The Park at Arville

4350 Arville Street

Las Vegas, NV 89102

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

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The Park at Arville | **4350 Arville Street, Las Vegas, NV 89102**

Suite	Total s.f.	Office s.f.	Warehouse s.f	Dock/Grade	Rate	CAM	Monthly	Date Available
310	1,755	0	1,755	(1) 12 x 12 GL*	$1.30	$0.26	$2,737.80	Now
110	3,504	792	2,712	(1) 12 x 12 GL* (1) 9 x 10 DH	$1.20	$0.26	$5,115.84	1/1/27
170	3,516	0	3,516	(3) 12 x 12 GL*	$1.20	$0.26	$5,133.36	Now
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	Now
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

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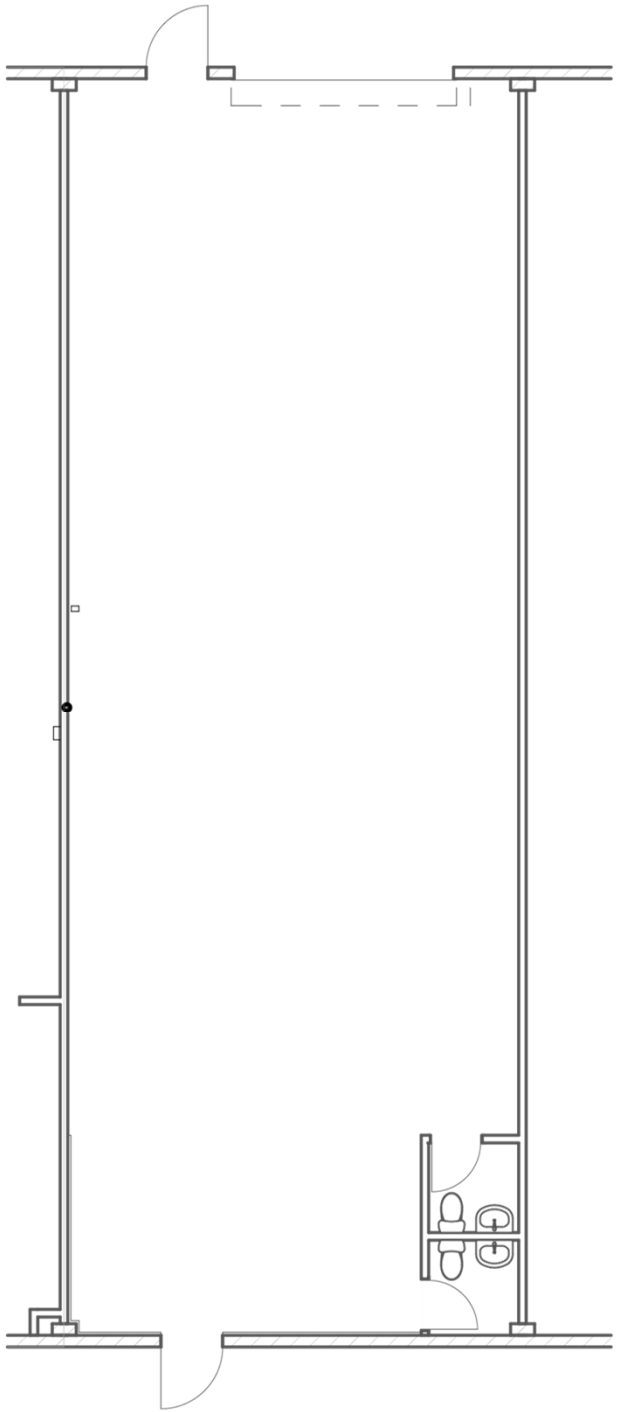
Floorplans

Suite	310
Total s.f.	1,755 s.f.
Office s.f.	N/A (100% warehouse)
Warehouse s.f.	1,755 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	$2,737.80
Available	Now



