



Hughes Airport Center

For Lease

711 PILOT ROAD

LAS VEGAS, NV



Property Features:

- Located in Hughes Airport Center with Close Proximity to McCarran International Airport, I-15, I-215 and the Las Vegas "Strip"
- First Class 420 Acre 3.3 million sq. ft. Business Park
- Multiple Midbay Units Available
- 24' Ceiling Height
- 3 Phase Power, Fire Sprinklers
- Parking Ratio: 1.91/1,000
- Visit www.ciphughes.com



Professionally Managed By:



Voit

REAL ESTATE SERVICES

10100 W. Charleston Blvd. #200
Las Vegas, NV 89135



Contact us for additional information:

702-734-4500 Main
702-733-7690 Fax
www.voitlasvegas.com

Kevin J. Higgins
Senior Vice President
(B.0016109.CORP)



Garrett Toft
Senior Associate
(BS.0061824)

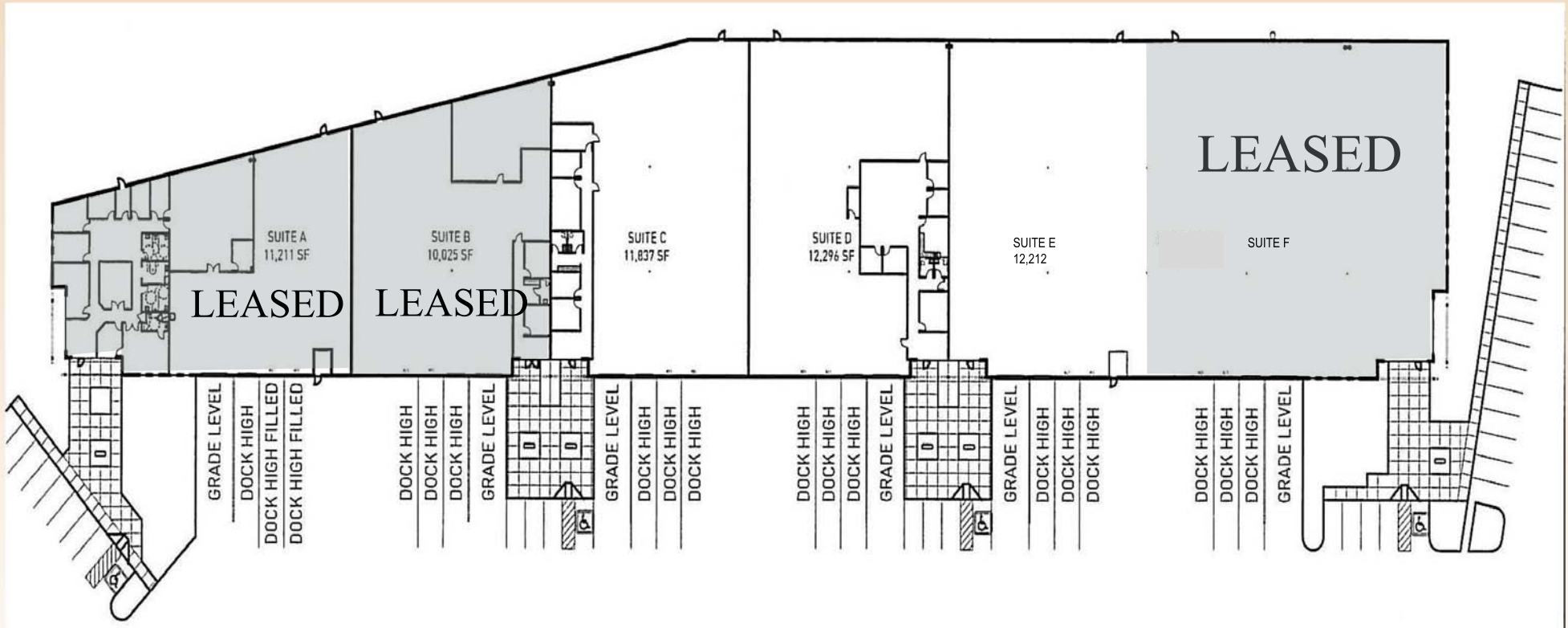
Eric Larkin
Associate
(BS.0073906)

