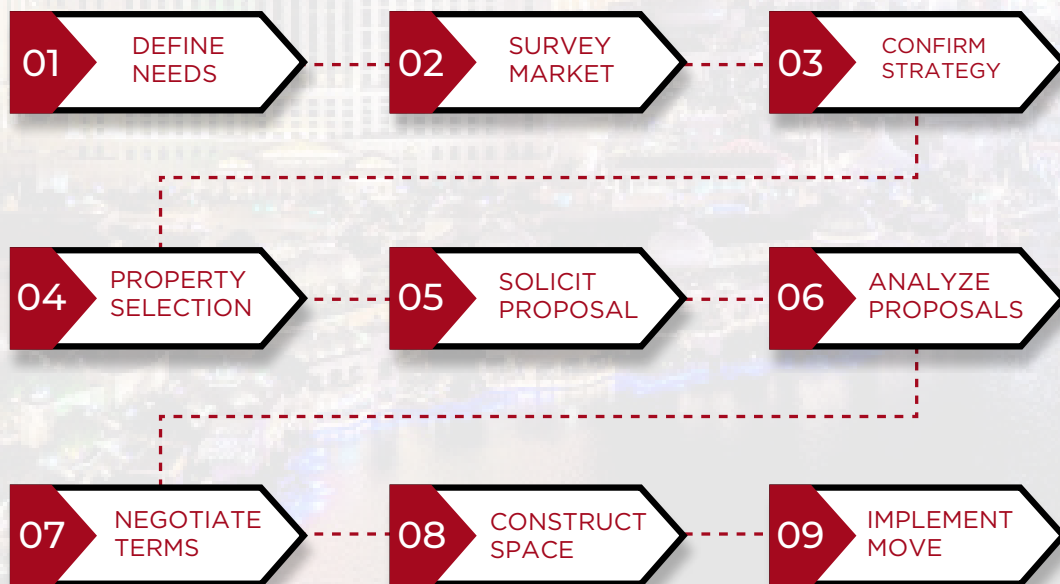


## “Action! Hollywood comes to Las Vegas!”

### THE TENANT REPRESENTATION PROCESS



### PROUD TO HAVE REPRESENTED



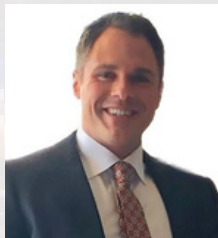
### OMNIPRESENCE TEAM



**NATALIE WAINWRIGHT**

**Founder**

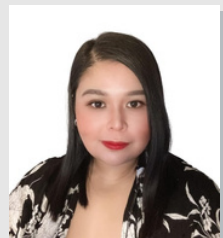
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**VINCE WAINWRIGHT**

**Operations Director**

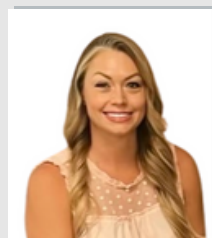
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**KATHERINE CHANDLER**

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### TEAM HIGHLIGHTS

- Over 600 team transactions across the U.S. valued at over \$1.1 billion
- Top performing Tenant Representative Team in Southern Nevada
- Close relationships with the City of Las Vegas, Las Vegas Global Economic Alliance, Governors Economic Development office and many more.

“ Building lasting partnerships through trust and expertise ”

**WHAT KEEPS YOU UP AT NIGHT, KEEPS US UP AT NIGHT. YOUR VICTORY IS OUR VICTORY. LET US FOCUS ON THE REAL ESTATE, WHILE YOU FOCUS ON WHAT MATTERS... YOUR BUSINESS.**

# Tenant Advisory Services



December 2024 Q4

## TENANT REPRESENTATION PROCESS

STRATEGIC PLANNING	SURVEY MARKET	QUALIFY & SELECT ALTERNATIVES	INITIATE NEGOTIATIONS	FINALIZE NEGOTIATIONS	PROVIDE ONGOING SERVICE
<ul style="list-style-type: none"> <li>• Determine requirement</li> <li>• Decide strategy direction</li> <li>• Address financial/timing considerations</li> <li>• Analyze market</li> <li>• Establish research criteria</li> <li>• Customize reporting process</li> </ul>	<ul style="list-style-type: none"> <li>• Conduct market survey</li> <li>• Match availabilities with requirement</li> <li>• Inspect properties</li> <li>• Perform preliminary financial analysis</li> <li>• Select most qualified alternatives</li> <li>• Begin discussion with landlords</li> </ul>	<ul style="list-style-type: none"> <li>• Analyze efficiencies and layouts</li> <li>• Evaluate building infrastructures</li> <li>• Assess impact of local codes on space</li> <li>• Investigate property ownership</li> <li>• Prepare recommendations</li> </ul>	<ul style="list-style-type: none"> <li>• Send RFPs to candidate landlords</li> <li>• Analyze lease proposals</li> <li>• Reduce alternatives</li> <li>• Prepare design, space plan, budgets, schedules</li> </ul>	<ul style="list-style-type: none"> <li>• Coordinate lease review &amp; comments with client's attorney</li> <li>• Complete due diligence</li> <li>• Develop construction documents</li> <li>• Execute lease</li> </ul>	<ul style="list-style-type: none"> <li>• Abstract lease</li> <li>• Perform annual operating reviews</li> <li>• Assess and refine systems and methodology</li> </ul>

Las Vegas's Tech District is a blueprint for a tech revolution. This bustling hub of innovation is home to a growing number of startups and tech companies, who are drawn to the city's low cost of living, favorable tax policies, and business-friendly environment. With an abundance of resources and support networks, entrepreneurs in Las Vegas have everything they need to turn their ideas into successful businesses. The Tech District is also driving economic growth and creating jobs, helping to establish Las Vegas as a major player in the tech industry.

## RECENT WON PROJECTS

*Purchased!*



**6625 Badura Ave**  
Las Vegas, NV 89118

+/- 38,424 Square Feet on 1.19 Acres  
+/- 20,000 SF Downstairs  
+/- 18,424 SF Upstairs

*Leased!*



**8912 Spanish Ridge Ave**  
Las Vegas, NV 89148

+/- 25,810 Square Feet  
88 month term

*Leased!*



**Caprock Spanish Ridge**  
Las Vegas, NV 89148

+/- 25,810 Square Feet  
88 month term

*Leased!*



**350 Lillard Drive**  
Sparks, NV 89134

+/- 77,969 Square Feet  
46 month term