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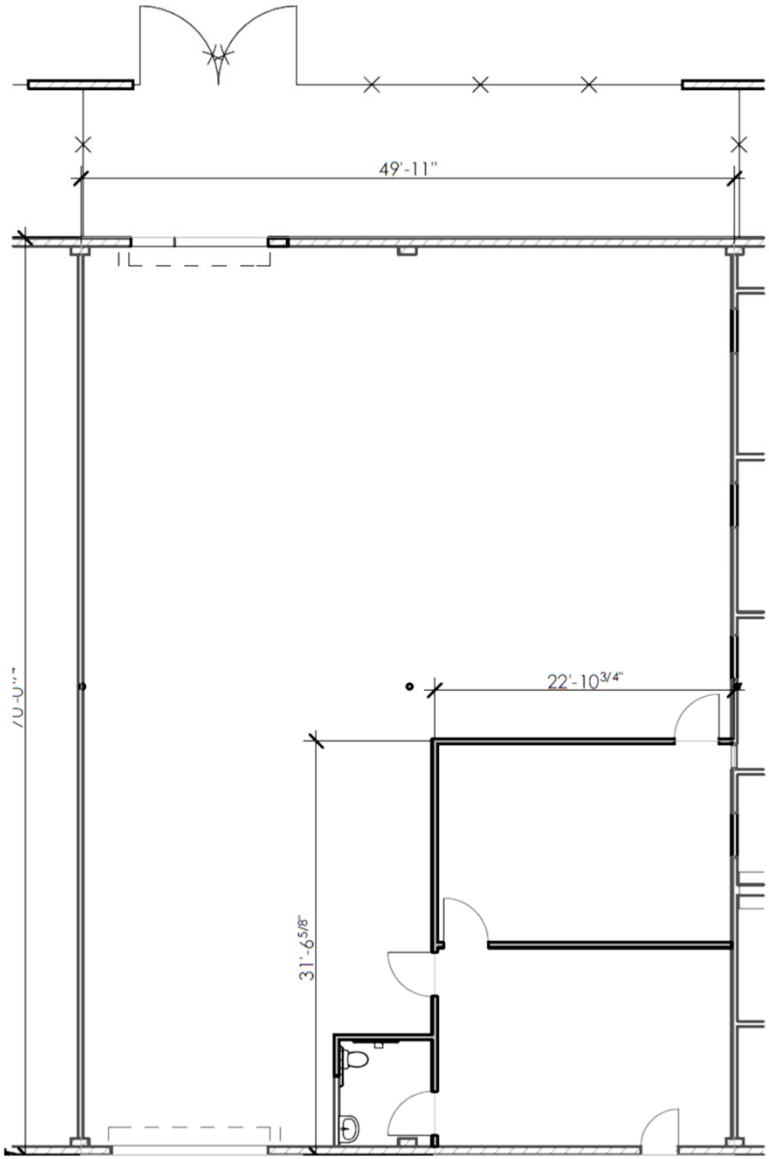
Floorplans

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	1/1/27



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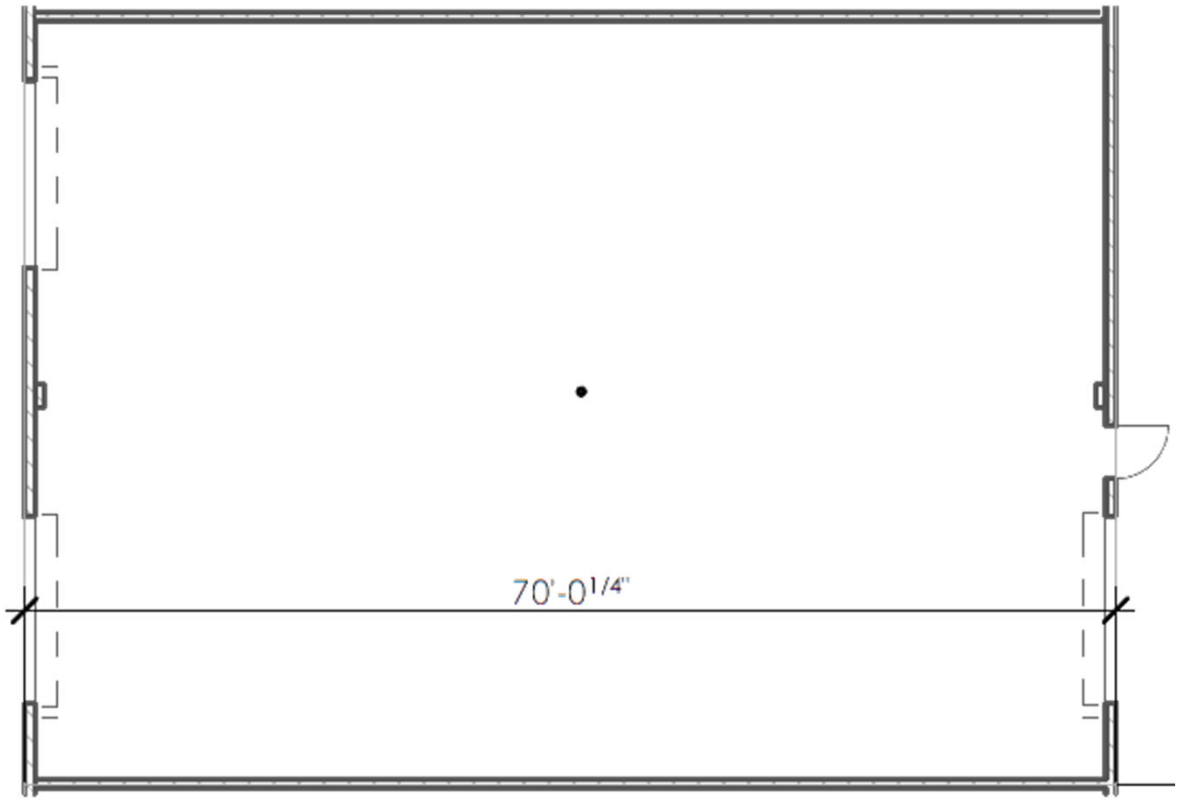
Floorplans