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



Hughes Airport Center

711 PILOT ROAD SITE PLAN



Voit

REAL ESTATE SERVICES

10100 W. Charleston Blvd. #200
Las Vegas, NV 89135



Contact us for additional information:

702-734-4500 Main
702-733-7690 Fax
www.voitlasvegas.com

Kevin J. Higgins 
Senior Vice President
(B.0016109.CORP)

Garrett Toft
Senior Associate
(BS.0061824)

Eric Larkin
Associate
(BS.0073906)

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

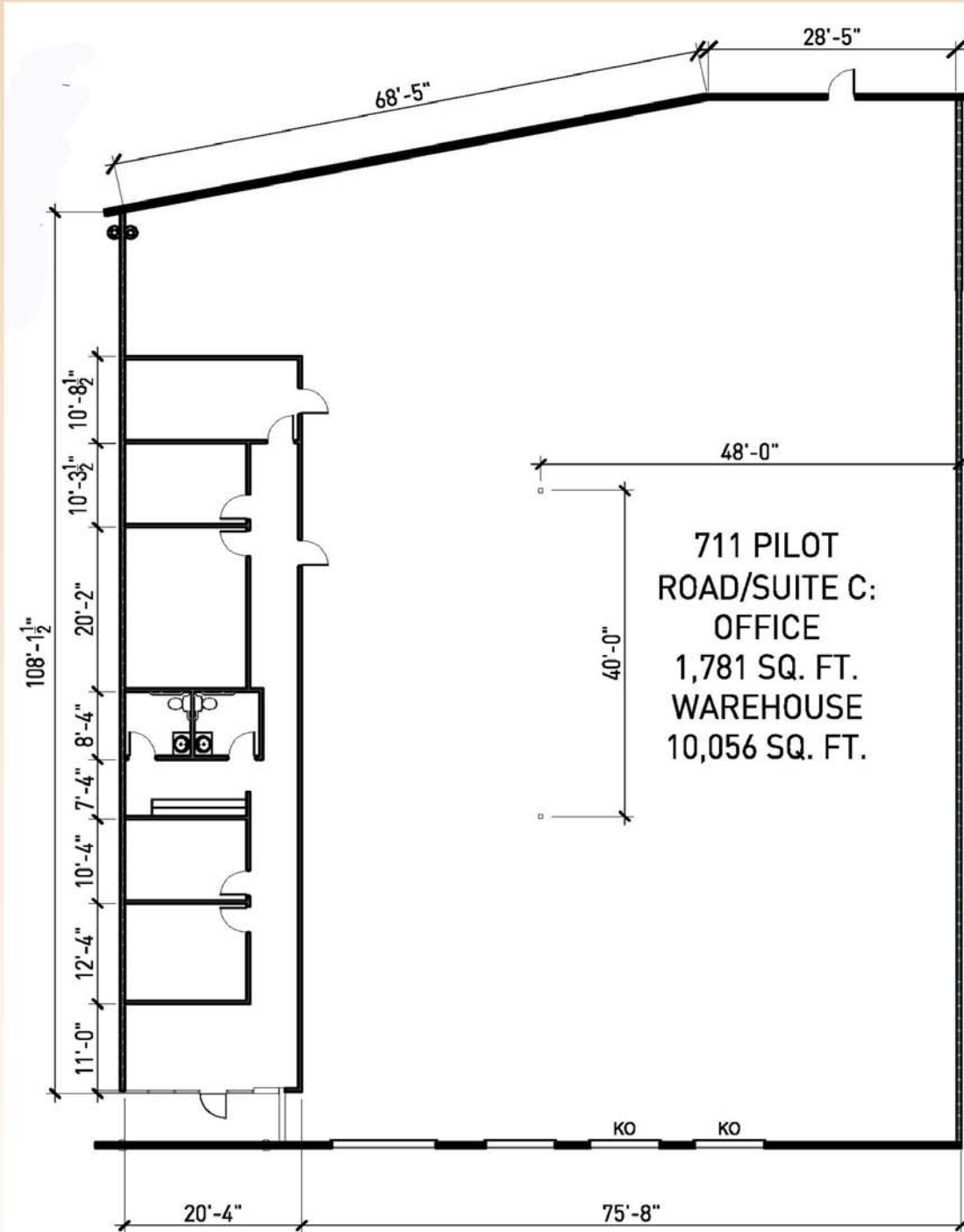


Hughes Airport Center

For Lease

711 PILOT ROAD

SUITE C



Voit

REAL ESTATE SERVICES

10100 W. Charleston Blvd. #200
Las Vegas, NV 89135



Contact us for additional information:

702-734-4500 Main

702-733-7690 Fax

www.voitlasvegas.com

Kevin J. Higgins

Senior Vice President
(B.0016109.CORP)



Garrett Toft

Senior Associate
(BS.0061824)

Eric Larkin

Associate
(BS.0073906)

