



NARRATIVE

CLASS A OFFICE FOR LEASE

6795 AGILYSYS WAY,
LAS VEGAS, NV 89113

Colliers

AVAILABLE
Top Floor Office



PROPERTY HIGHLIGHTS



LOCATED IN THE SOUTHWEST NEAR DURANGO CASINO AND RESORT



15 MINUTES FROM THE LAS VEGAS STRIP



10 MINUTES FROM HARRY REID INTERNATIONAL AIRPORT



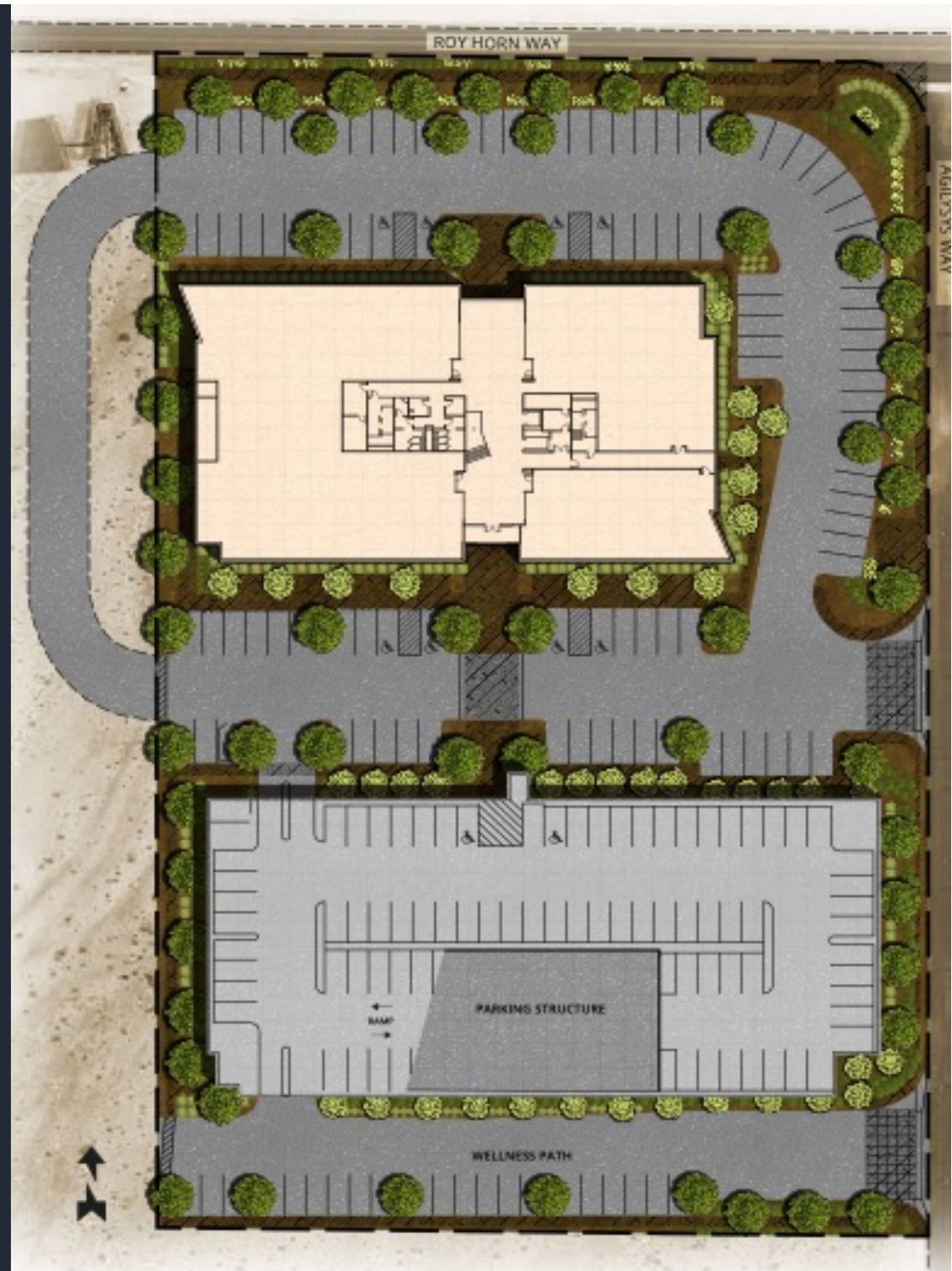
DEDICATED PARKING GARAGE



4th FLOOR SUITES AVAILABLE



WALKING DISTANCE TO RETAIL AND DINING OPTIONS





NARRATIVE

