



The Park at Arville

4350 Arville Street

Las Vegas, NV 89102

BROKER INCENTIVE:

5% commission to
outside broker
On unit 600 only



Suite	Total s.f.	Office s.f.	Warehouse s.f	Dock/Grade	Rate	CAM	Monthly	Date Available
340	1,670	398	1,272	(1) 12 x 12 GL *	\$1.30	\$0.26	\$2,605.20	Now
110	3,504	792	2,712	(1) 12 x 12 GL * (1) 9 x 10 DH	\$1.20	\$0.26	\$5,115.84	11/1/26
170	3,516	0	3,516	(3) 12 x 12 GL *	\$1.20	\$0.26	\$5,133.36	9/1/26
240	4,343	684	3,659	(2) 12 x 12 GL *	\$1.20	\$0.26	\$6,340.78	Now
180	5,217	856	4,361	(2) 12 x 12 GL *	\$1.20	\$0.26	\$7,616.82	9/1/26
700	5,233	1,373	3,860	(2) 12 x 12 GL *	\$1.20	\$0.26	\$7,640.18	Now
250	6,243	666	5,577	(2) 12 x 12 GL *	\$1.20	\$0.26	\$9,114.78	Now
600	14,086	2,122	11,964	(1) 12 x 12 GL (3) 9 x 10 DH *	\$0.99**	\$0.26	\$17,607.50	Now

*to be verified by tenant **\$0.99 for the first 12 months, 4% bumps thereafter

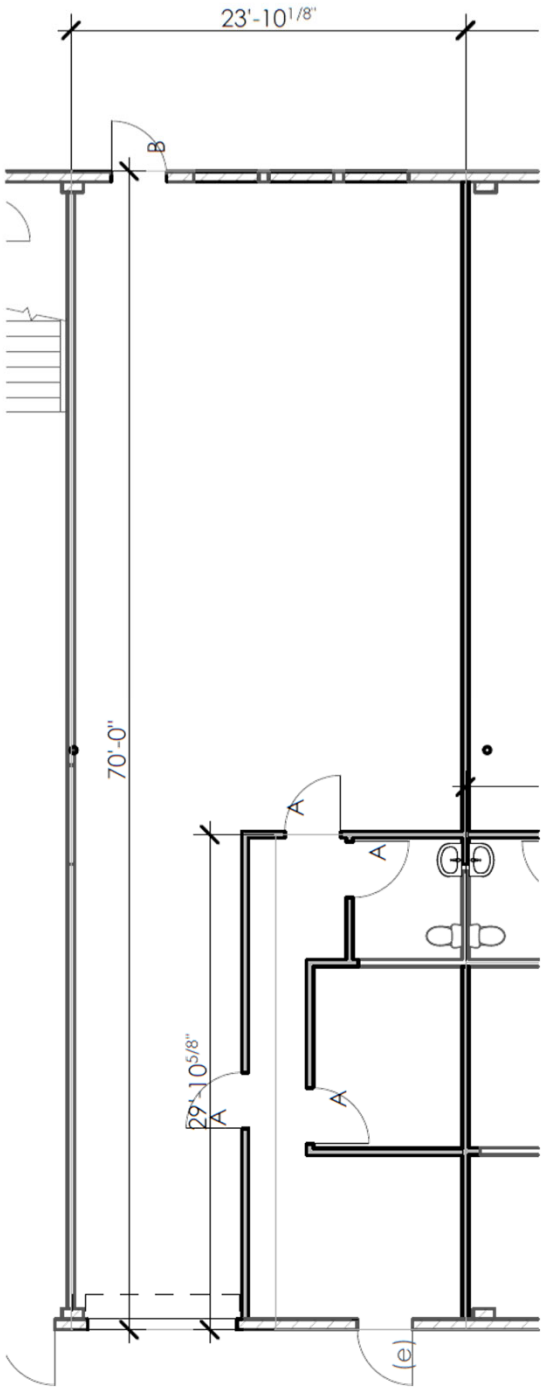
Highlights

- ±160,277 s.f. multi-tenant business park on a ±9.47-acre parcel
- ±15' clear height
- Office spec spaces
- Excellent central location w/ close proximity to LV strip & I-15 freeway
- Monument signage on Arville Street
- M-1 Zoning
- Complete renovation in 2017



