spaces 252







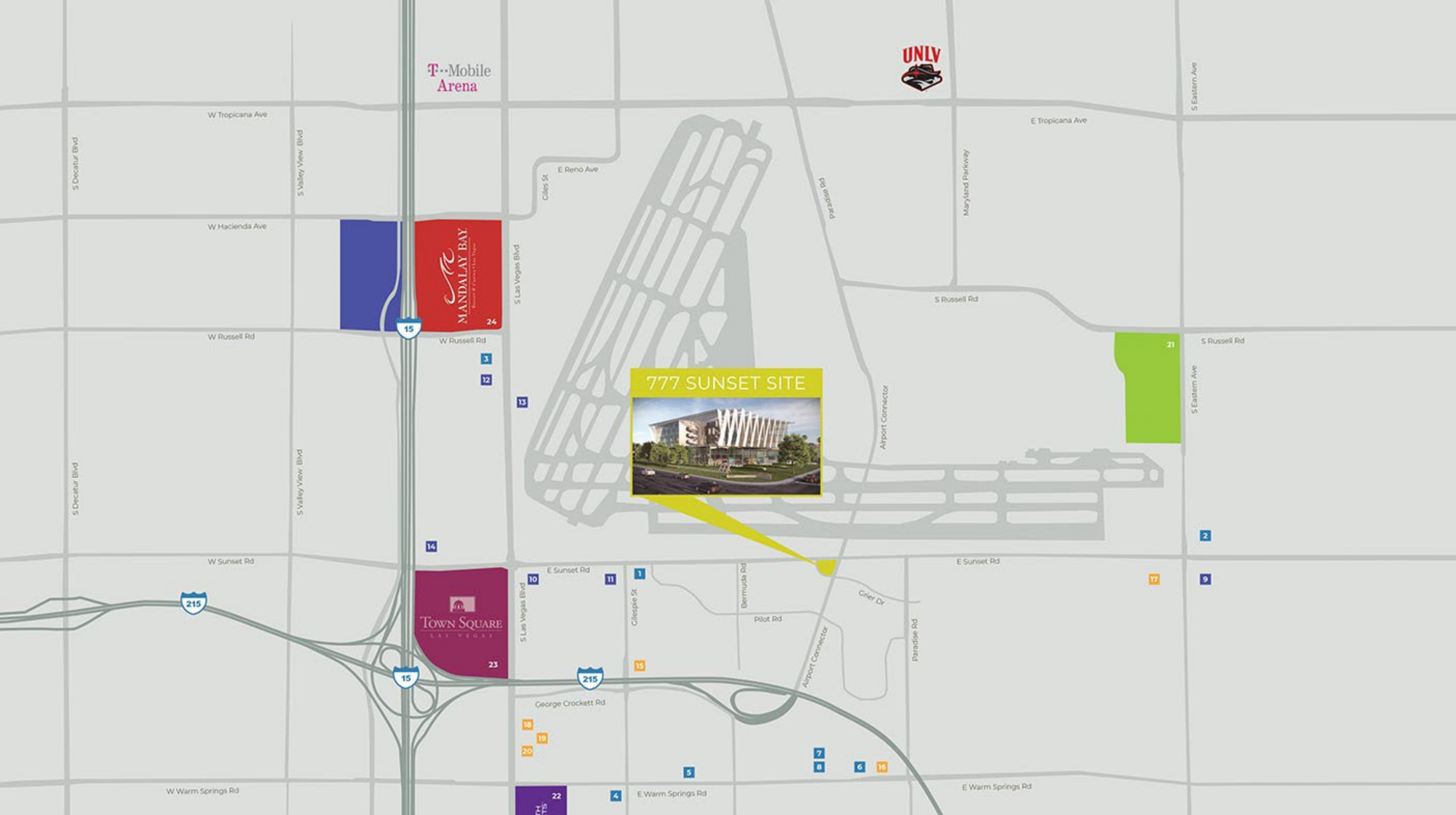




neighborhood site map

- |    |  |    |  |    |   |
|----|--|----|--|----|---|
| 1  | SCIENTIFIC GAMES                           | 11 | FIRST FOUNDATION                       | 21 | UNIVISION                                     |
| 2  | KONAMI                                     | 12 | AMERICAN FAMILY INSURANCE              | 22 | RICOH<br>imagine. change                      |
| 3  | CenturyLink                                | 13 | CENTURY GAMING TECHNOLOGIES            | 23 | THE MORSE GROUP                               |
| 4  | alorica                                    | 14 | MGM RESORTS INTERNATIONAL              | 24 | Canon<br>CANON SOLUTIONS AMERICA              |
| 5  | Preferred Homecare                         | 15 | CIRQUE DU SOLEIL                       | 25 | Wynn  |
| 6  | BOY SCOUTS OF AMERICA                      | 16 | JCM GLOBAL                             | 26 | Terracon<br>Consulting Engineers & Scientists |
| 7  | American West<br>Quality. Choice. & Value. | 17 | GEOTAB<br>management by measurement    | 27 | ARUZE GAMING                                  |
| 8  | MARNELL PROPERTIES                         | 18 | Gaming Arts                            | 28 | Louis Berger                                  |
| 9  | TEKsystems<br>Our people make it possible. | 19 | Southwest Medical<br>Part of OptumCare | 29 | THOMAS & MACK<br>Development Corp.            |
| 10 | Aerotek                                    | 20 | Ameriprise Financial                   | 30 | HealthCare Partners<br>A Delta Medical Group  |
|    |  |    |  | 31 | Humana.                                       |





amenities site map

**DINING**

- 1 Panevino
- 2 Egg Works
- 3 Cili Restaurant
- 4 Winchell's Pub & Grill
- 5 PT's Pub
- 6 Applebee's Neighborhood Grill & Bar
- 7 Table 34
- 8 Starbucks

**ENTERTAINMENT**

- 9 Sunset Park
- 10 Las Vegas Golf Center
