



The Park at Arville

4350 Arville Street

Las Vegas, NV 89102

BROKER INCENTIVE:
5% commission to
outside broker
On units 140 & 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	7/1/26
240	4,343	684	3,659	(2) 12 x 12 GL *	\$1.20	\$0.26	\$6,340.78	Now
700	5,233	1,373	3,860	(2) 12 x 12 GL *	\$1.20	\$0.26	\$7,640.18	Now
160	5,273	750	4,523	(3) 12 x 12 GL *	\$1.20	\$0.26	\$7,698.58	Now
250	6,243	666	5,577	(2) 12 x 12 GL *	\$1.20	\$0.26	\$9,114.78	Now
140	10,424	1,042	9,382	(1) 9 x 10 DH (3) 12 x 12 GL *	\$0.99**	\$0.26	\$13,030.00	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, \$1.20 thereafter

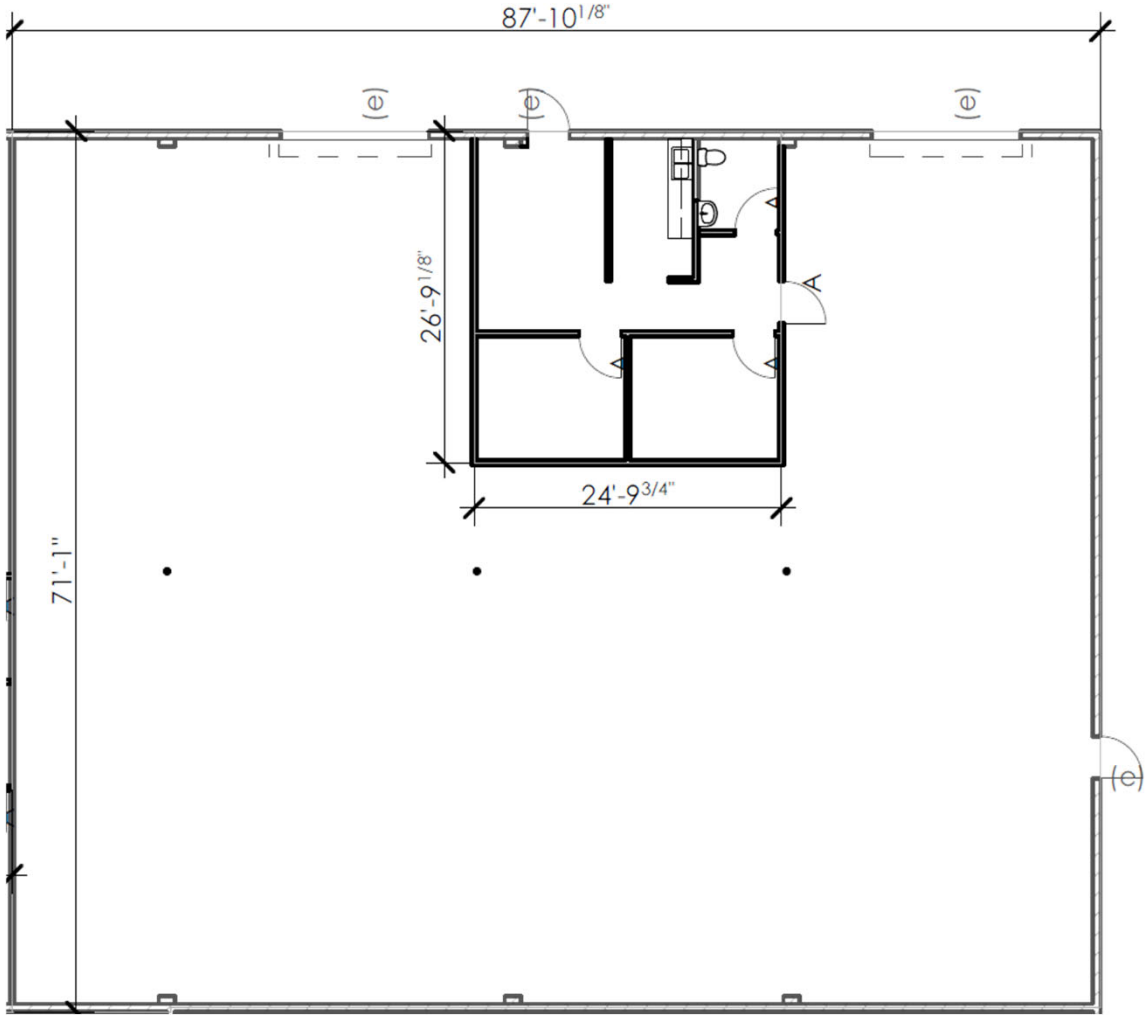
Highlights

- Rates from \$0.99/s.f. NNN
- CAM's \$0.26/s.f.
- ±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



