

Nigro Development's Siena Suites opens

Construction Connection

Siena Suites, a project by Nigro Development, recently opened at 6555 Boulder Highway in Las Vegas. The extended-stay hotel with 300 one- and two-bedroom units offers upscale accommodations targeting business and recreational travelers.

The joint venture among Nigro Development, the Argier family and Michael Mixer of Colliers International, is managed by the Atlanta-based Premier Hotel Corporation. Total building costs were \$20 million, with construction accounting for \$14.5 million of the total. Nigro Construction served as the general contractor.

Room occupancy has been averaging between 75 and 100

percent, exceeding initial expectations.

"Siena Suites has been very well received," said Kurt Howard, general manager of Siena Suites. "We did not expect this occupancy rate until the summer."

Todd Nigro of Nigro Development noted that most of southern Nevada's new hotel products in the last five to seven years have been high-end resorts.

"There is a market for the economy-priced hotel," he said. "We are filling a niche with a quality economy brand."

The \$16 million second phase of construction is scheduled to begin in the fourth quarter of this year with a planned opening of the additional 300 units in early 2006. □



Rendering provided

Siena Suites, on 13 1/2 acres at Boulder Highway and Russell Road, consists of six 3-story buildings housing one- and two-bedroom units. The wood-frame and stucco structures include laundry facilities, exercise room and full kitchens.