

±102,960 SF FOR SUBLEASE



1085 ALPER CENTER DR., SUITES 110-130 | HENDERSON, NV 89052

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SITE PLAN

IMMEDIATE AVAILABILITY
MASTER LEASE EXPIRES 10/31/2029

SUITE FEATURES



AVAILABLE SUITE
±102,960 SF

OFFICE
±3,500 SF

CLEAR HEIGHT
32'

DOCK LOADING
Eighteen (18) 9' x 10'

DOCK PACKAGES
13 Edge of Dock levelers,
5 bumpers

DRIVE IN DOORS
Three (3) 12' x 14'

POWER
2,000 amps, 277/480V, 3-phase
(tenant to verify)

COOLING
Evaporative coolers

FIRE SPRINKLERS
ESFR

AUTO PARKING SPACES
103

COLUMN SPACING
50' x 50'

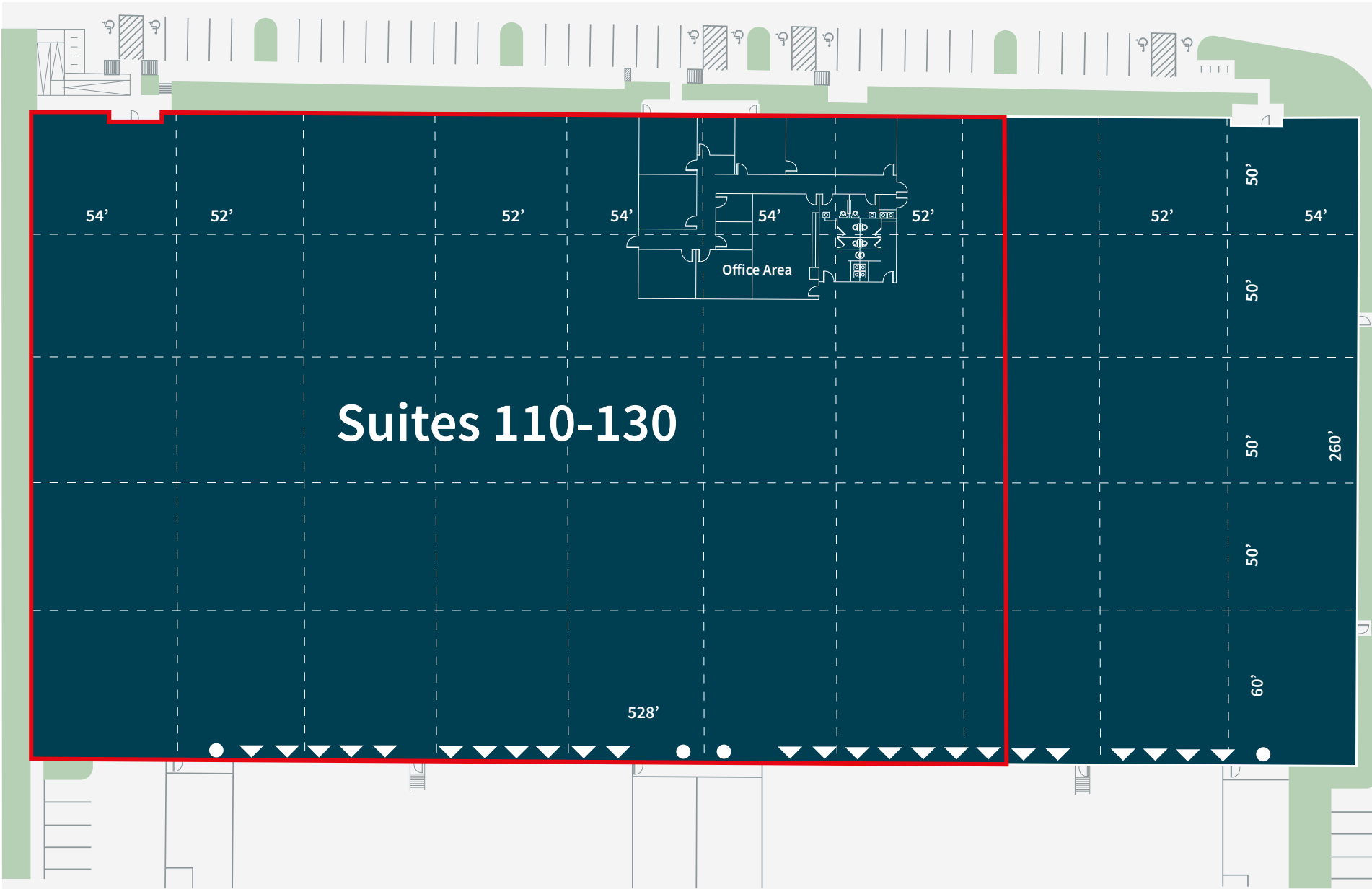
SPEEDBAY
60'