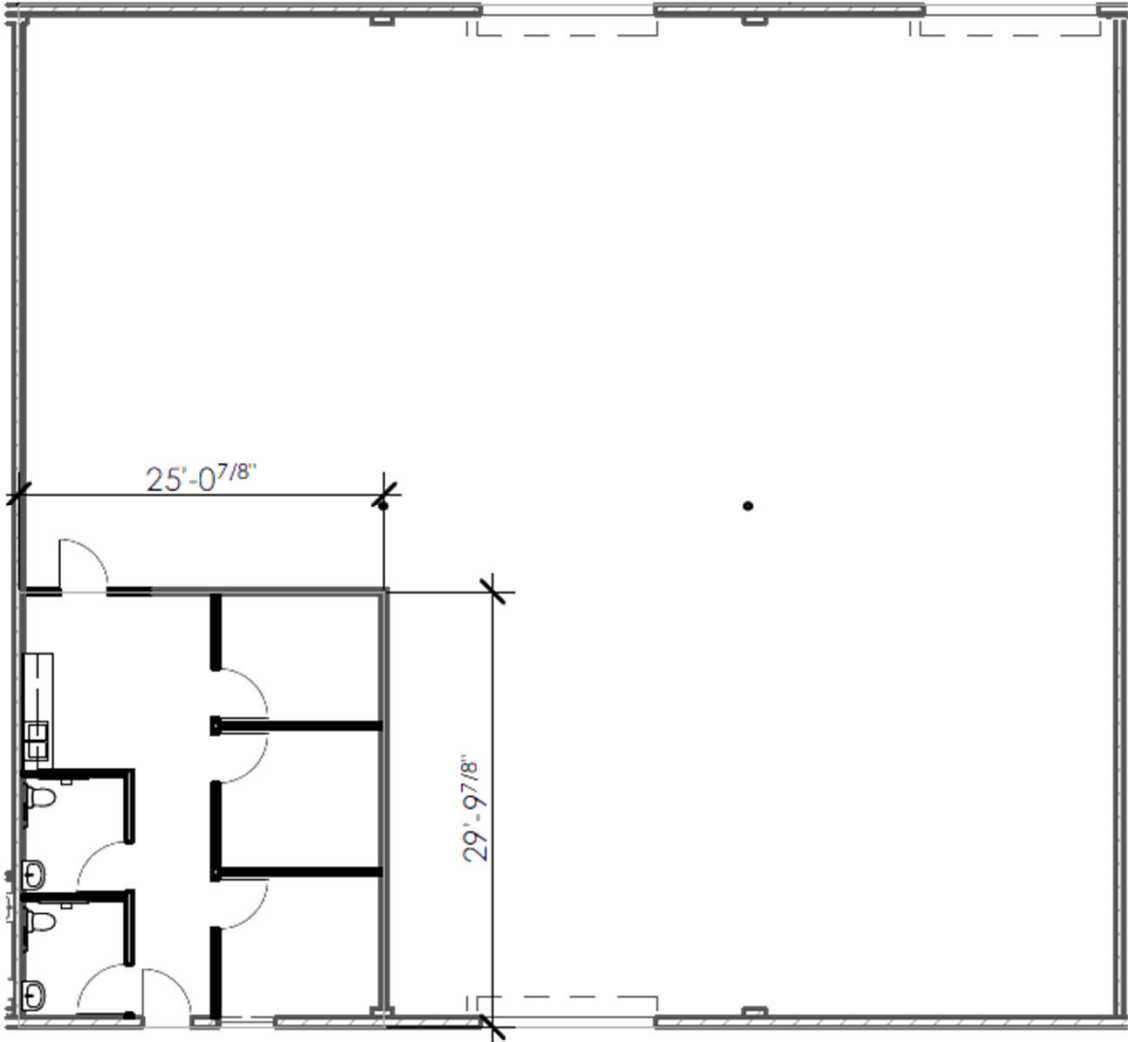
Floorplans

Suite	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



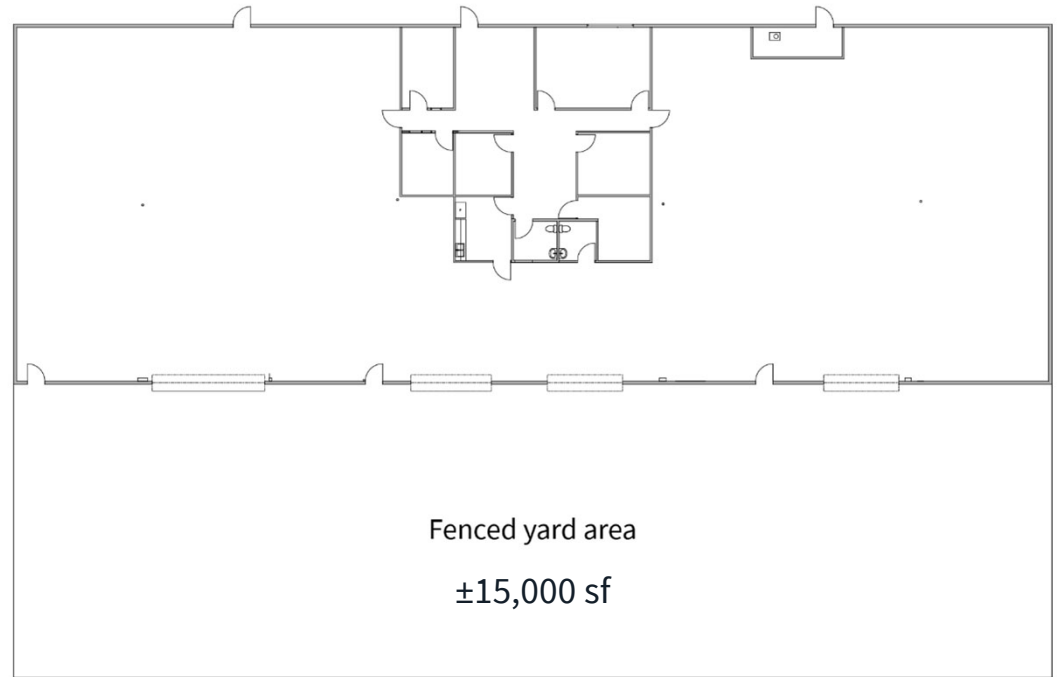
Floorplans

Suite	160
Total s.f.	5,273
Office s.f.	750
Warehouse s.f.	4,523
Loading	Two (2) 12' x 12' rear grade level doors One (1) 12' x 12' front grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.26