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	Now



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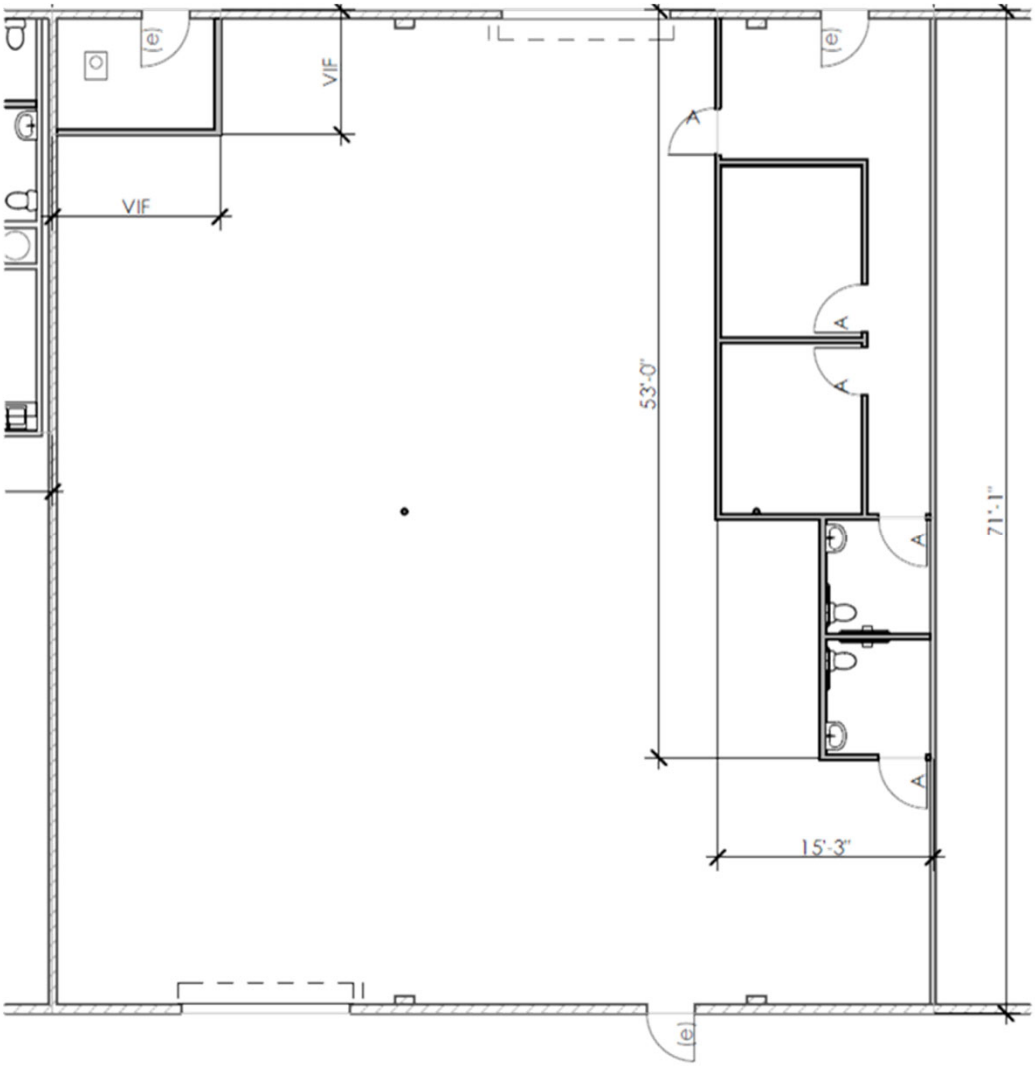
Floorplans

