

UNDER NEW OWNERSHIP:

RISING
Realty Partners

Extensive Tenant Improvements Complete



3825 – 3985 W. Cheyenne Avenue, North Las Vegas, NV 89032 | For Lease

Northport Industrial Center

Located along the Cheyenne Technology Corridor

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Accelerating success.

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±3,146 SF - ±33,423 SF Available

Northport Industrial Center is an optimal mix of office, flex, and industrial buildings totaling approximately ±126,000 square feet. Northport Industrial Center is located in North Las Vegas, along the Cheyenne Technology Corridor, adjacent to the North Las Vegas Airport.

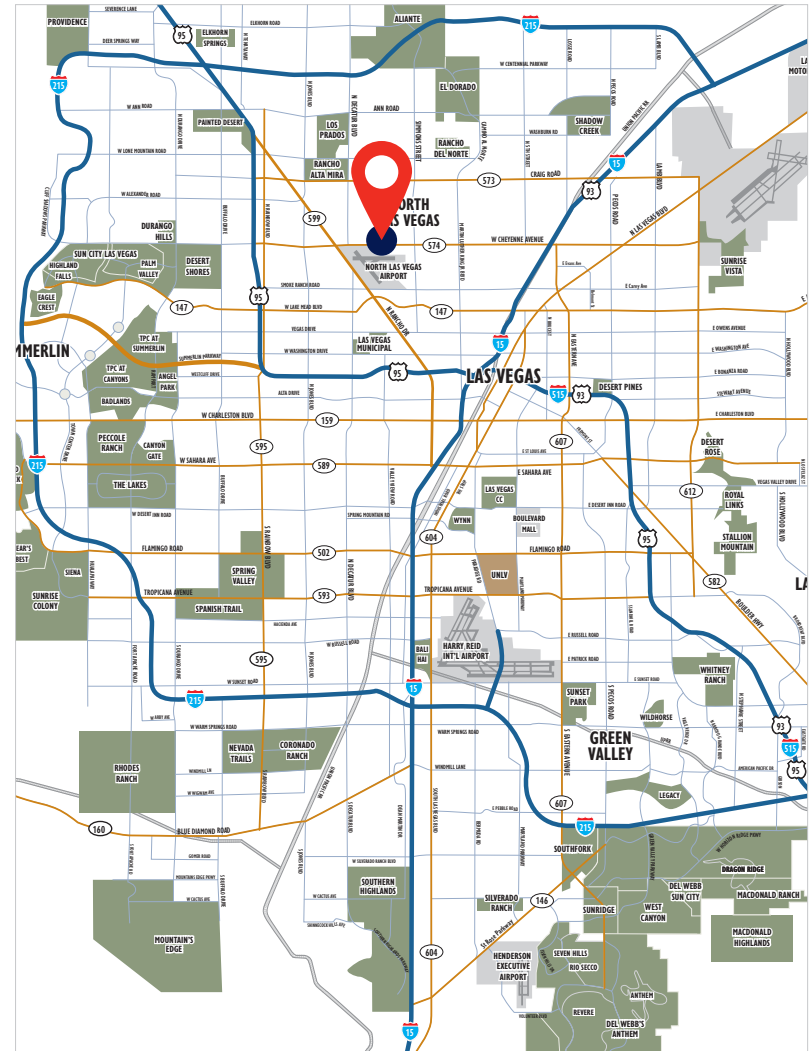
HIGHLIGHTS

- Extensive Tenant Improvements completed
- Located along the Cheyenne Technology Corridor
- High image, office, flex and industrial buildings
- Competitive lease rates
- Cheyenne Avenue frontage
- 3:1,000 parking ratio
- Business park environment with lush landscaping