Monthly	\$7,698.58
Available	Available now



Floorplans

Suite	600
Total s.f.	14,086
Office s.f.	2,122
Warehouse s.f.	11,964
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



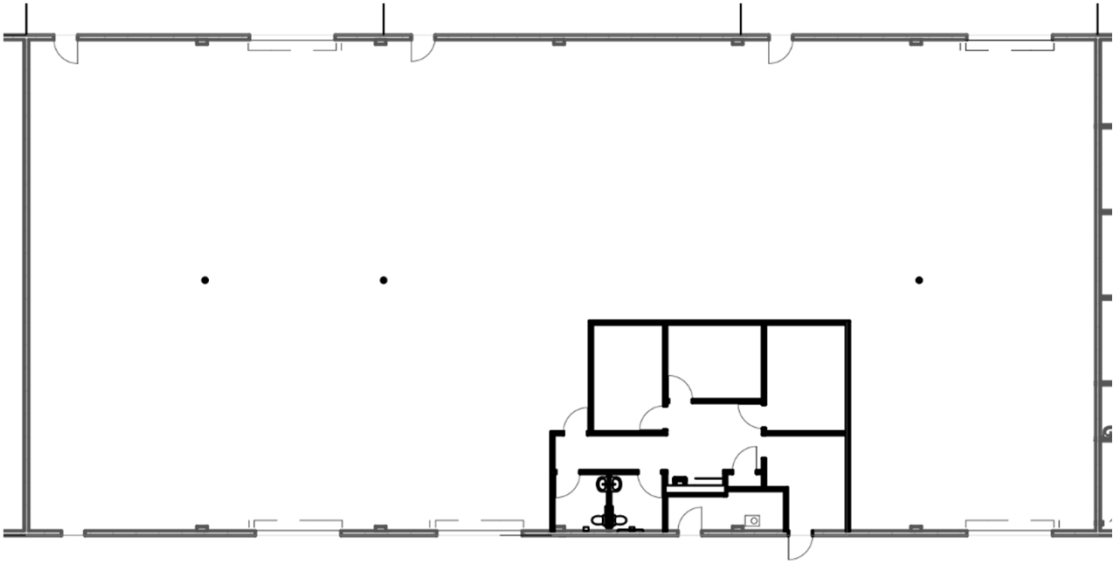
**\$0.99 for the first 12 months, \$1.20 thereafter