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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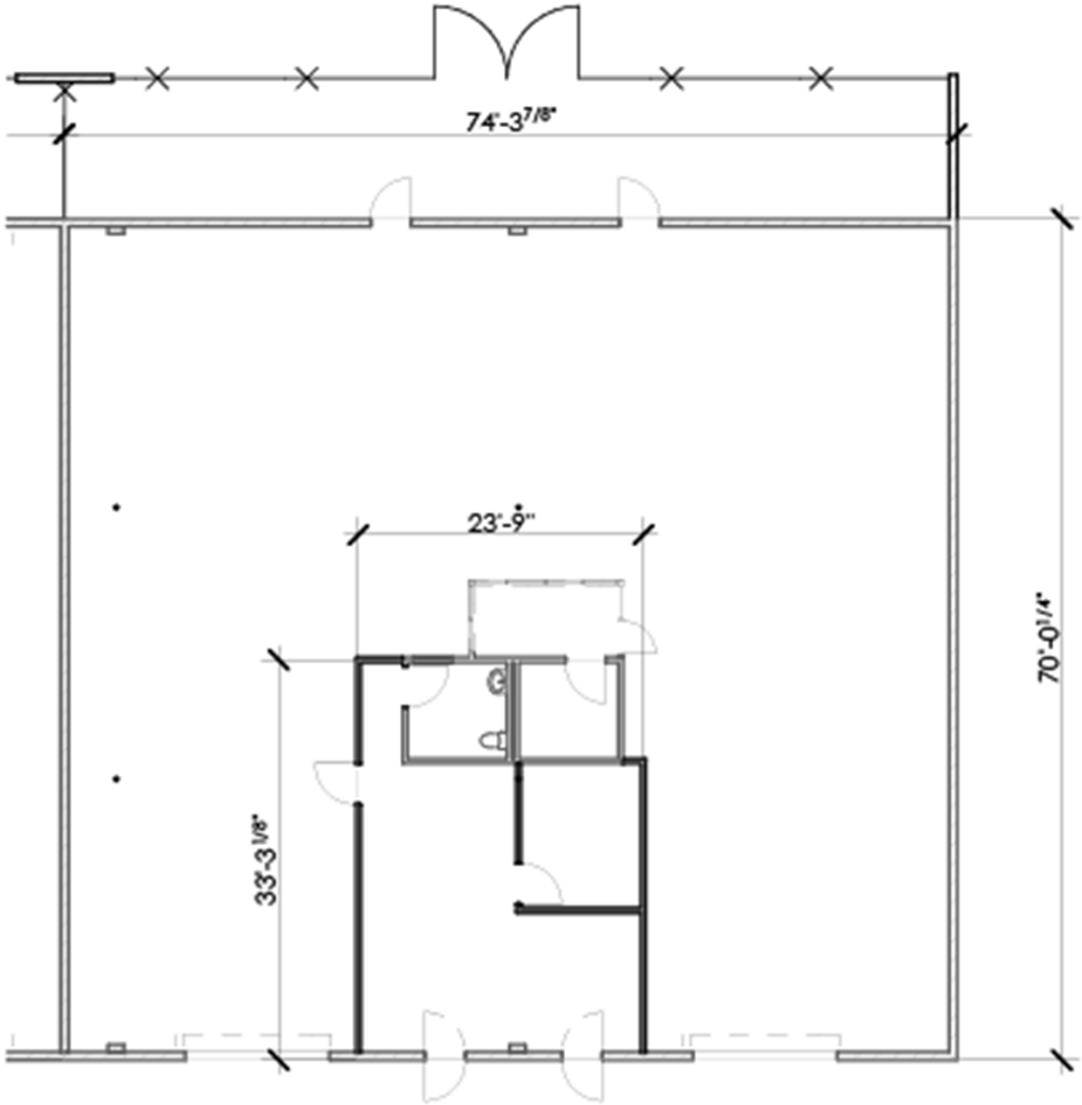
Floorplans

