

Parkway Corporate Center

Top Floor

Traditional use or
high density—
the choice is yours.

For information contact:



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Consider cost per employee versus cost per square foot

Suite 410 and Suite 420 on the top floor of Parkway Corporate Center offer an opportunity to lease Class A office space in a building located on a campus with a high level of amenities and the ability to craft the space to have a significant number of employees, *unlike any other Class A building in Las Vegas.*

- Building top signage available which is visible to one of the highest traffic counts in Las Vegas
- Over-standard parking; **up to 10 spaces per 1,000 sf**
- On-site campus amenities **not to be found in any Class A building:**
Deli • Coffee shop • Bank and ATM
Fitness Club • Shoe Shine • Bike Share

- Multiple redundant fiber carriers
- 24-hour property management and surveillance
- Located at gateway to downtown's TECH VIBE, new restaurants and entertainment venues
- Convenient freeway access, central location for employees and on RTC route
- Lower rent cost per employee

By the numbers

- Design efficiencies in this building allow for a reduction of space per employee from an average of **127 sf to 106 sf**
- The result is up to a **17% savings** in rental costs based on a cost-per-employee metric

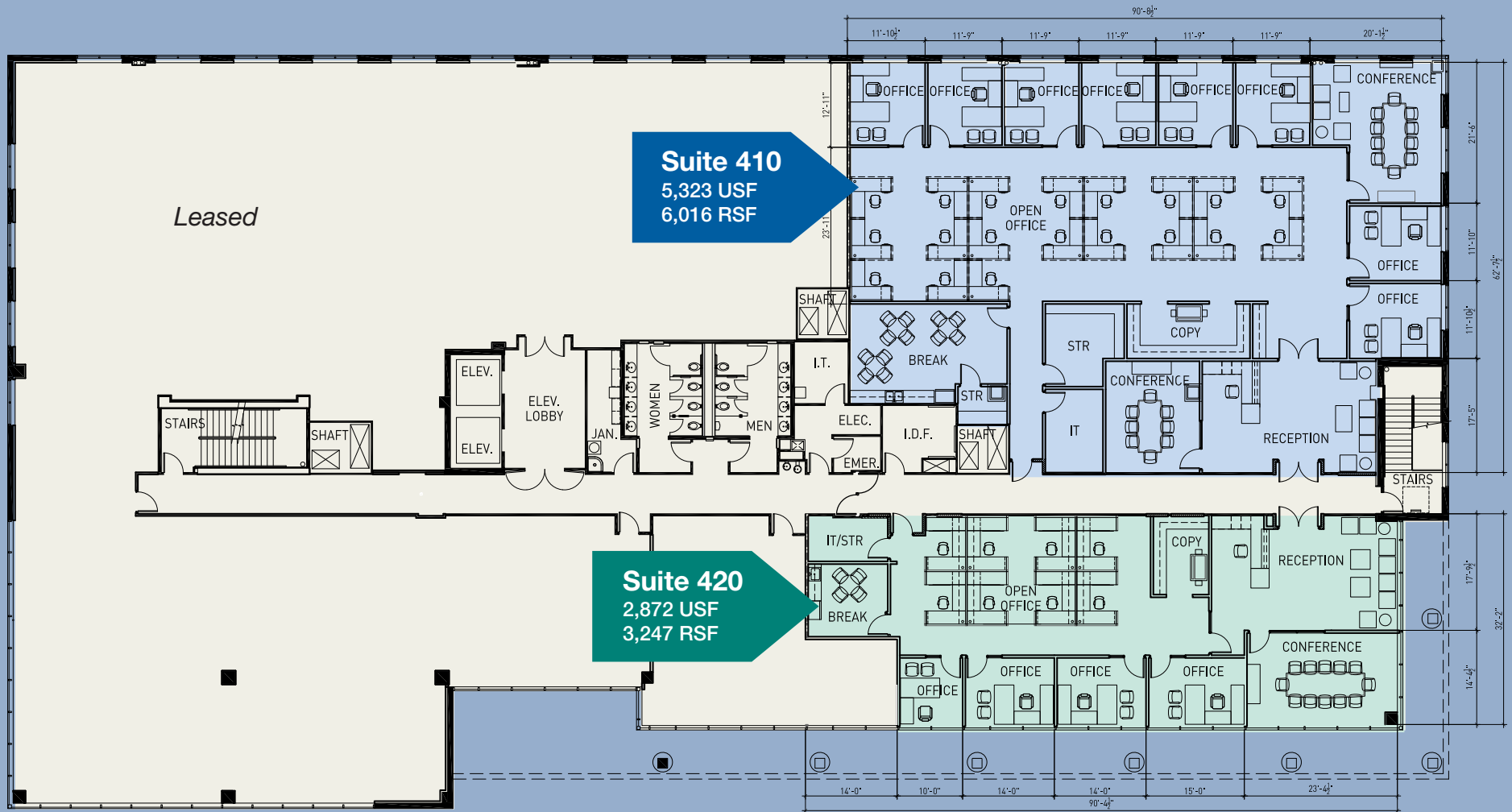
Molasky Corporate Center

Parkway Corporate Center
110 North City Parkway

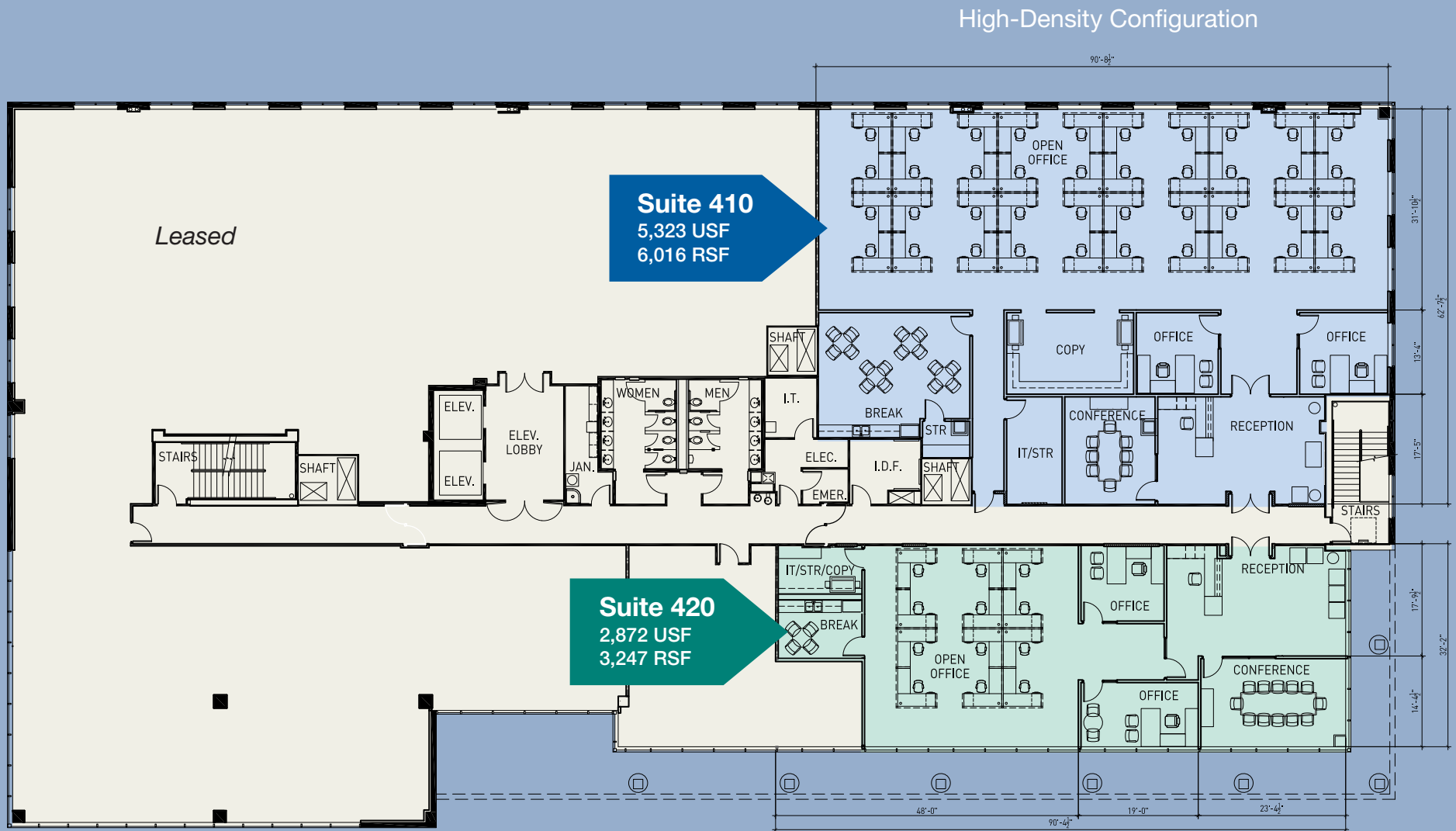


Parkway Corporate Center 4th floor

Low-Density Configuration



Parkway Corporate Center 4th floor





Shaded outdoor break area





Award-winning management team



Shoe shine station



7th floor patio



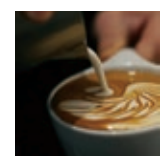
Complimentary bike-share program



Retail Amenities

Tenants and guests have convenient access to a national fitness chain, 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.



Shoe Shine





Parkway Corporate Center
110 City Parkway
Las Vegas, Nevada 89106

When considering your options, we suggest that you consider the following questions:

How many buildings have office space with a density of up to 106 square feet per employee based upon the parking?

How many locations can provide up to 10 parking spaces per 1,000 square feet with all being covered?

How many buildings offer top of building signage to a major freeway?

How many properties possess on-site award-winning management and security?

How many campuses can offer such a wide range of amenities within walking distance?

And, where can you locate your company with such a wide range of benefits and with a Class A image at a full service rental rate of from \$2.00 to \$2.20 per square foot?

**Retail Tenants
at Molasky Corporate Center**

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

**Office Tenants
at Molasky Corporate Center**

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

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