

SITE PLAN



pacificconcepts

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SOPHISTICATION

in the southwest...

OFFICE
RETAIL
RESTAURANT

168,000 sf Mixed-Used Development

THE VILLAGE *at the Cauldron*

THE VILLAGE *at the Cauldron*

RESTAURANT *loft space...*



DISTINCTION.

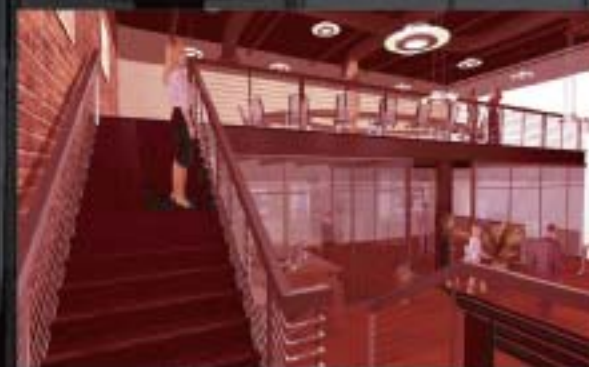
A 168,000 SF Mixed-Use Development, The Village at The Cauldron is conveniently located at I-215 and West Russell Road.

REFINEMENT.

Escape to The Village at The Cauldron...have a cup of coffee and stroll through the cobblestone pathways lined with gas lamps.

SOPHISTICATION.

Exclusive to The Village at The Cauldron, retail and office lofts offer sophistication to the discriminating tenant. Private patios are available with stunning views of the Las Vegas Strip and Red Rock.