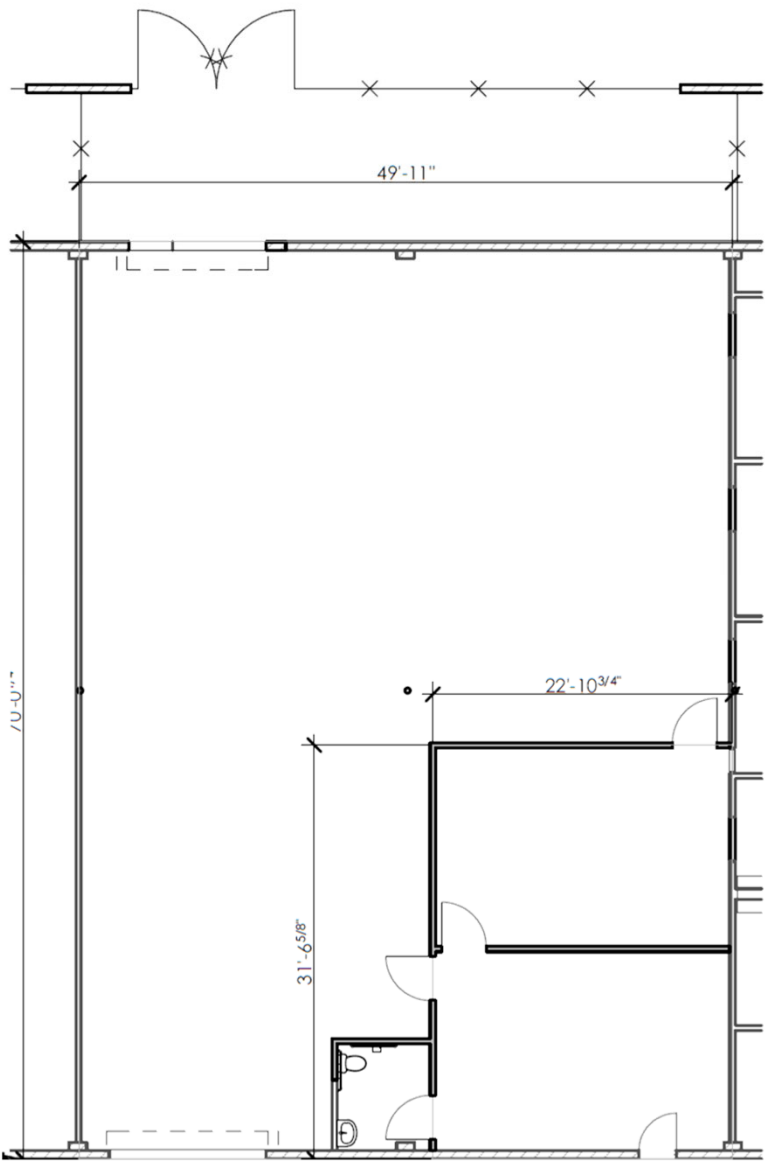
Floorplans

Suite	340
Total s.f.	1,670 s.f.
Office s.f.	398 s.f.
Warehouse s.f.	1,272 s.f.
Clear height	15'
Loading	One (1) 12' x 12' grade level loading door
Rate/s.f.	\$1.30 NNN
NNN/s.f.	\$0.26
Monthly	\$2,605.20
Available	Now