Wellness focused workspace that fosters health, creativity, and productivity through an indoor-outdoor environment.

REFINED. PROFESSIONAL. INSPIRED.

- Individual Fitness Suite
- ¼ Mile Wellness Path + Fitness Machines
- Outdoor Office / Mindfulness Opportunities
- Meeting Room with Telephone & Video Conferencing
- Quiet Room for Focus
- 2nd Floor Lounge and Outdoor Terrace
- Bicycle Friendly Workplace with Bike Lockers, Racks, and Shower



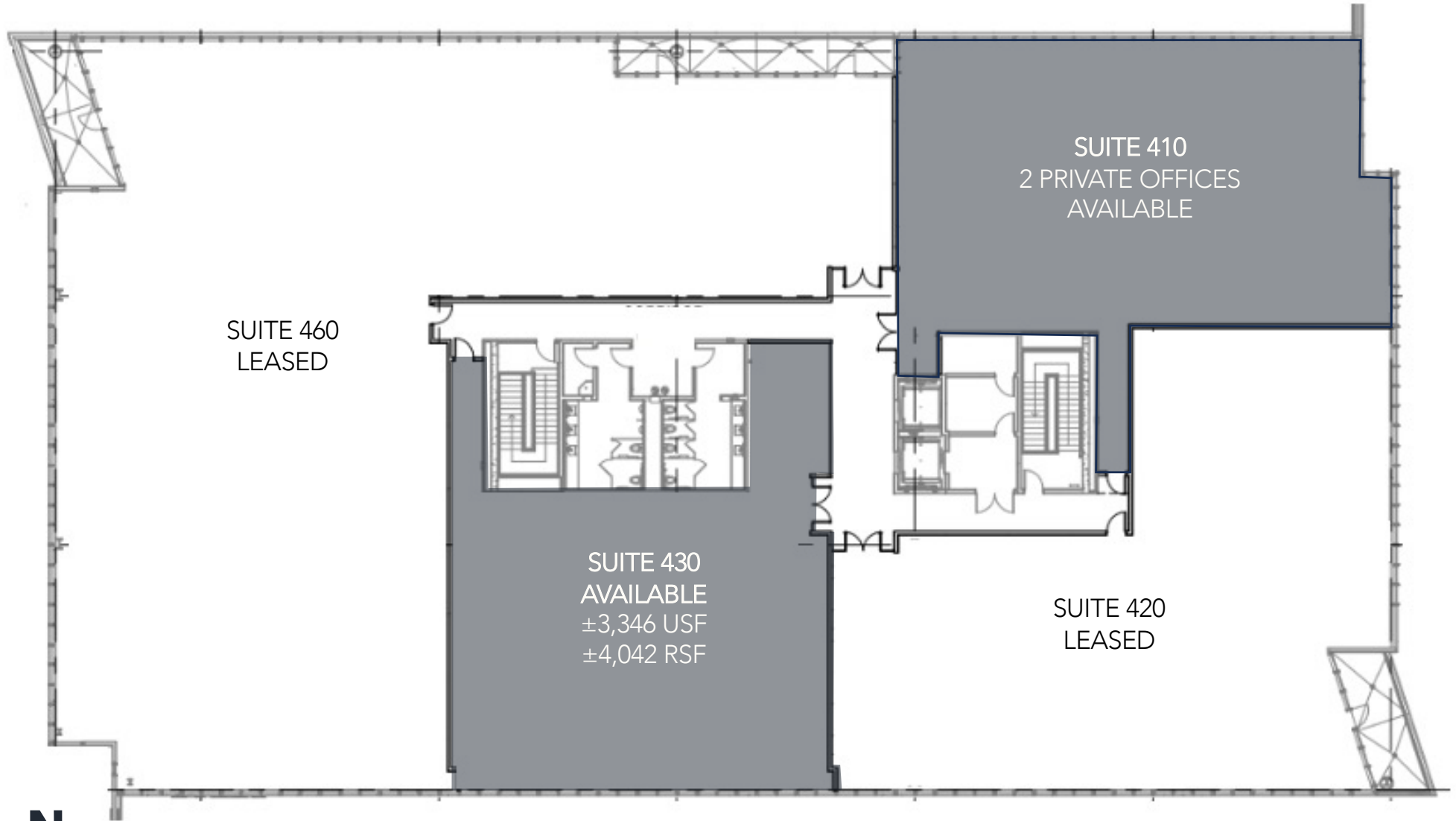
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THE 4TH FLOOR