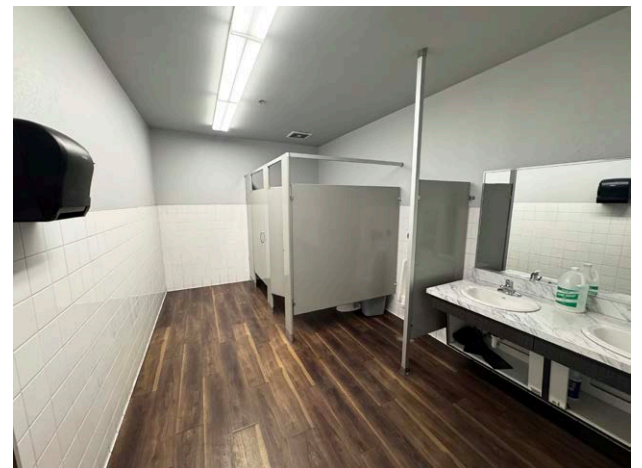
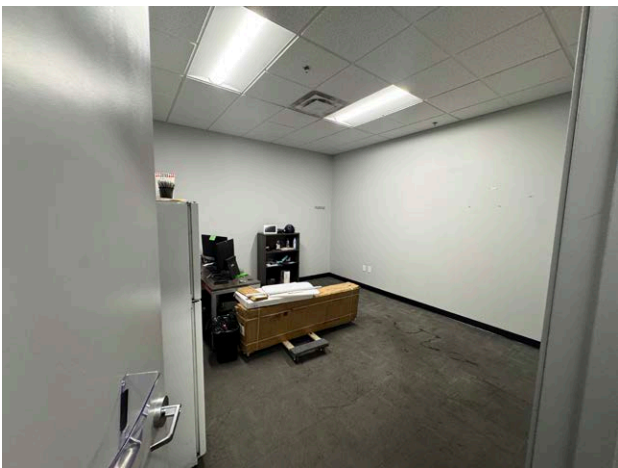
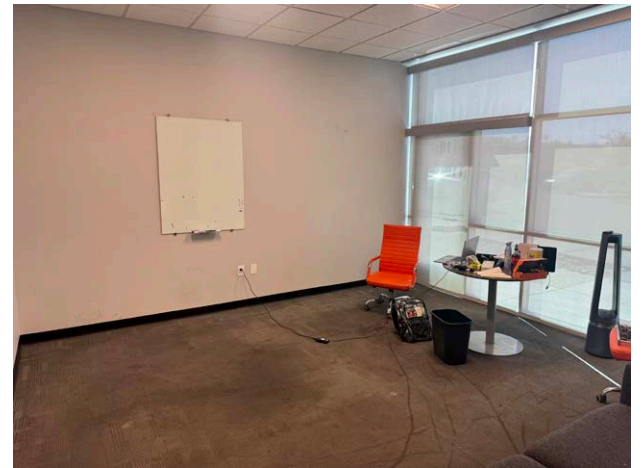
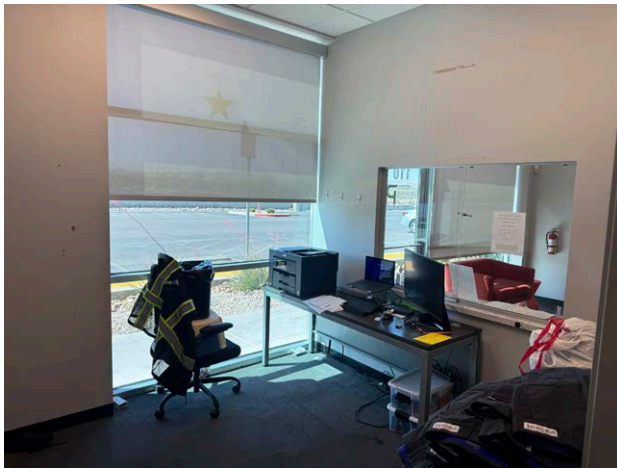
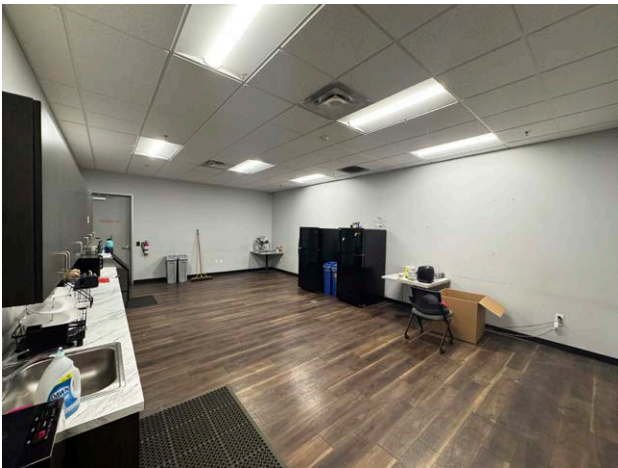
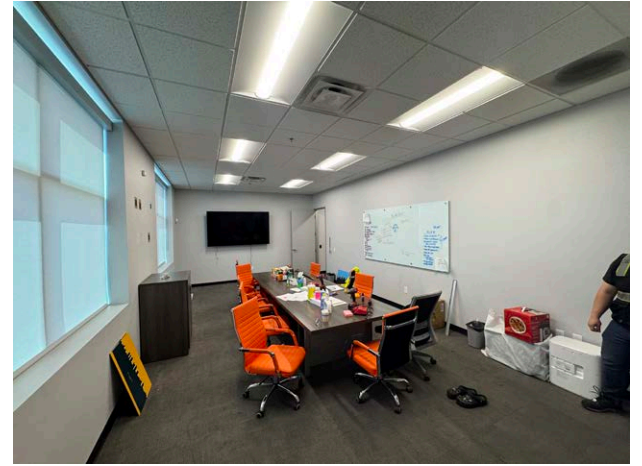
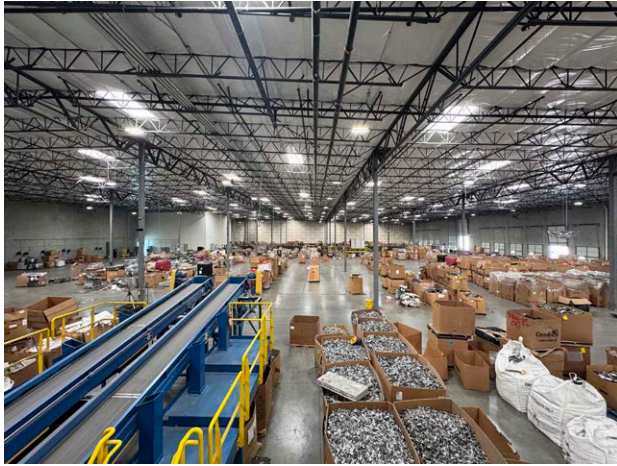
LIGHTING
LED lighting with motion sensors

Skylights

RENT
\$0.80/sf/mo + CAM \$0.22/sf/mo

FLOOR PLAN







COSTCO WHOLESALE	HOBBY LOBBY	E6S FITNESS
ROSS DRESS FOR LESS	IN-N-OUT BURGER	TEXAS CHICKEN
Cafe Rio MEXICAN GRILL	Capriotti's SANDWICHES	Starbucks



LOCATOR MAP



INTERESTED IN MORE INFORMATION?

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