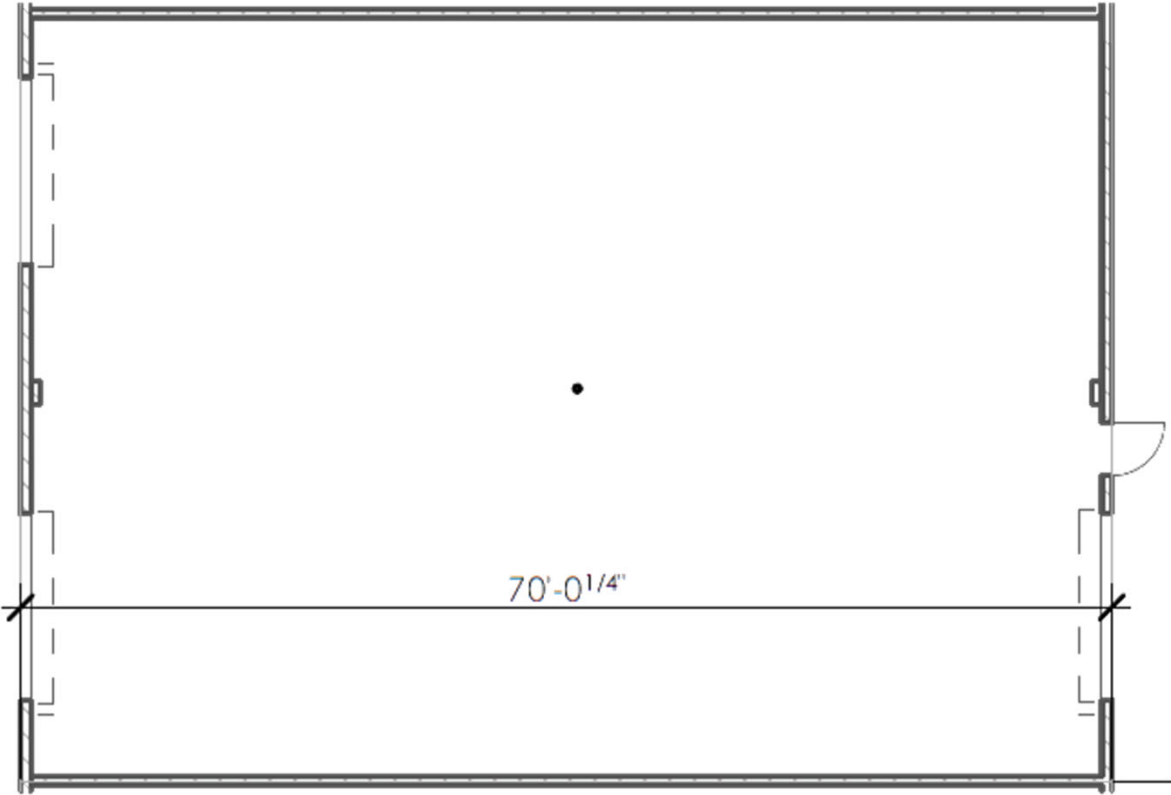
Floorplans

Suite	110
Total s.f.	3,504 s.f.
Office s.f.	792 s.f.
Warehouse s.f.	2,712 s.f.
Loading	One (1) 12' x 12' front grade level door One (1) 12' x 12' rear dock high door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.26
Monthly	\$5,115.84
Available	11/1/26