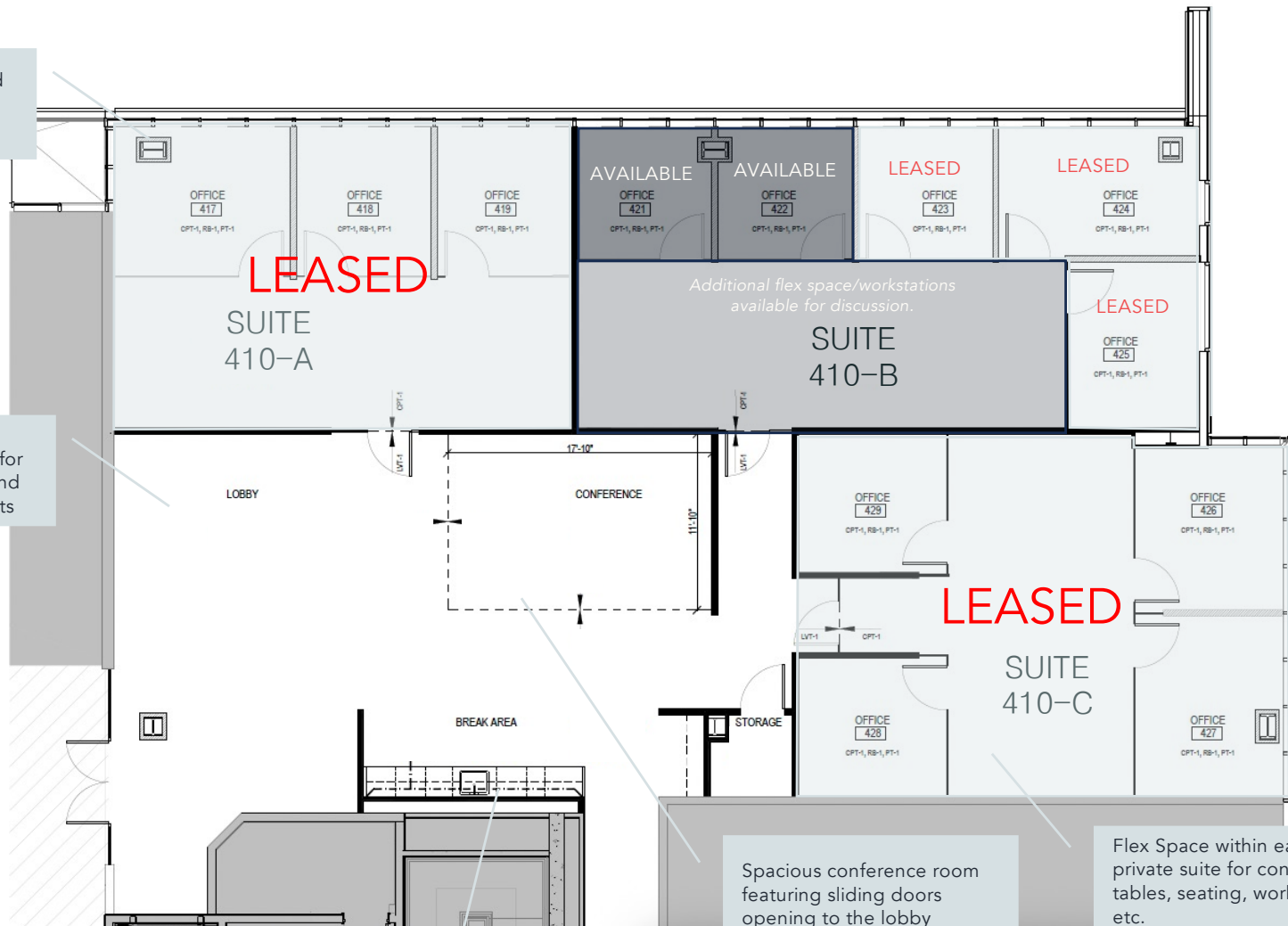


* Floor plans and sizes are subject to change.

SUITE 410

Individual Offices Available

Private Offices furnished with L shape sit/stand desks and task chairs.



