

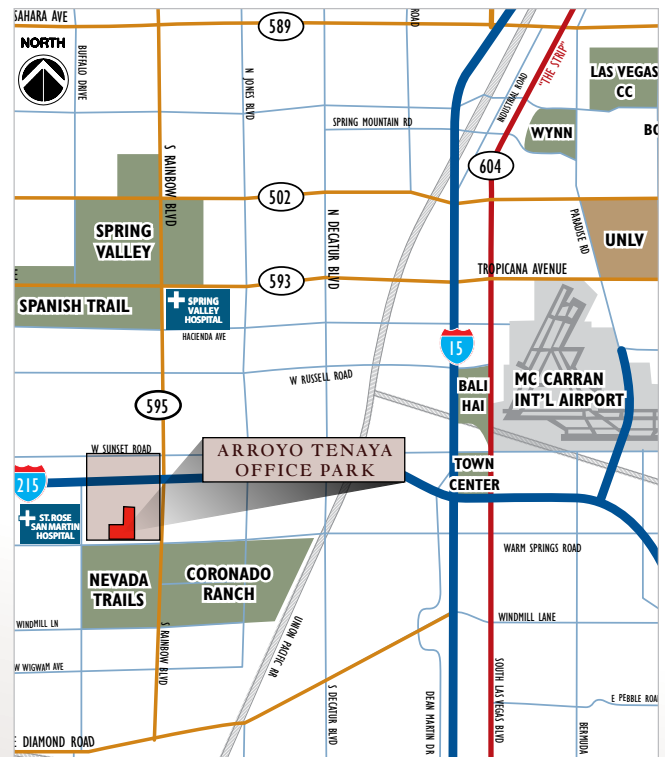
# ARROYO TENAYA OFFICE PARK

LAS VEGAS, NEVADA 89113



The Arroyo Tenaya Office Park will provide an environment for companies to relocate their business into the high growth, Southwest Beltway corridor of the Las Vegas Valley. These three buildings are part of a 450-acre master-planned business park that will offer over 5 million square feet of mixed-use development including offices, restaurants, financial services, and retail.

Location:	I-215 and Rainbow. Minutes away from Summerlin, Green Valley, McCarran Airport and the Las Vegas resort corridor.
Building Sizes:	Three 46,230 square foot single story office buildings divisible down to 12,000 SF
Rate:	\$1.65/SF (Triple Net Basis)
Lease Term:	Minimum 5 years
TI Allowance:	\$40.00/SF
Parking:	Building A: 4.89/1,000, Building B: 5.00/1,000, Building C: 6.06/1,000
Fiber-Optics:	Fiber-optic telecommunication will be available
Available:	1st Quarter 2009



For more information or an appointment to show call:

**Tom Stille • Dean Kaufman • Michael Koontz**

**702-735-5700**  
www.lvcolliers.com

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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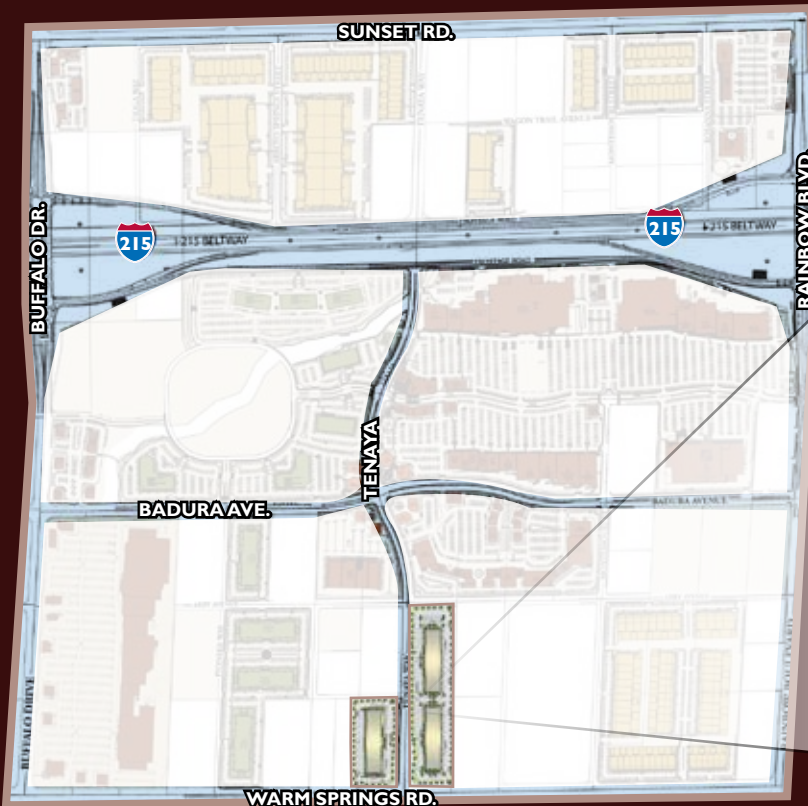
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INTERNATIONAL

THE  
ARROYO

**EJM**  
EJM DEVELOPMENT CO.

# ARROYO TENAYA OFFICE PARK

LAS VEGAS, NEVADA 89113



BUILDING	SF	PARKING
Building A	46,230 SF	4.89/1,000
Building B	46,230 SF	5.00/1,000
Building C	46,230 SF	6.06/1,000
<b>TOTAL:</b>	<b>138,690 SF</b>	

## ON-SITE AMENITIES:

### RESTAURANTS:



### RETAIL:



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