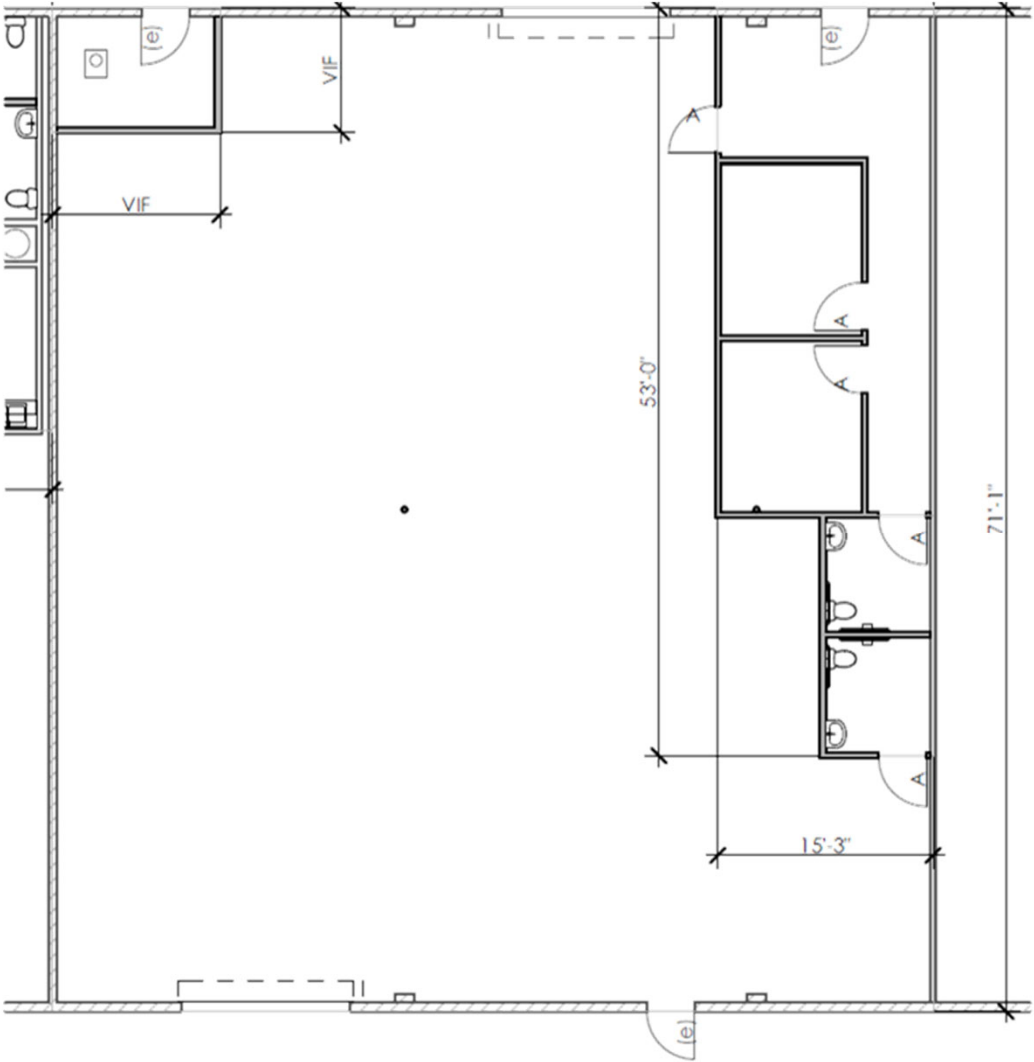
Floorplans

Suite	170
Total s.f.	3,516 s.f.
Office s.f.	0 s.f
Warehouse s.f.	3,516 s.f.
Clear height	15'
Loading	(1) 12'X12' front grade level door (2) 12'X12' rear grade level doors
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.26
Monthly	\$5,133.36
Available	9/1/26