Shared lobby and hospitality area great for breaks, networking, and hosting intimate events

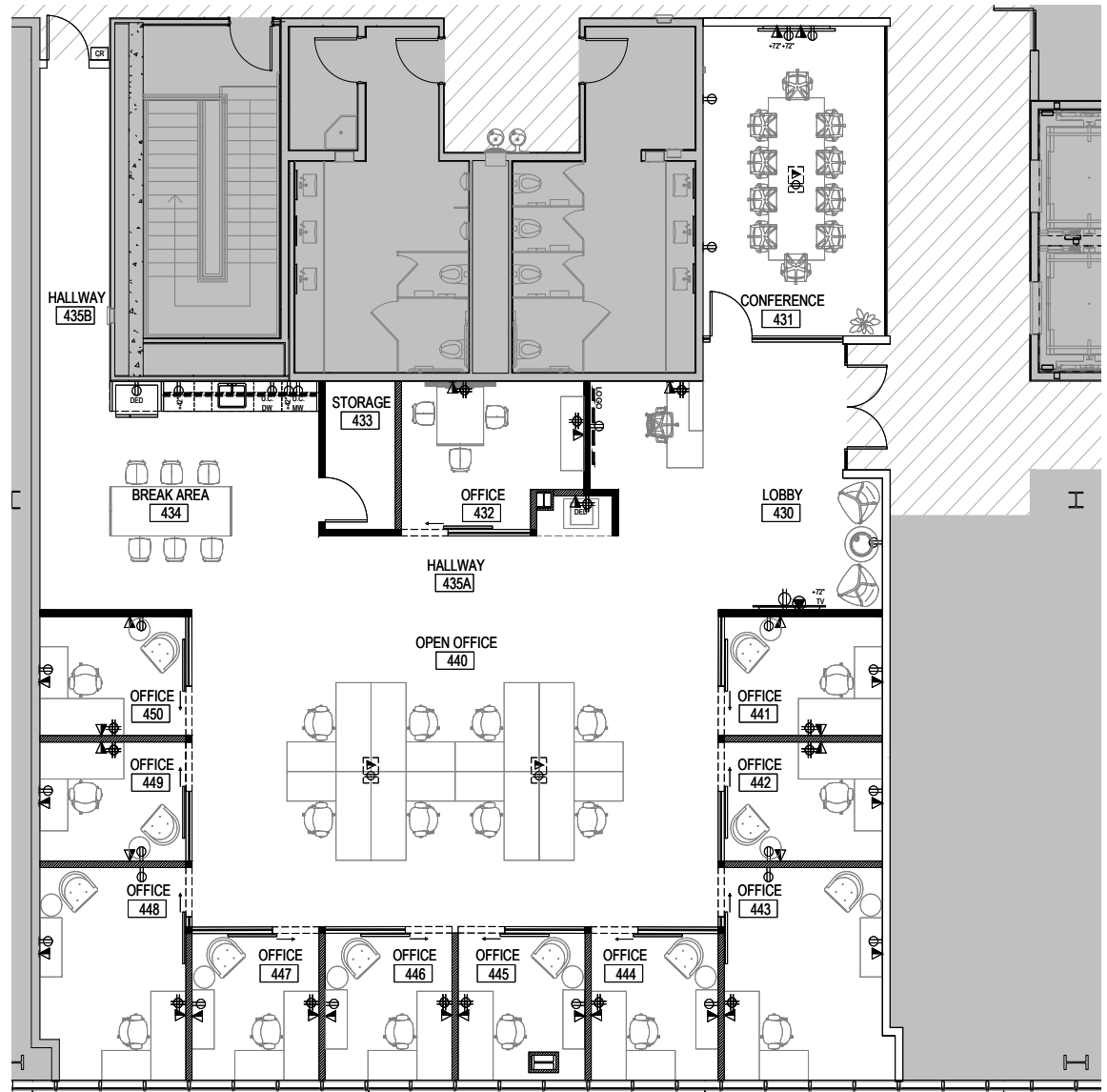
Modern kitchen equipped with fridge, coffee and daily essentials