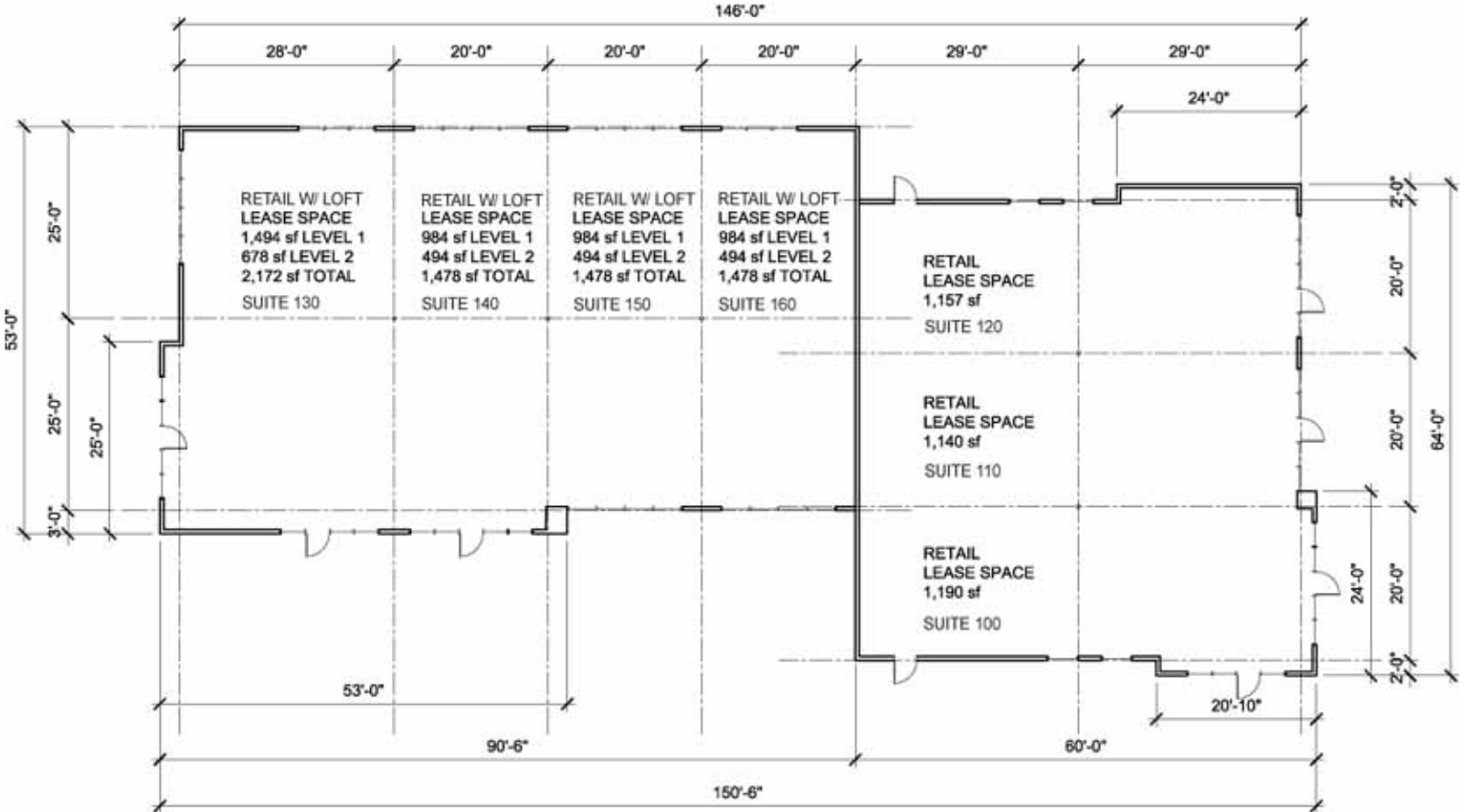


OFFICE *loft space...*

Lease Rates: From \$2.20 NNN
Lease Term: 5, 7 and 10 years
Retail Space: Divisible from 1,049 sf to 10,444 sf
Office Space: Divisible from 900 sf to 10,444 sf
TI Allowance: Negotiable