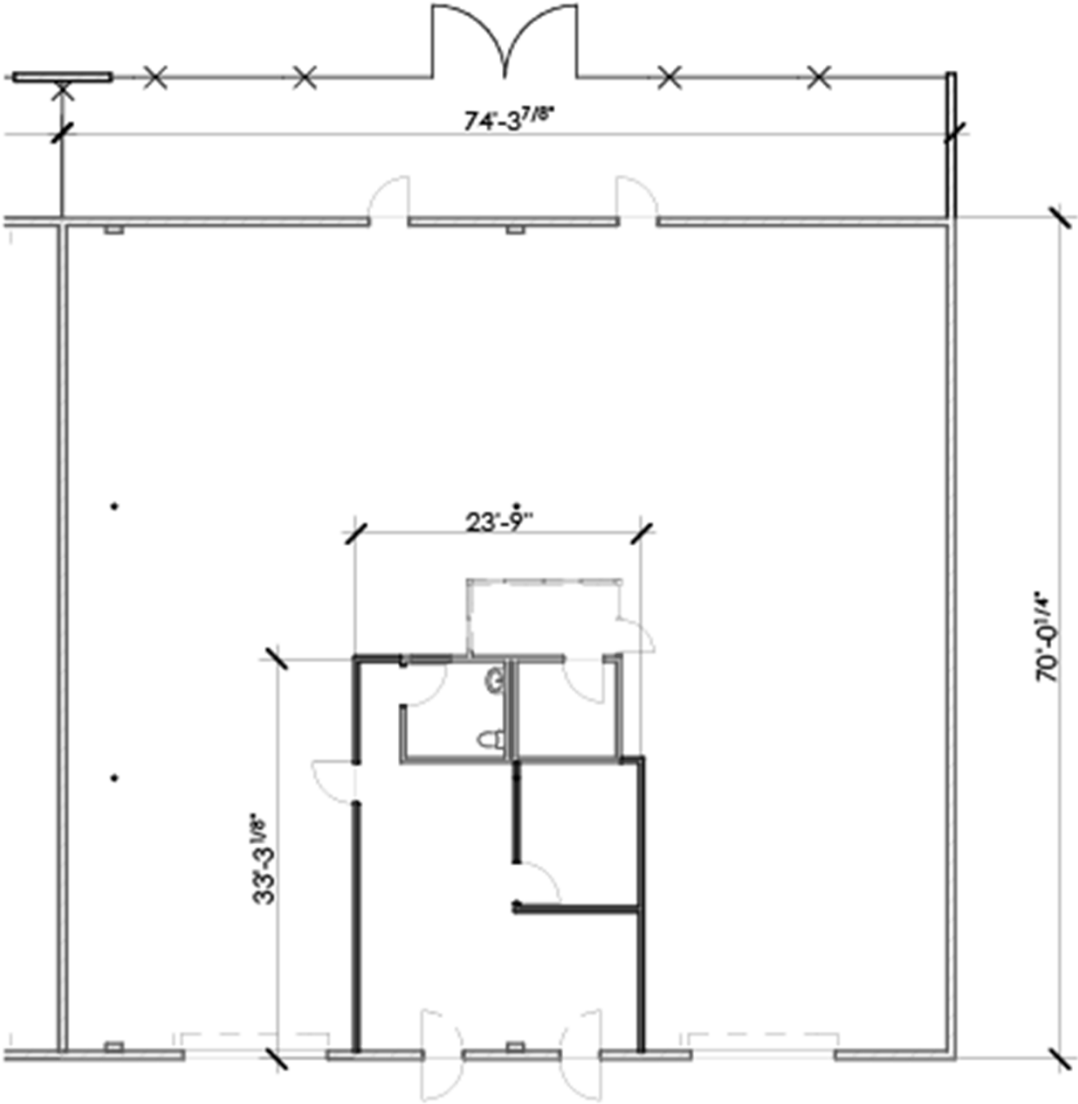
Floorplans

Suite	240
Total s.f.	4,343 s.f.
Office s.f.	684 s.f.
Warehouse s.f.	3,659 s.f.
Clear height	15'
Loading	(1) 12'X12' front grade level door (1) 12'X12' rear grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.26
Monthly	\$6,340.78
Available	Now