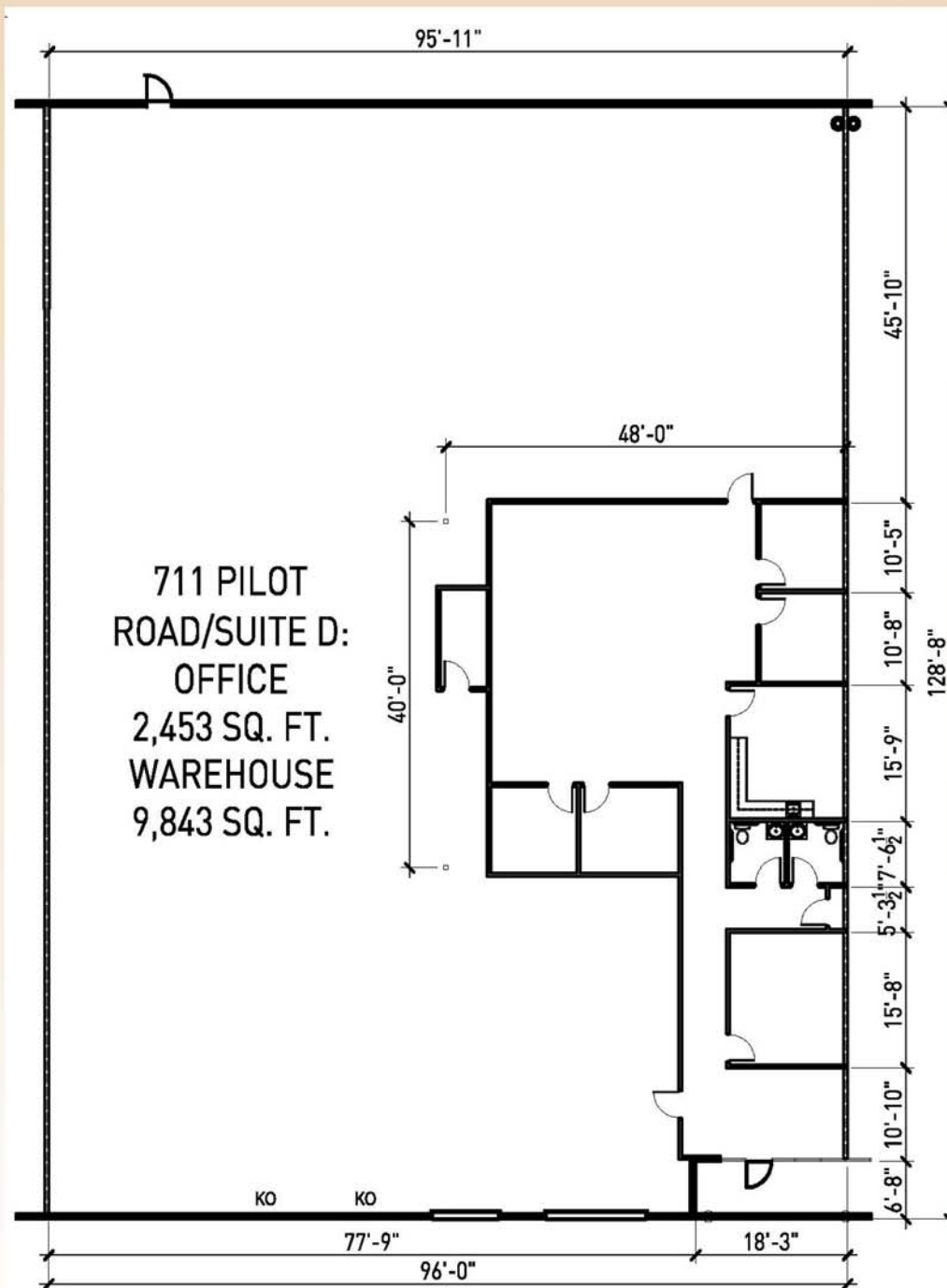


Hughes Airport Center

For Lease

711 PILOT ROAD

SUITE D



Voit

REAL ESTATE SERVICES

10100 W. Charleston Blvd. #200
Las Vegas, NV 89135



Contact us for additional information:

702-734-4500 Main
702-733-7690 Fax
www.voitlasvegas.com

Kevin J. Higgins
Senior Vice President
(B.0016109.CORP)



Garrett Toft
Senior Associate
(BS.0061824)

Eric Larkin
Associate
(BS.0073906)