NNN Fees

\$0.42 PSF, Mo



Northport Industrial Center

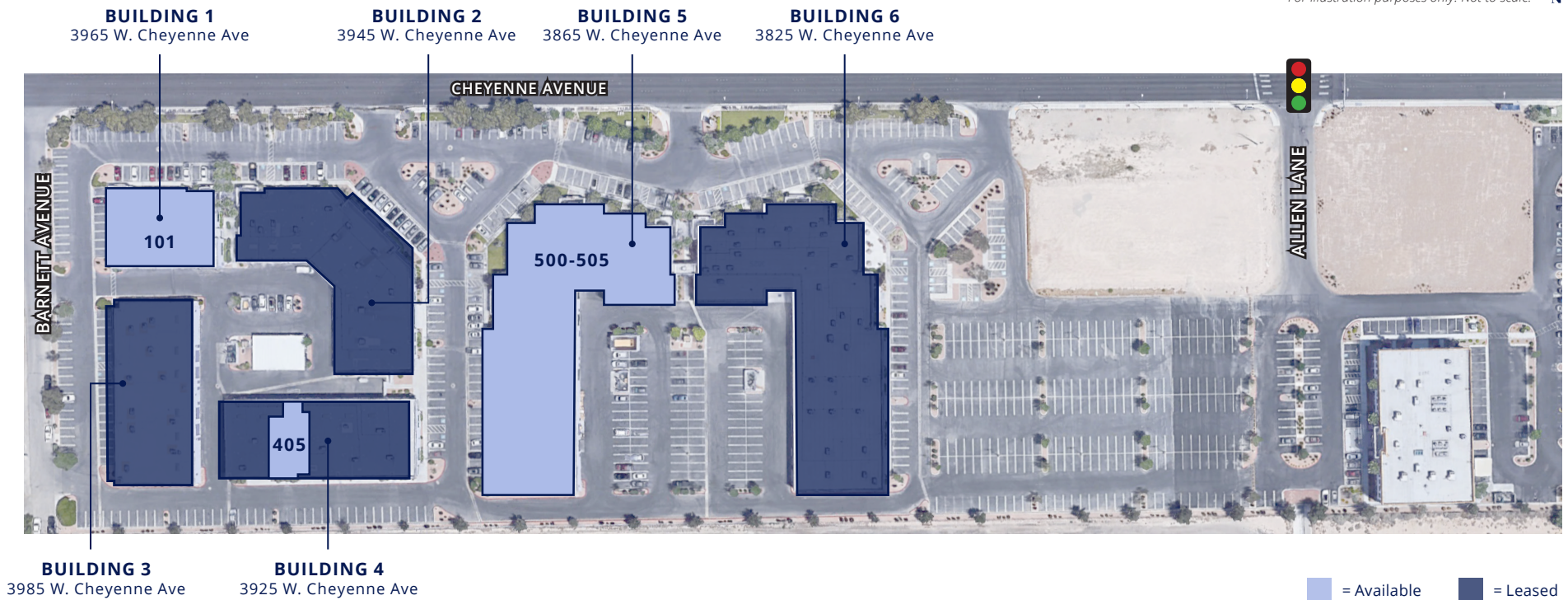
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Site Plan

For illustration purposes only. Not to scale.



Building	Suite	Total SF	Lease Rent	NNN Fees
3925	405	±3,146 SF	\$1.30	\$0.42
3965	101	±8,533 SF	\$1.05	\$0.42
3865	500-505	±33,423 SF	\$1.25	\$0.42

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3825 – 3985 W. Cheyenne Avenue, North Las Vegas, NV 89032 | For Lease

Suite 405

3925 W. Cheyenne Avenue

±3,146 Total SF*

- HVAC in Office and Evaporative Cooled Warehouse

*Approximate square footage



Lease Rate

\$1.30 PSF, Mo

NNN Fees

\$0.42 PSF, Mo

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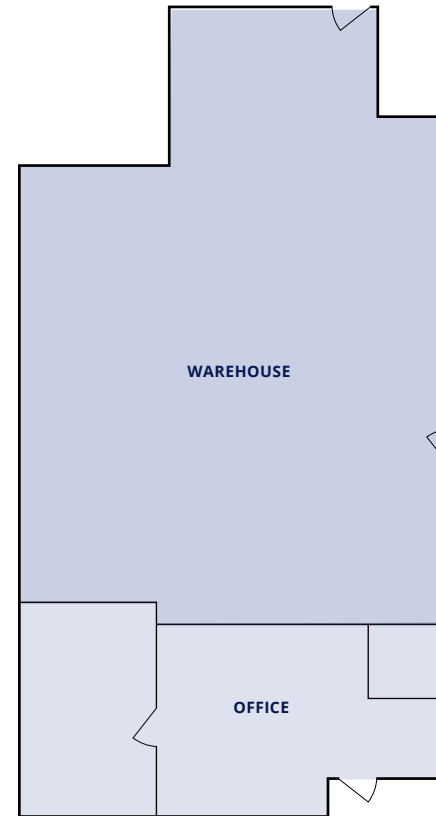
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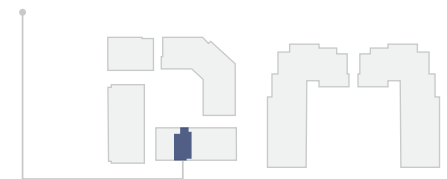
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Extensive Tenant Improvements in Progress

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3825 – 3985 W. Cheyenne Avenue, North Las Vegas, NV 89032 | For Lease