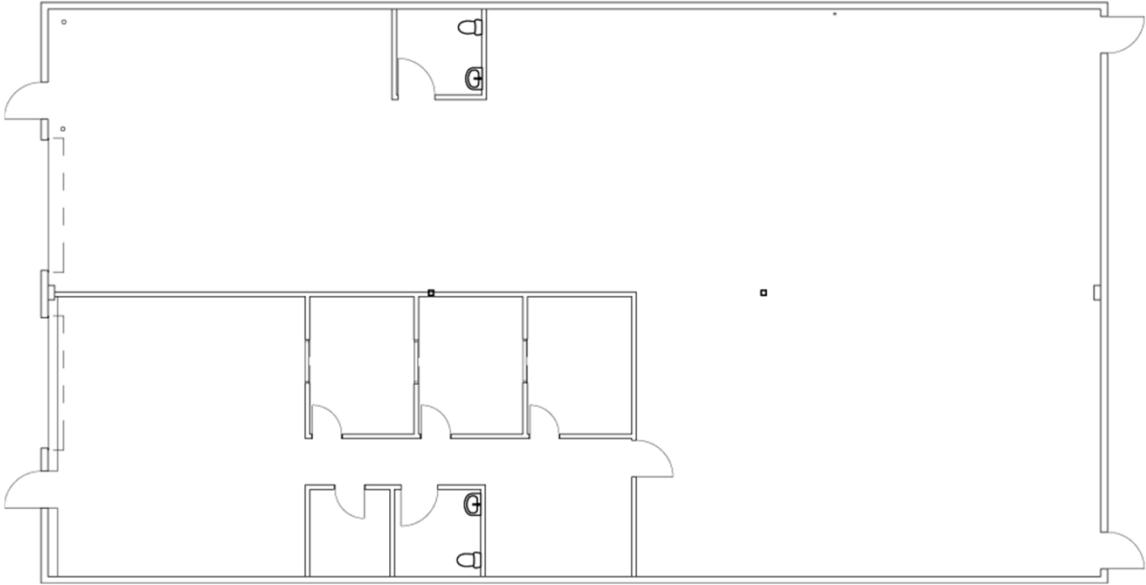
Floorplans

Suite	180
Total s.f.	5,217 s.f.
Office s.f.	856 s.f.
Warehouse s.f.	4,361 s.f.
Clear height	15'
Loading	(2) 12'X12' rear grade level doors
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.26
Monthly	\$7,616.82
Available	9/1/26



