

LIMITED TIME OFFER! INTRODUCTORY RATE OF \$1.25 SF/MO (NNN)*

*FOR 38+ MONTH TERM



PATRICK AIRPORT CENTER

2700 & 2710 E. PATRICK LANE, 6012 & 6038 TOPAZ STREET, 6035 & 6045 HARRISON DRIVE, LAS VEGAS, NEVADA 89120

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PROPERTY FEATURES

- Located just North of Sunset Road between Eastern Avenue and Pecos Road
- 142,451 SF project on 8.51 acres
- Fully built-out & move-in ready units from 2,580 SF
- Prime airport location
- Grade-level truck loading
- 120/208v, 3-phase power
- Column spacing at 35'x45'
- 20' minimum clear height
- Single story office/warehouse spaces
- Fluorescent Lighting & Skylight in Warehouse
- IP- Industrial Park Zoning (Clark County)
- Evap-cooled warehouse
- 100% HVAC in some units
- 387 parking spaces (2.72:1000)
- Fire sprinklers at .21 per 1,500 SF



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



SITE PLAN - 2700 & 2710 E. PATRICK LANE

**CBRE**

 AVAILABLE
 OCCUPIED

BUILDING	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
2700	20	2,960	1,392	Now Available!
2710	3	2,800	990	Now Available!

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SITE PLAN - 6012 & 6038 TOPAZ STREET, 6035 & 6045 HARRISON DRIVE



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AVAILABILITIES

AVAILABLE OCCUPIED

BUILDING	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
6035	1-2	5,732	837	Now Available!

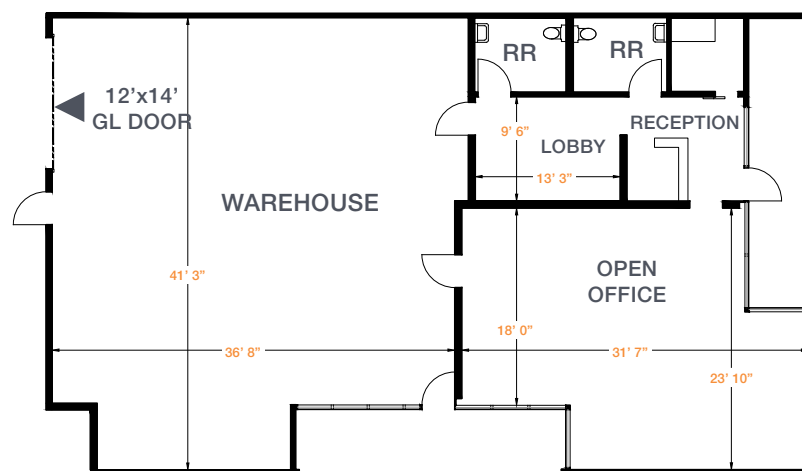


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2700 E. PATRICK LANE SUITE 20 - 2,960 SF

- 1,932 SF HVAC Office
- 1,568 SF Evap-Cooled Warehouse
- Reception
- Lobby
- Large Open Office Area
- Two (2) Restrooms
- One (1) 12' x 14' Grade-level Roll-up Door
- CAMs: \$0.41/SF
- Introductory Lease Rate: \$1.25/SF (NNN)
- Total Monthly (Year One): \$4,913.60
- Now Available!



▲ = Grade Level Door



For illustration purposes only. Not to scale.

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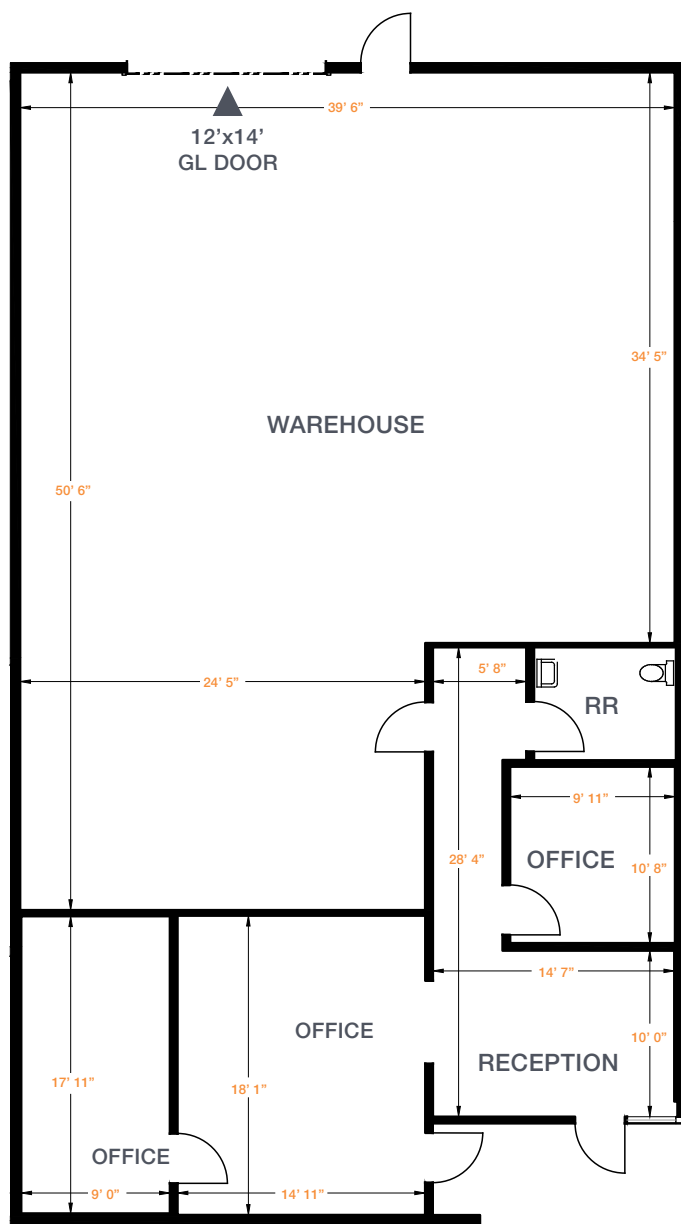
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2710 E. PATRICK LANE SUITE 3 - 2,800 SF

- 990 SF HVAC Office
- 1,810 SF Evap-Cooled Warehouse
- Reception
- One (1) Restroom
- Three (3) Private Offices
- One (1) 12' x 14' Grade-level Roll-up Door
- CAMs: \$0.41/SF
- Introductory Lease Rate: \$1.25/SF (NNN)
- Total Monthly (Year One): \$4,648.00
- Now Available!



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6035 HARRISON DRIVE SUITE 1/2 - 5,732 SF

- 837 SF HVAC Office
- 4,895 SF Evap-Cooled Warehouse
- Reception
- Three (3) Private Offices
- Two (2) Restrooms
- Two (2) 12' x 14' Grade Level Doors
- CAMs: \$0.41/SF
- Introductory Lease Rate: \$1.25/SF (NNN)
- Total Monthly (Year One): \$9,515.12
- Now Available!



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AERIAL MAP



DISTANCES TO:

I-15 Freeway	5.2 miles
Harry Reid Int'l Airport	2.9 miles
Las Vegas Strip	4.9 miles
I-215 Interchange	2.5 miles

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