THE VILLAGE AT THE CAULDRON

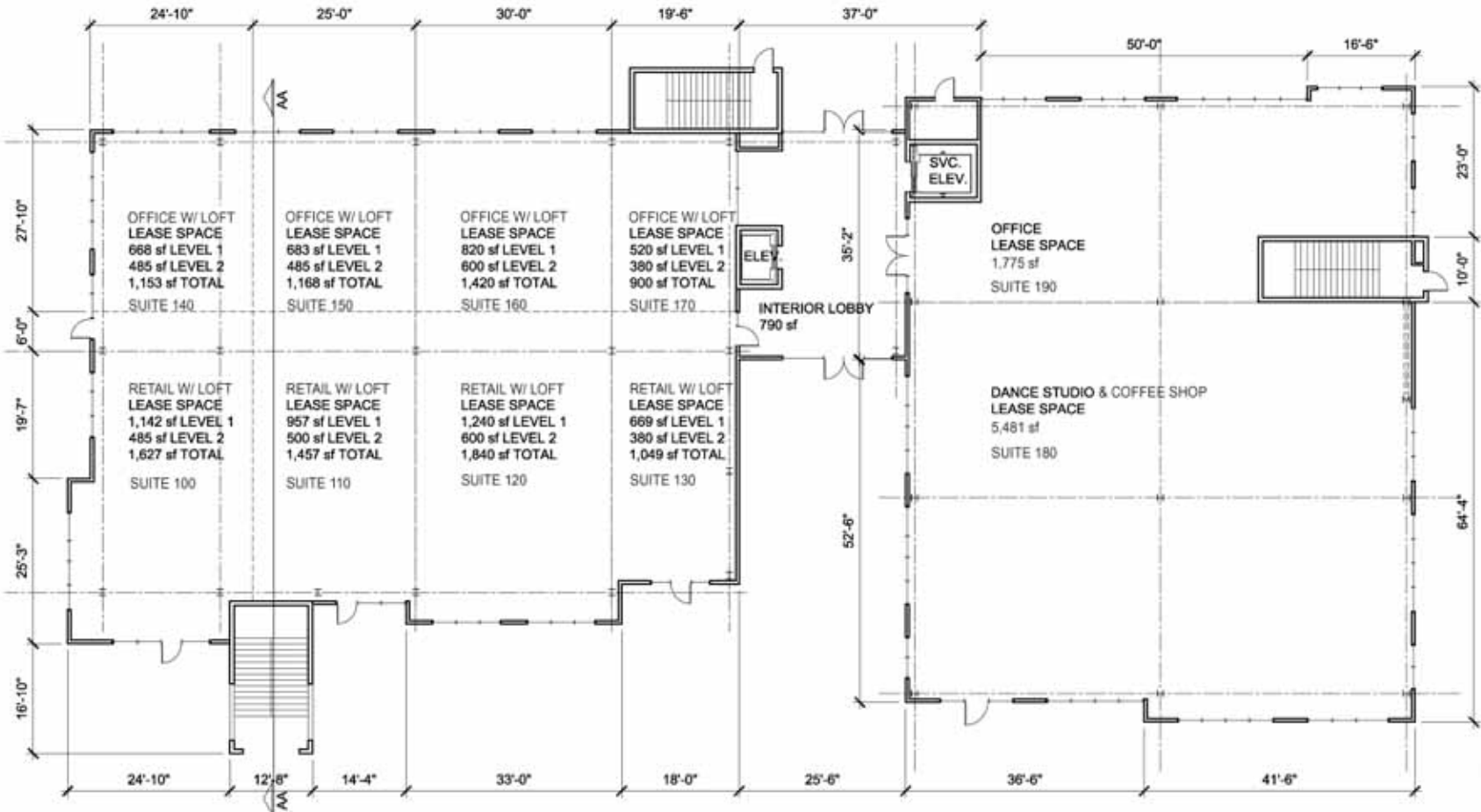
FLOOR PLAN BUILDING A - LEVEL 1



OFFICE LEASABLE: 6,606 sf
 RETAIL LEASABLE: 3,487 sf
 TOTAL LEASABLE: 10,095 sf
 TOTAL GROSS: 10,444 sf

THE VILLAGE AT THE CAULDRON

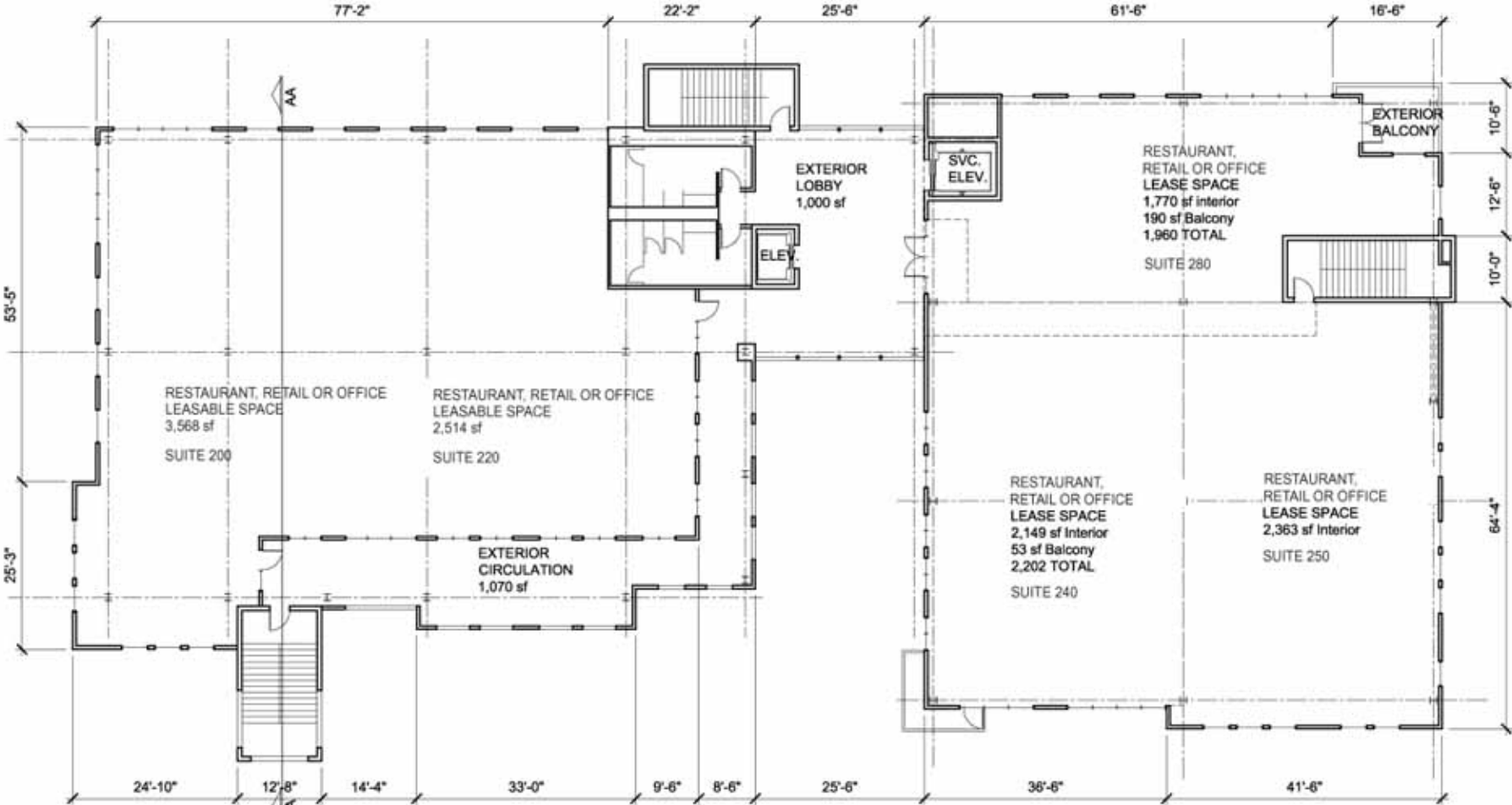
FLOOR PLAN BUILDING B - LEVEL 1