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	Now



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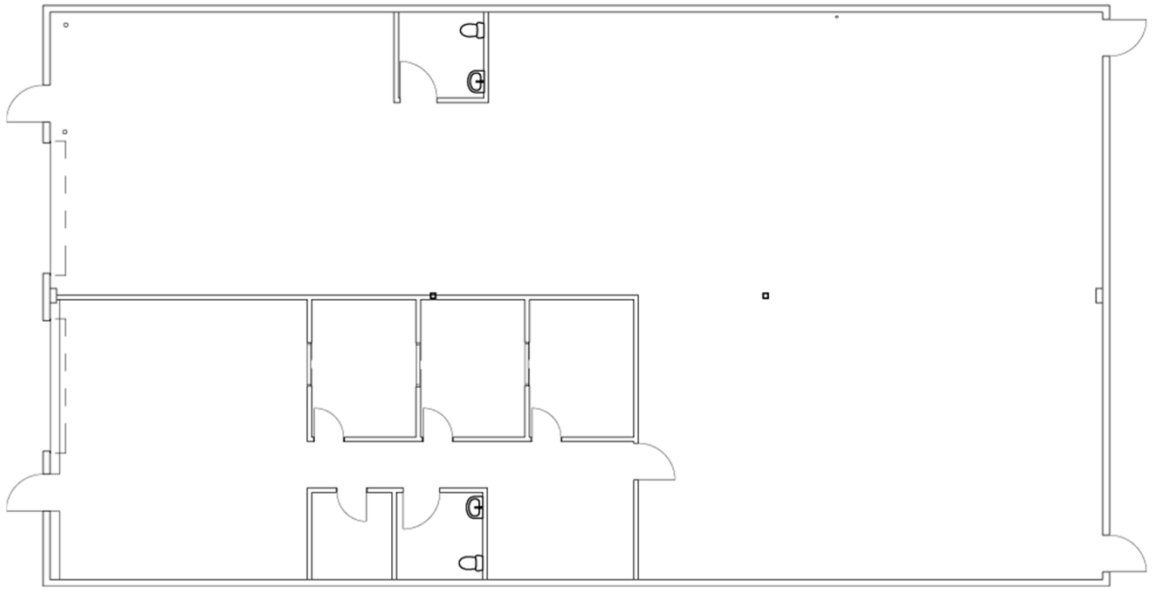
Floorplans