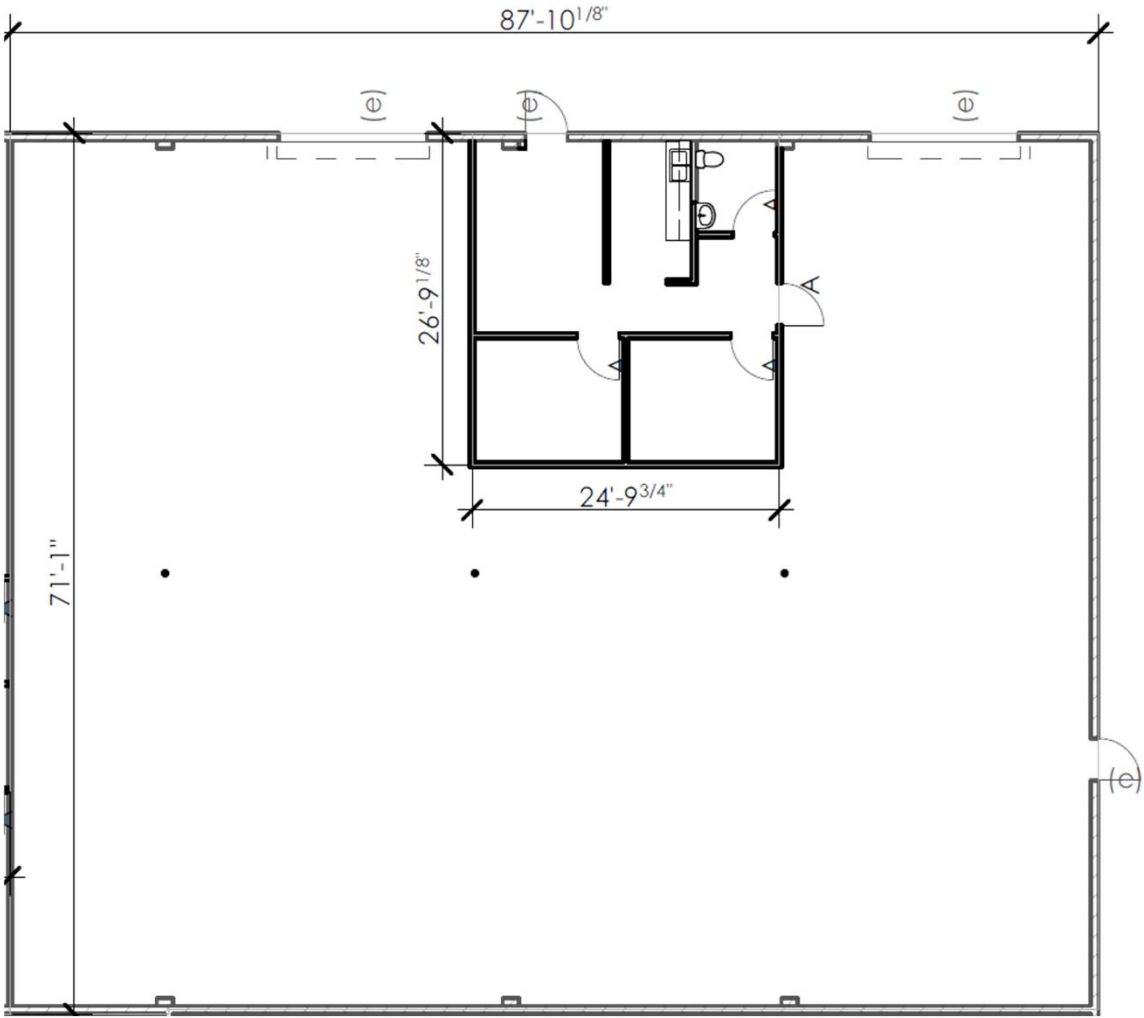
Floorplans

Suite	700
Total s.f.	5,233 s.f.
Office s.f.	1,373 s.f.
Warehouse s.f.	3,860 s.f.
Loading	(2) 12'X14' grade doors
Power	200 amps, 120/240V, single phase
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.26
Monthly	\$7,640.18
Available	Now



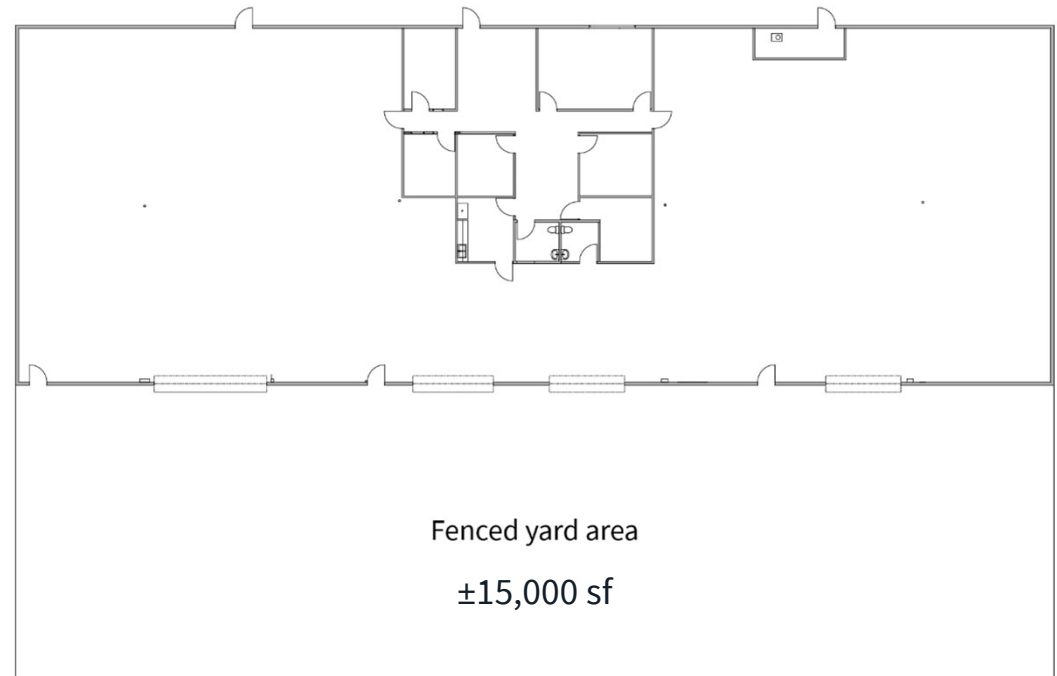
Floorplans

Suite	250
Total s.f.	6,243 s.f.
Office s.f.	666 s.f (front office)
Warehouse s.f.	5,577 s.f.
Clear height	15'
Dock/Grade	(2) 12' x 12' front grade doors
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.26
Monthly	\$9,114.78
Available	Now