- 11 Sport Center
- 12 Bali Hai Golf Club
- 13 Maverick Helicopters
- 14 Carroll Shelby Museum

**HOTELS**

- 15 Homewood Suites
- 16 Double Tree
- 17 La Quinta Inn & Suites
- 18 Tahiti Village
- 19 Manor Suites
- 20 Siegel Suites Select

**21. MCCARRAN MARKETPLACE**

- DINING**
- Gyro Time
  - Starbucks
  - Jamba Juice
  - Carl's Jr.
  - Farmer Boys
  - Del Taco
  - Firehouse Subs
  - Peter Piper Pizza

**RETAIL STORES**

- Lowe's Home Improvement
- FedEx Office Print & Ship Center
- Dollar Tree
- Ross Dress for Less
- Office Depot
- PetSmart
- Walmart Super-center

**22. LAS VEGAS PREMIUM OUTLETS SOUTH**

- DINING**
- Chipotle
  - Outback
  - Smash Burger
  - Jersey Mike's
  - Dickey's Barbecue Pit
  - Buffalo Wild Wings
  - Panda Express
  - IHOP
  - Chili's Grill & Bar
  - Raising Cane's Chicken Fingers
  - Five Guys
  - Dunkin Donuts
  - Rubio's
  - Starbucks
  - Steak & Spud Factory

**RETAIL STORES**

- Nike Factory Store
- Columbia Sports Outlet
- Cole Haan Outlet
- Ann Taylor Factory Store
- Aerosoles
- Coach Outlet Center
- Tommy Hilfiger
- Michael Kors Outlet
- BOSS Outlet
- Clark's Bostonian Outlet
- Calvin Klein
- DKNY Outlet
- Brooks Brothers Outlet

**23. TOWN SQUARE**

- DINING**
- Texas de Brazil
  - Fleming's Prime Steakhouse
  - Bonefish Grill
  - Lazy Dog Restaurant & Bar
  - Yard House
  - BRIO Tuscan Grille
  - Tommy Bahama
  - Double Helix Wine & Whiskey Lounge
  - Kabuki Japanese Restaurant
  - California Pizza Kitchen
  - Miller's Ale House

**RETAIL STORES**

- Saks OFF 5TH
- The Container Store
- Whole Foods Market
- Ulta Beauty
- Staples
- Apple
- Guitar Center

**24. FOUR SEASONS/ MANDALAY BAY**

- DINING**
- Veranda
  - Charlie Palmer Steak Las Vegas
  - Border Grill
  - Fleur by Hubert Keller
  - Foundation Room Las Vegas
  - Aureole Las Vegas

**RETAIL STORES**

- Ron John Surf Shop
- Optica
- Swarovski
- Lush
- TUMI
- LIK Gallery
- The Art of Shaving