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



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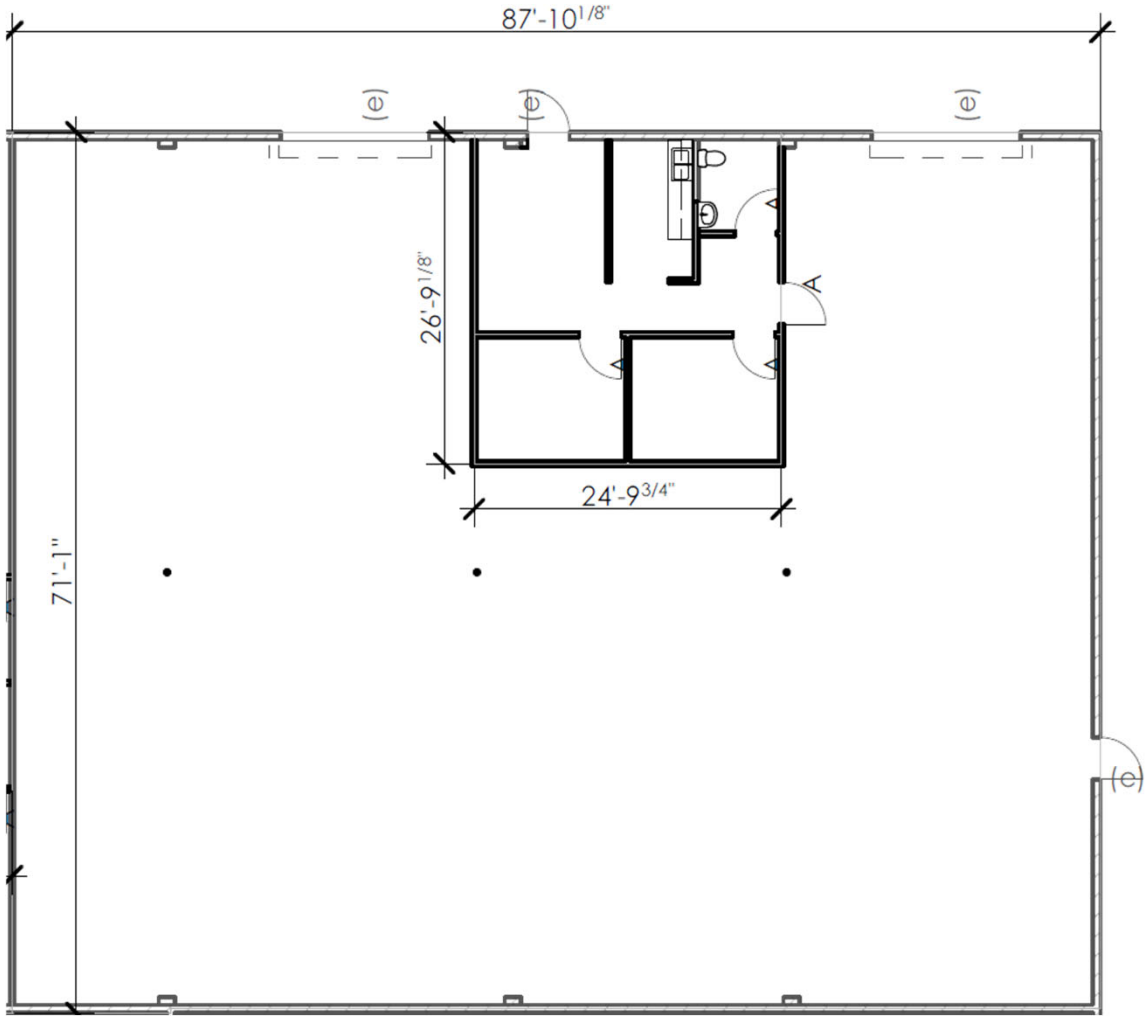
Floorplans

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



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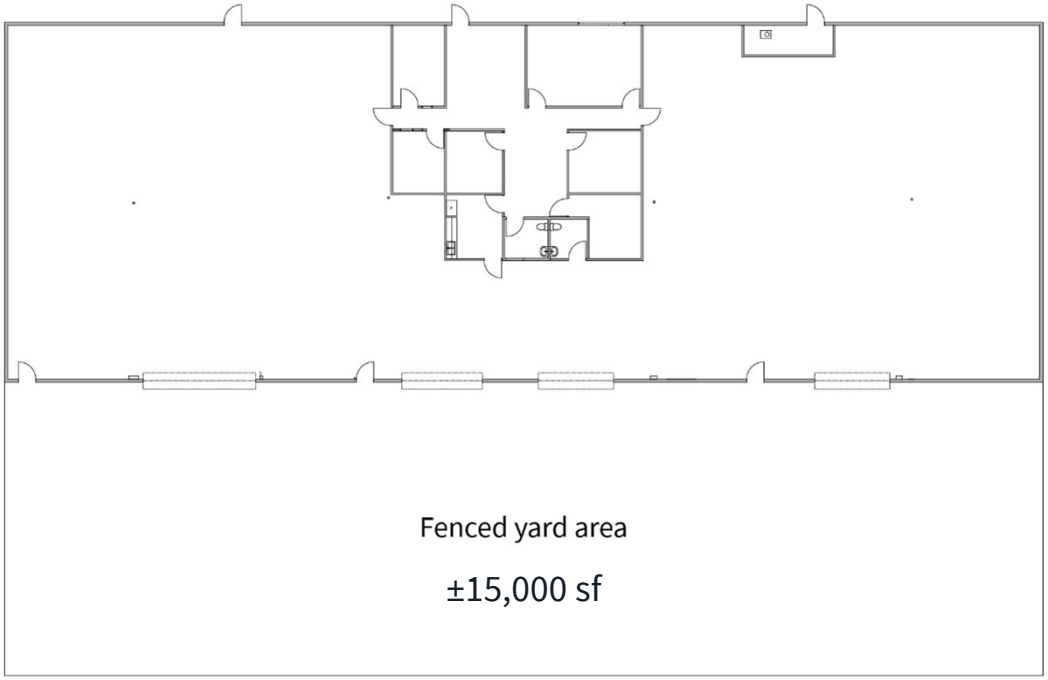
Floorplans