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Floorplans

Suite	140
Total s.f.	10,424
Office s.f.	1,042
Warehouse s.f.	9,382
Loading	(1) 9'X10' pony dock loading doors (3) 12'X12' grade level loading door
Power	TBD
Rate/s.f.	\$0.99 NNN**
NNN/s.f.	\$0.26
Monthly	\$13,030.00
Available	Now



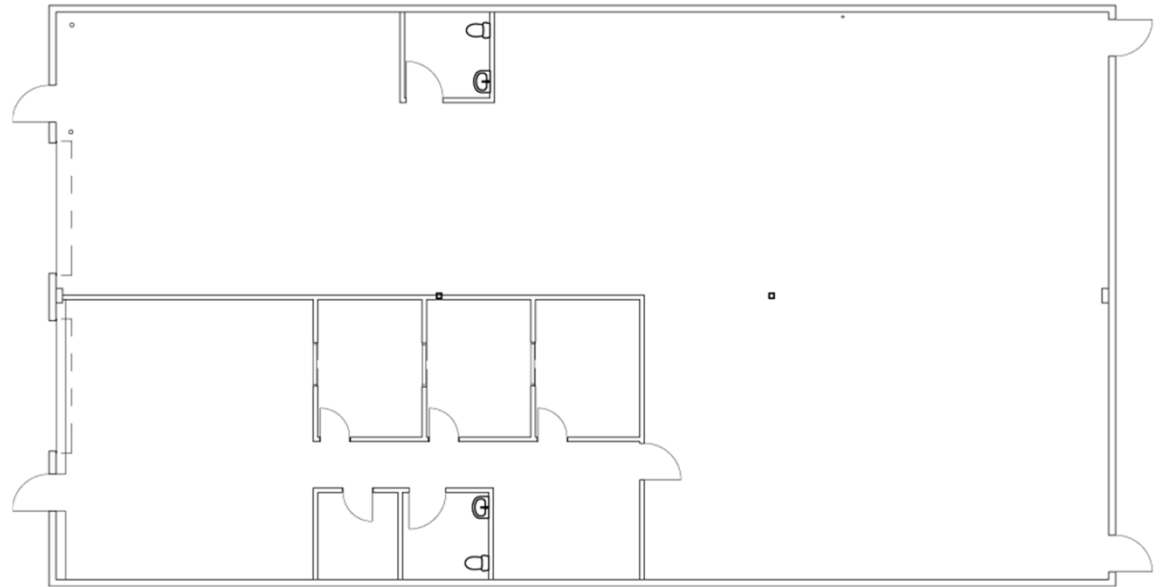
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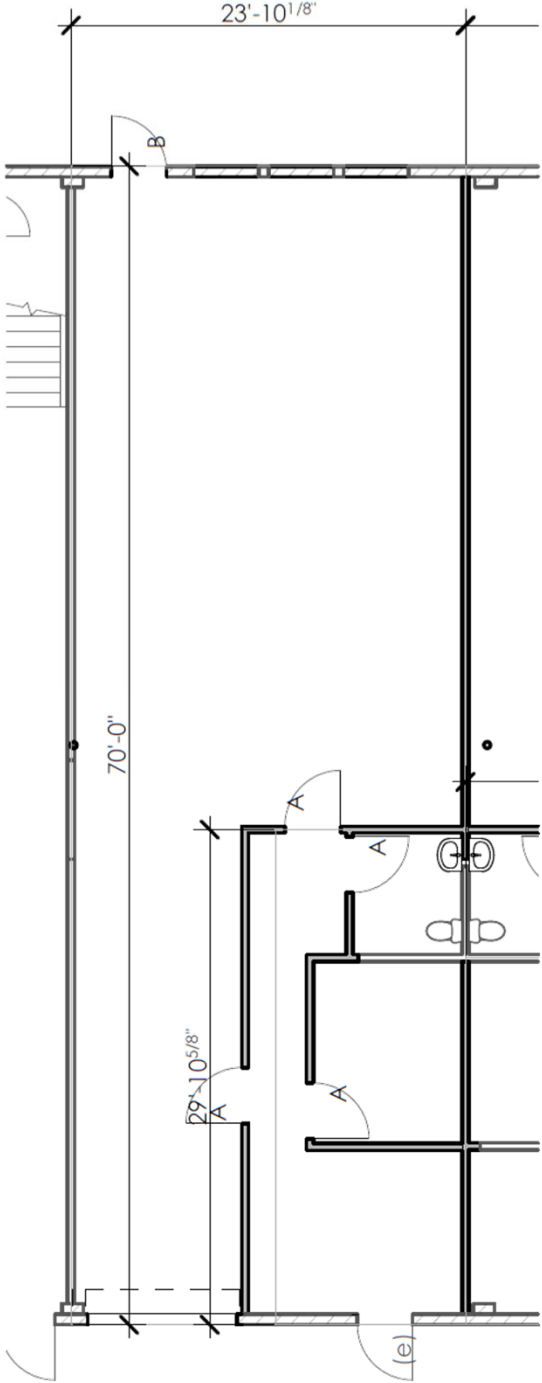
Floorplans