Suite 101

3965 W. Cheyenne Avenue

±8,533 Total SF*

- ±8,533 Office SF
- Building has 1000 AMPS of Power

**Approximate square footage*



Lease Rate

\$1.05 PSF, Mo

NNN Fees

\$0.42 PSF, Mo

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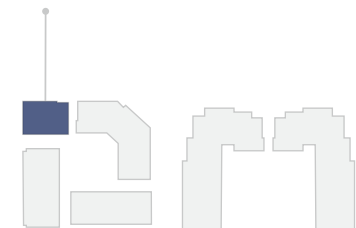
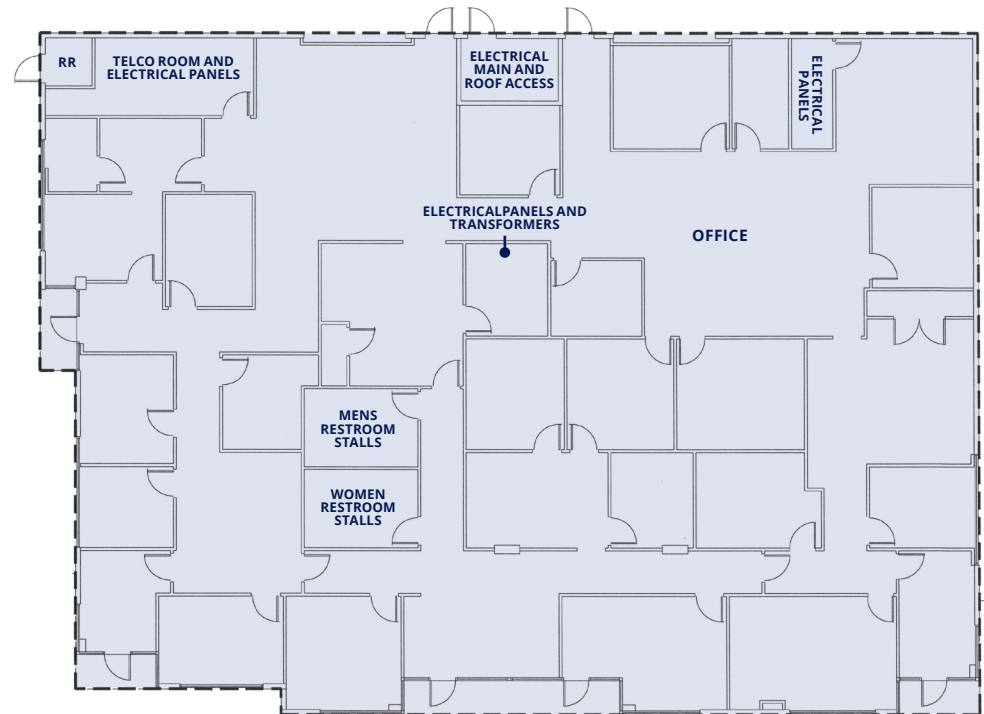
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Suite 500-505

3865 W. Cheyenne Ave.

±33,423 Total SF*

- Class A Flex Office with 100% HVAC Warehouse
- 3 Grade Loading Doors

*Approximate square footage



Lease Rate

\$1.25 PSF, Mo

NNN Fees

\$0.42 PSF, Mo

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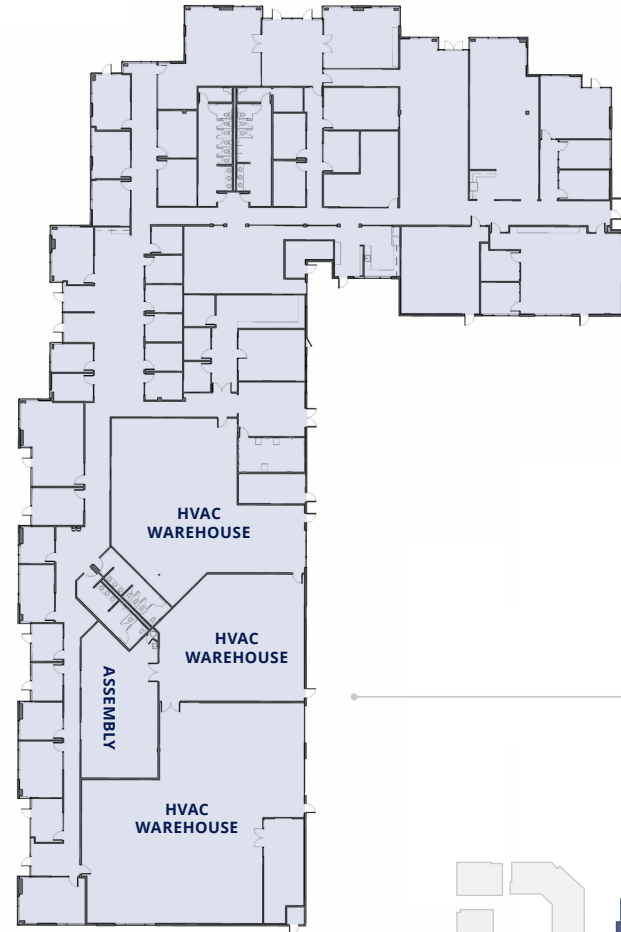
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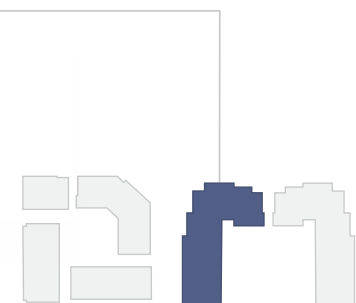
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Aerial Map



LOCATION	DISTANCE (MILES)
I-15 Freeway	±3.4 Miles
US-95 Freeway	±4.0 Miles
North Las Vegas Airport	±2.2 Miles
Las Vegas Strip	±9.9 Miles

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\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 24,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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