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



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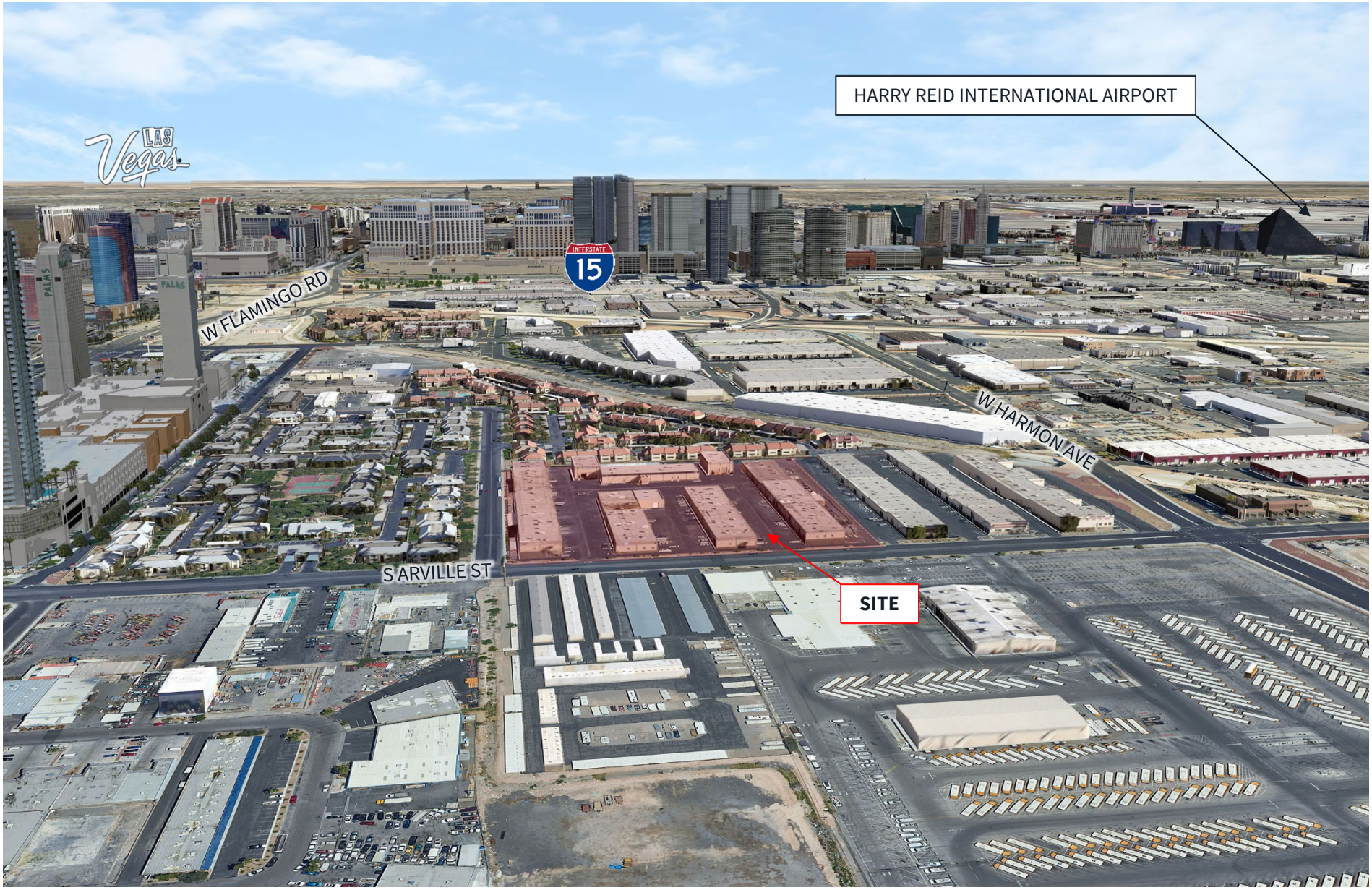
Aerial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