Suite	700
Total s.f.	5,233
Office s.f.	1,373
Warehouse s.f.	3,860
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	5/1/26



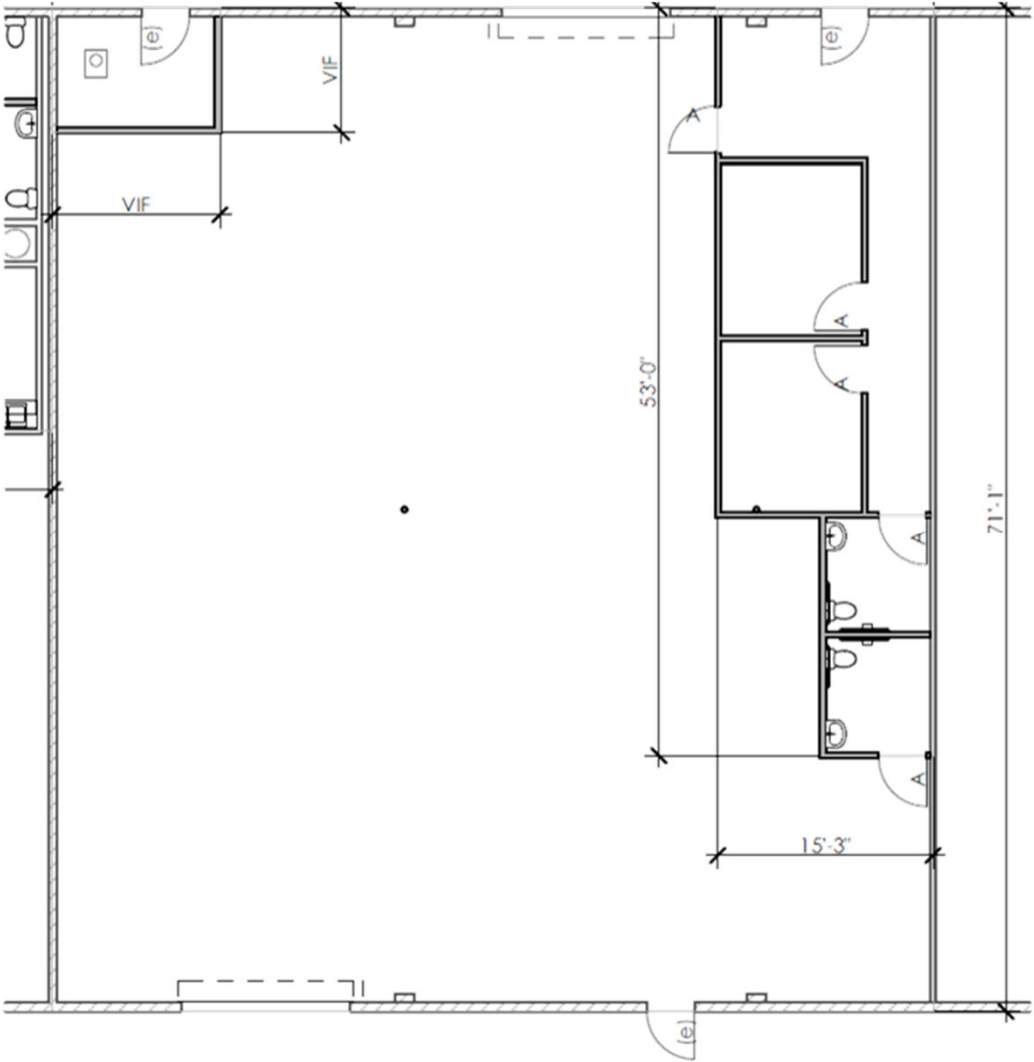
Floorplans

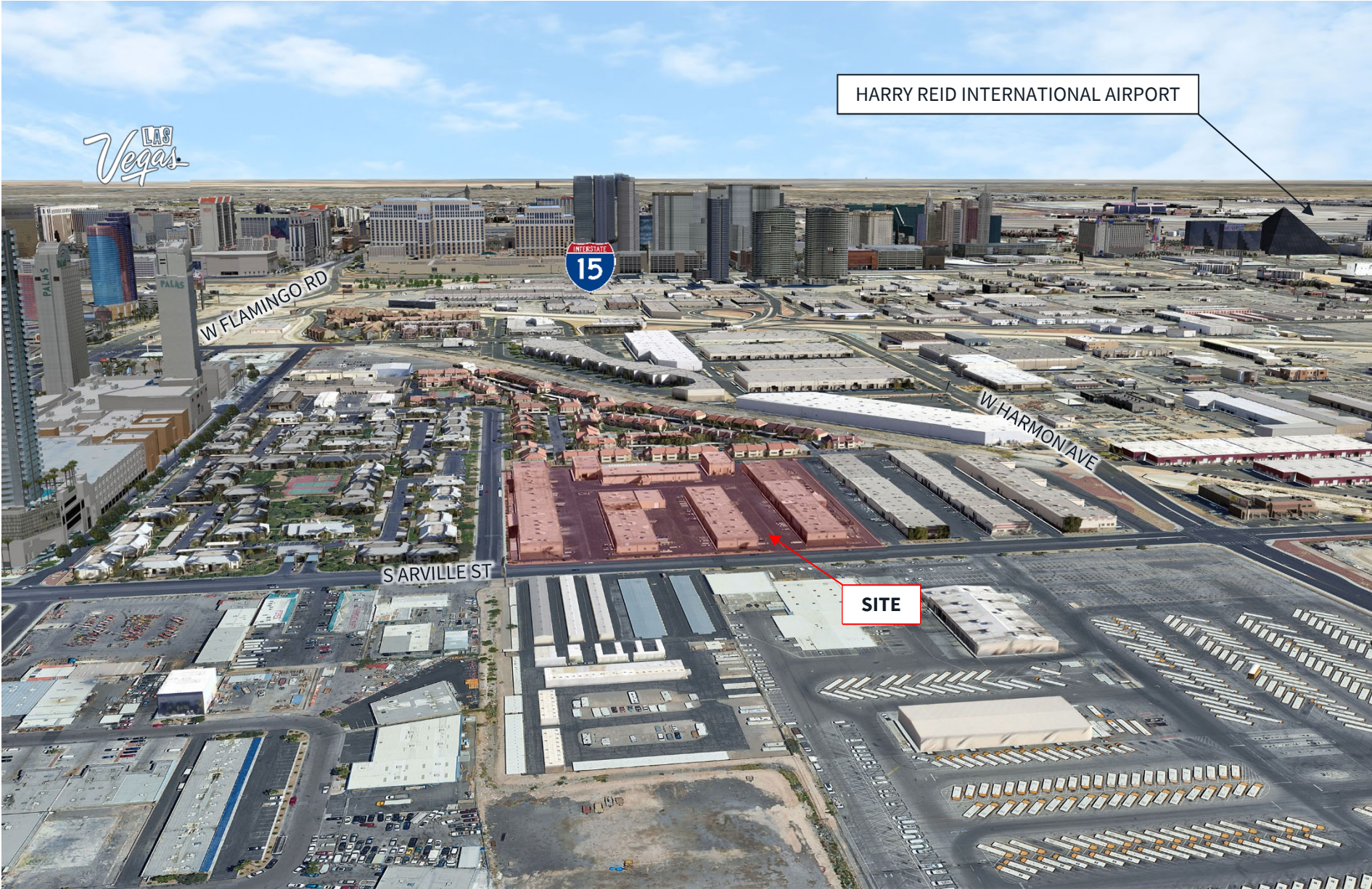
Suite	340
Total s.f.	1,670 s.f.
Office s.f.	398 s.f.
Warehouse s.f.	1,272 s.f.
Clear height	15'
Loading	One (1) 12' x 12' grade level loading door
Rate/s.f.	\$1.30 NNN
NNN/s.f.	\$0.26
Monthly	\$2,605.20
Available	7/1/26



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







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