Spacious conference room featuring sliding doors opening to the lobby – available by reservation.

Flex Space within each private suite for conference tables, seating, workstations, etc.

SUITE 430

- Landlord constructing a Class-A move-in-ready spec suite.
- Permits issued
- Estimated completion:
October / November 2026
- Now is the ideal time to customize the space to meet your operational and design requirements.
- Turn-key lease rates as low as \$4.95/SF MG (subject to term, credit, and ownership approval).
- Suite demisable – call for details.
- 5% Co-op fee for deal signed by August 1, 2026



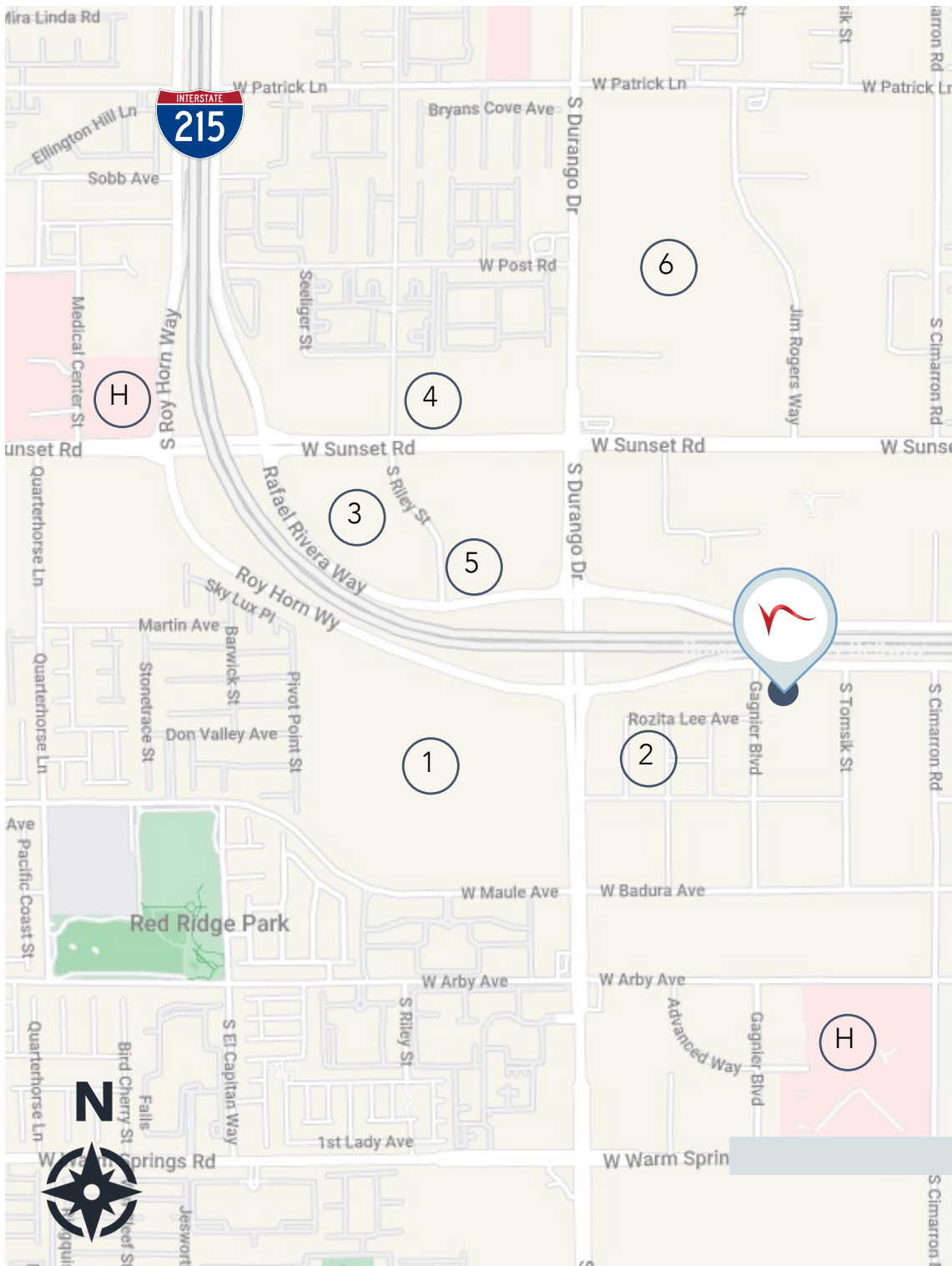
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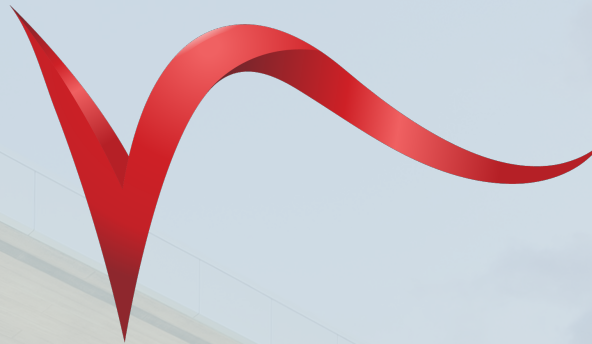


AMENITIES

Strategically located in the heart of the highly desirable southwest Las Vegas submarket, **Narrative** offers exceptional I-215 freeway frontage and visibility with immediate access from the Durango Drive and Buffalo Drive interchanges. The property is surrounded by some of the valley's premier lifestyle destinations, including **Durango Casino & Resort**, **UnCommons**, and a wide variety of restaurants, coffee shops, fitness centers, retail, and hospitality amenities—all just minutes away. This premier location provides employees and clients with unmatched convenience while offering businesses outstanding visibility along one of Las Vegas' busiest freeway corridors.

1. Durango Casino & Resort
2. UnCommons
3. Ikea
4. The Bend
5. Future Lifetime Fitness
6. UNLV Harry Reid Research Park





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