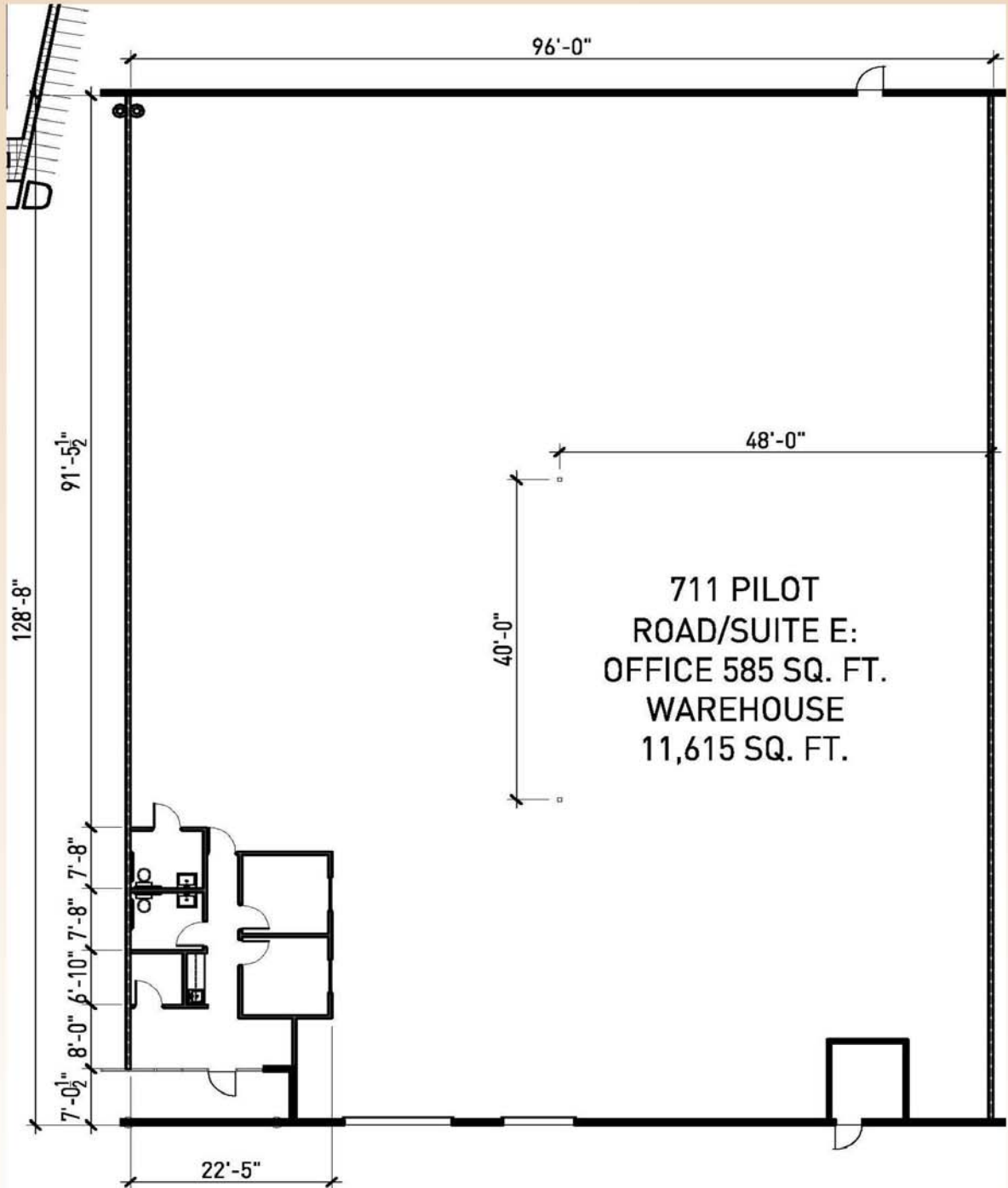


Hughes Airport Center

For Lease

711 PILOT ROAD

SUITE E



Voit

REAL ESTATE SERVICES

10100 W. Charleston Blvd. #200
Las Vegas, NV 89135



Contact us for additional information:

702-734-4500 Main
702-733-7690 Fax
www.voitlasvegas.com

Kevin J. Higgins
Senior Vice President
(B.0016109.CORP)



Garrett Toft
Senior Associate
(BS.0061824)

Eric Larkin
Associate
(BS.0073906)



REAL ESTATE SERVICES



Land Sales • Investment Sales • Development Consulting
Landlord & Tenant Representation

10100 W. Charleston Blvd., Suite 200 Las Vegas, NV 89135 | www.voitlasvegas.com
Main 702.734.4500 | Fax 702.733.7690 | higginsteam@voitco.com

Hughes Airport Center
711 Pilot Road
Las Vegas, NV

Available

| | |
|-------------|-----------------|
| Suite C | ±11,837 sq. ft. |
| Suite D | ±12,296 sq. ft. |
| Suite C & D | ±24,133 sq. ft. |
| Suite E | ±12,212 sq. ft. |

| Zoning | Clear Height | Sprinklers | Parking | Electrical |
|--------|--------------|------------|--------------|--------------------|