Floorplans

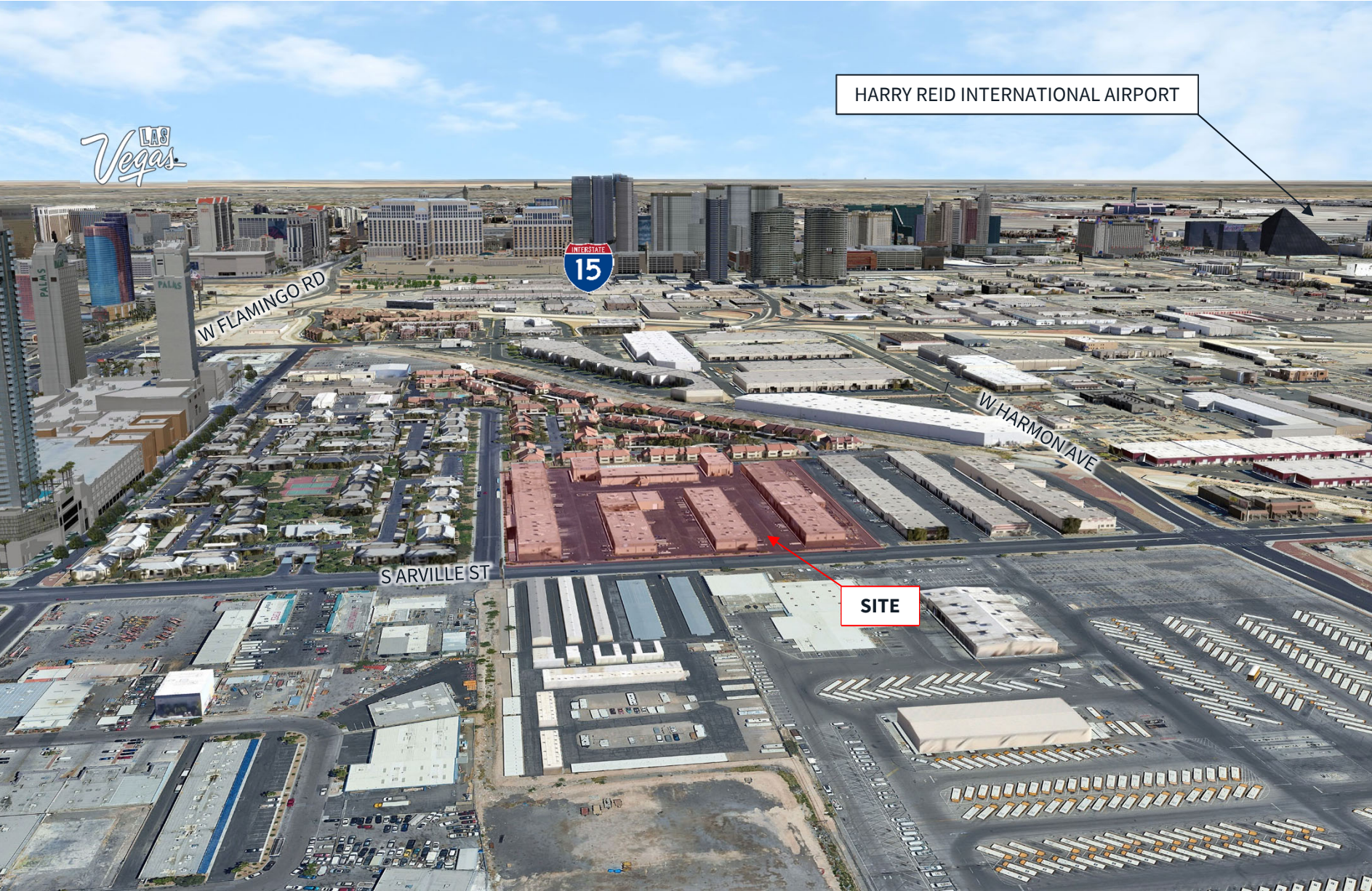
Suite	600
Total s.f.	14,086 s.f.
Office s.f.	2,122 s.f.
Warehouse s.f.	11,964 s.f.
Loading	(3) 9'X10' pony dock loading doors (1) 12'X12' ramp to grade level loading door
Power	TBD
Rate/s.f.	\$0.99 NNN**
NNN/s.f.	\$0.26
Monthly	\$17,607.50
Available	Now



**\$0.99 for the first 12 months, 4% bumps thereafter

BROKER INCENTIVE:
5% commission to
outside broker
On unit 600 only







Danny Leanos

Vice President

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

Brayden Stockbauer

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

Jason Simon, SIOR

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

Rob Lujan, SIOR, CCIM

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018