



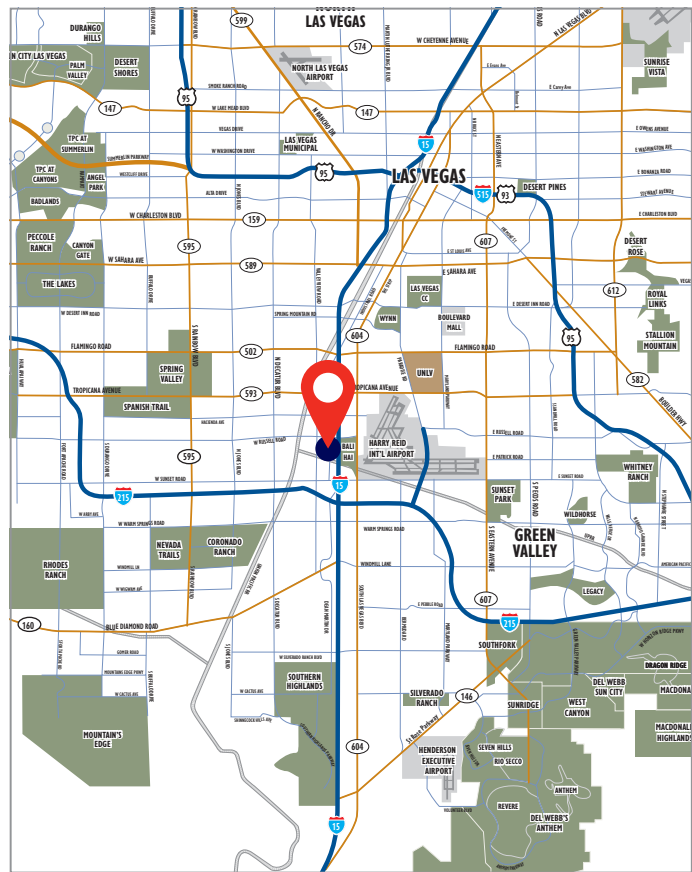
5850 S. Polaris Avenue, Las Vegas, NV 89118 | For Lease

Century Park

±55,330 SF Multi-Tenant Warehouse, Office & Showroom

PROPERTY DETAILS

- Prime Southwest location
- Distinctive corporate image
- Situated on ±4.25 Acres
- Street frontage on Polaris Avenue and Oquendo Road
- Immediate freeway access to I-15 via Russell Road
- Divisible to 2,505 SF
- 16' minimum clear height in warehouse
- 12' x 14' grade level doors (18 total)
- Skylights in warehouse
- Fully fire sprinklered .33/3,000 SF density
- 200 amp, 277/480 volt, 3-phase power
- Unique architectural appeal
- Parking ratio of 3.09 per 1,000 SF – *expandable*



Spencer Pinter

Executive Vice President

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License # NV-5.0039013



Accelerating success.