17,410 sf LEASABLE SPACE
20,370 sf GROSS SPACE

THE VILLAGE AT THE CAULDRON

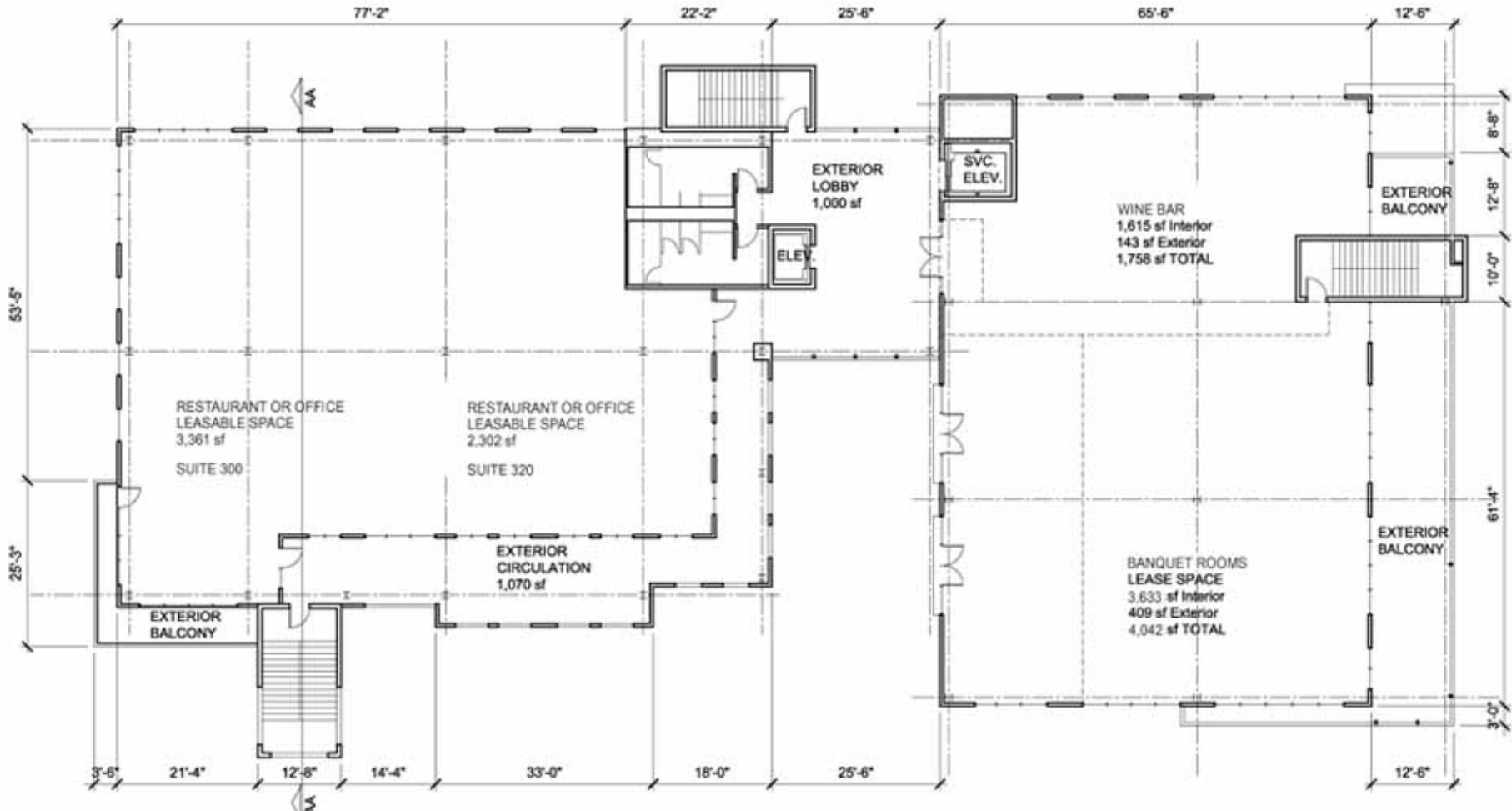
FLOOR PLAN BUILDING B - LEVEL 2



12,168 sf LEASABLE SPACE
15,556 sf GROSS SPACE

THE VILLAGE AT THE CAULDRON

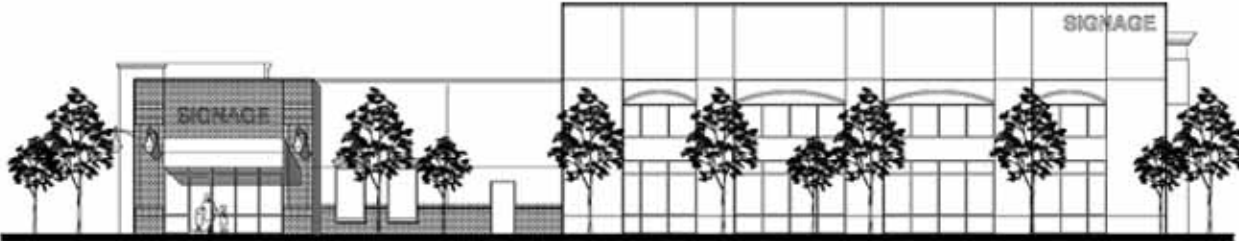
FLOOR PLAN BUILDING B - LEVEL 3



11,443 sf LEASABLE SPACE
15,297 sf GROSS SPACE

THE VILLAGE AT THE CAULDRON

ELEVATION BUILDING 1



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

THE VILLAGE AT THE CAULDRON

ELEVATION BUILDING 2



EAST ELEVATION



SOUTH ELEVATION

THE VILLAGE AT THE CAULDRON

ELEVATION BUILDING 2



WEST ELEVATION



NORTH ELEVATION