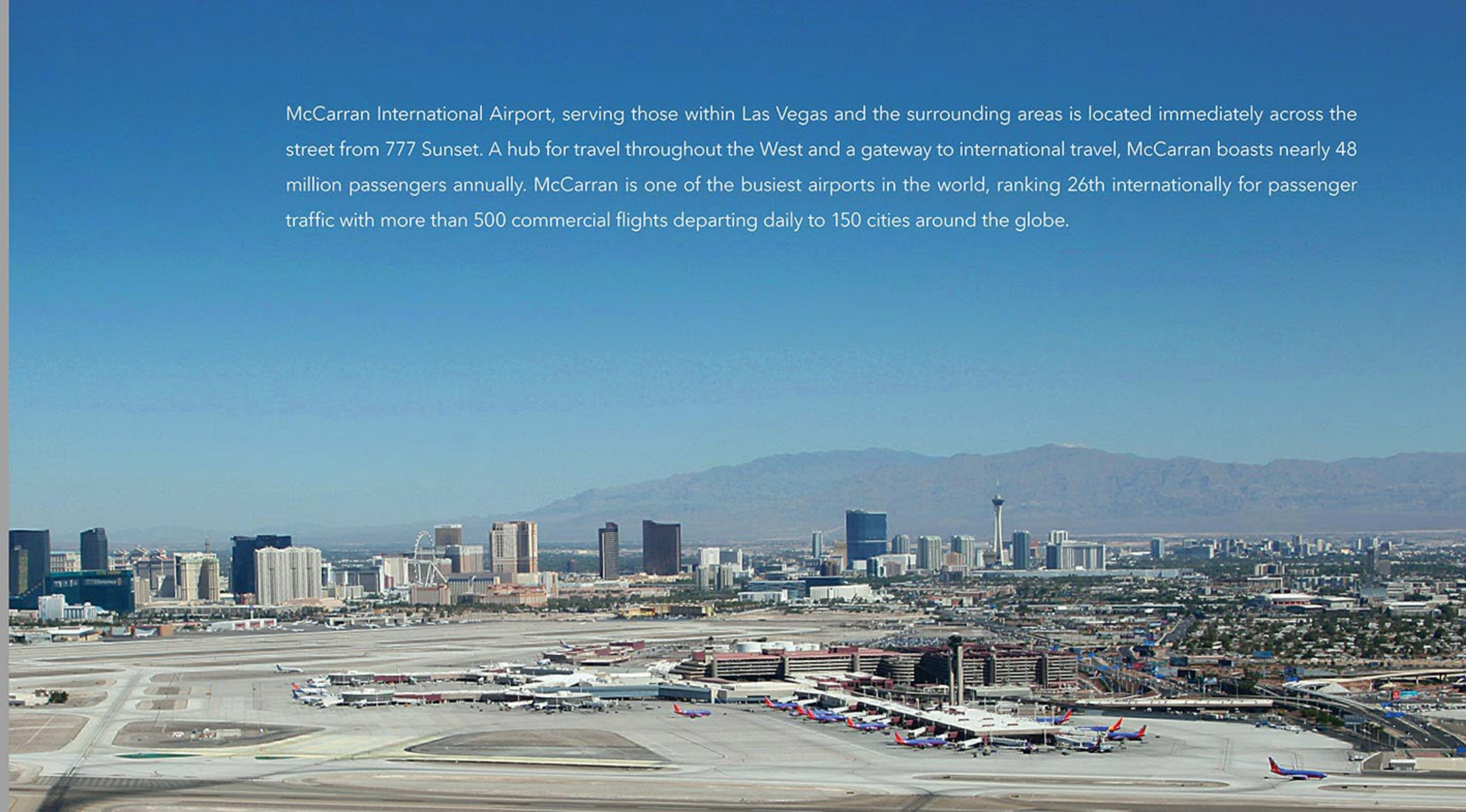


# MARKET OVERVIEW

Gates at McCarran International Airport	<b>110</b>
Cities Served Worldwide	<b>150</b>
Commercial Flights Daily	<b>500+</b>
Busiest National Passenger Airport	<b>7th</b>
Commercial Airlines Operating	<b>40+</b>
Monthly Passenger Count	<b>Nearly 4 million</b>

McCarran International Airport

McCarran International Airport, serving those within Las Vegas and the surrounding areas is located immediately across the street from 777 Sunset. A hub for travel throughout the West and a gateway to international travel, McCarran boasts nearly 48 million passengers annually. McCarran is one of the busiest airports in the world, ranking 26th internationally for passenger traffic with more than 500 commercial flights departing daily to 150 cities around the globe.







# INSPIRED BY FLIGHT

[DAPPERDEVELOPMENT.COM/777SUNSET](http://DAPPERDEVELOPMENT.COM/777SUNSET)

Visit the URL to view the introduction video.





**DAPPER**  
COMPANIES

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