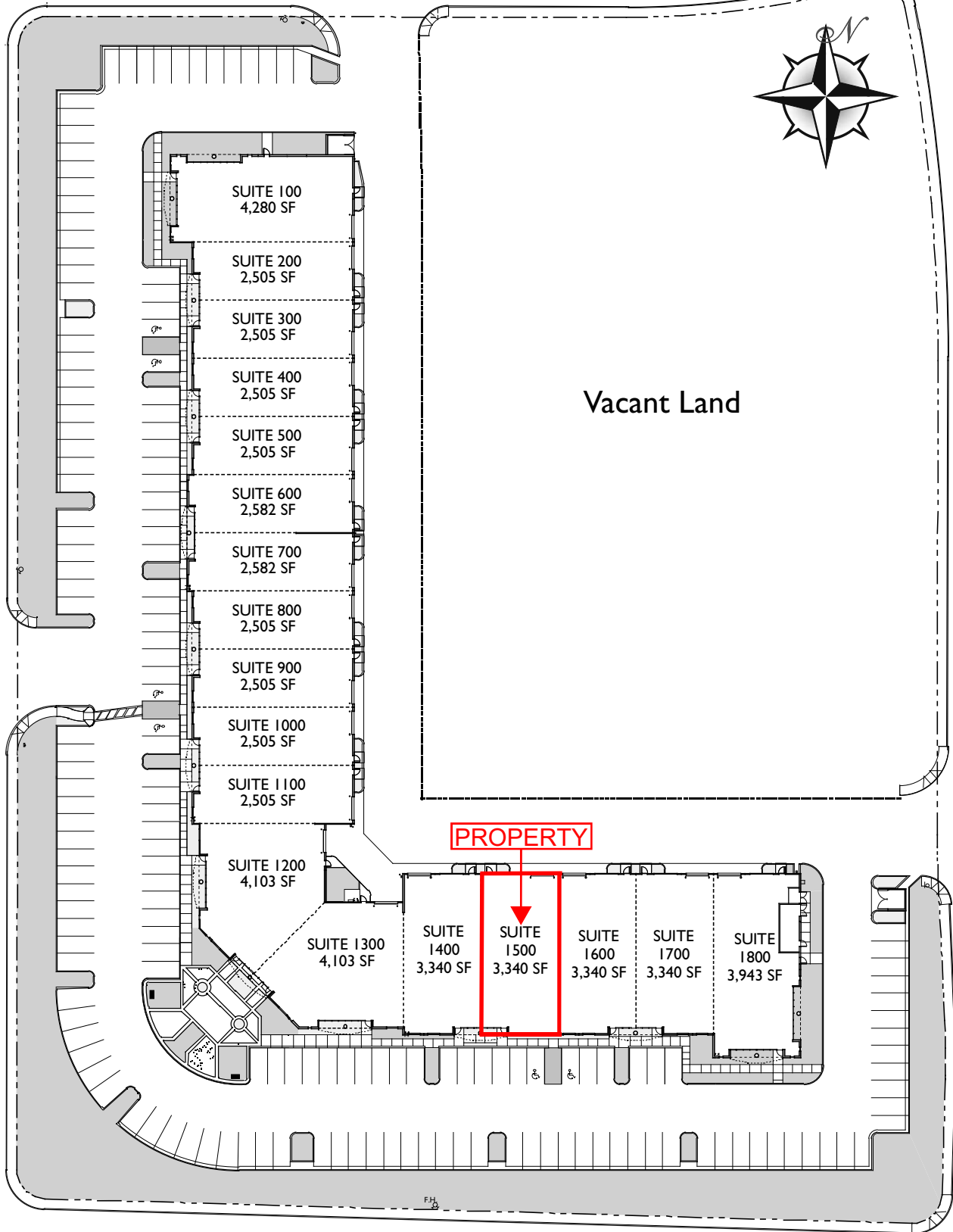
Quail Avenue



Vacant Land

South Polaris Avenue

Century Park Drive



SUITE 100
4,280 SF

SUITE 200
2,505 SF

SUITE 300
2,505 SF

SUITE 400
2,505 SF

SUITE 500
2,505 SF

SUITE 600
2,582 SF

SUITE 700
2,582 SF

SUITE 800
2,505 SF

SUITE 900
2,505 SF

SUITE 1000
2,505 SF

SUITE 1100
2,505 SF

SUITE 1200
4,103 SF

SUITE 1300
4,103 SF

SUITE 1400
3,340 SF

SUITE 1500
3,340 SF

SUITE 1600
3,340 SF

SUITE 1700
3,340 SF

SUITE 1800
3,943 SF

PROPERTY

Oquendo Road



FOR LEASE
+/- 3,340 Square Feet – Incubator Space
100% HVAC

Listing Agent(s): **Spencer Pinter**

Phone: 702.836.3776
 Fax: 702.731.5709
 Address: 6795 Agilysys Way
 Suite 210
 Las Vegas, Nevada 89113

Last Updated: January 1, 2026

Property Name: **Century Park**
 Address: **5850 S. Polaris Avenue, Suite 1500**
Las Vegas, Nevada 89118

County: Clark
 Zoning: M-D
 Lot Size: +/- 4.25 Acres - Total
 Project Size: +/- 54,993 SF - Total
 Divisibility: +/- 2,500 SF
 Available: February 2026

LEASABLE PREMISE DETAIL

Total Area:	+/- 3,340 SF
Office Area:	+/- 390 SF
Sprinklers:	Yes
Dock High:	None
Grade Level:	1 – 12’x14’
Truss Height:	+/- 16’ min
Power:	277/480 volt 3-Phase

Century Park is a 4.25-acre office/industrial park which is centrally located with excellent proximity to “The Las Vegas Strip” and McCarran International Airport. The Project also has immediate access to the I-15 Freeway via Russell Road. Century Park currently offers an individual +/- 3,340 square foot unit that includes +/- 390 square feet of office space. This unit is serviced by 1 grade loading door, and is equipped with fire sprinklers, 100% HVAC and high bay lighting in the warehouse, insulation in the warehouse ceiling and 200 amps of 277/480 volt, 3-phase power. Please see the attached information for a space plan of this unit.

PARKING AND UTILITIES

Century Park is serviced by municipal water and sewer. Each building has 277/480 volt, 3-phase power service to each panel. Each Tenant is responsible for its own electrical, gas, telephone and janitorial services. Suite 1500 includes 6 automobile parking spaces allocated for use by Tenant.

TERMS AND TAX DATA

Base Rent / Mo.:	\$5,344 (NNN) or approximately \$1.60/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.:	\$0.3863 or \$1,291/mo for the year 2026
Total Rent / Mo.:	\$6,635 (this figure includes the estimated NNN Expenses)
Lease Term:	3 to 5 years

PROMOTIONAL FEATURES / DISCLOSURES

EJM Development Co. offers a variety of buildings to fit the growing demand of users in the Las Vegas Valley.

The Landlord of this project, EJM Development Co., owns and has constructed over 4,000,000 square feet of industrial product within the Las Vegas valley. The Landlord continues to strive for excellence by offering local, professional, and responsive property management.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

12'x14' Grade Loading Door

5850 S. Polaris Avenue, Suite 1500
+/- 3,340 Sq. Ft. - Total

100% HVAC Warehouse

Restroom

2 - 4'Wx3'H
Windows

Office

Office