| M1 | ± 24' | Yes | 1.91/1000 SF | 277/480 V, 3-Phase |

| Terms | Suite # | Total SF | Office SF | Dock | Grade | Rate | NNN |
|-------|---------|----------|-----------|------|-------|---------|----------|
| | C | ±11,837 | ±1,781 | 3 | 1 | \$0.29* | \$0.2321 |
| | D | ±12,296 | ±2,453 | 3 | 1 | \$0.29* | \$0.2321 |
| | C & D | ±24,133 | ±4,234 | 6 | 2 | \$0.29* | \$0.2321 |
| | E | ±12,212 | ±585 | 3 | 1 | \$0.29* | \$0.2321 |

Comments

This front loading mid bay building features several units with varying degrees of office build out. Additional knock out panels are available and suites can be combined.

Landlord is now offering **COMMISSION BONUSES!** Call for details.

* Rates quoted are for the 1st year of a minimum 3 year lease term.

Contacts

| | | |
|--|---|---|
| <p>Kevin Higgins <i>Senior Vice President, SIOR</i></p> <p>702.734.4500 khiggins@voitco.com</p> | <p>Garrett Toft <i>Senior Associate</i></p> <p>702.734.4503 gtoft@voitco.com</p> | <p>Eric Larkin <i>Associate</i></p> <p>702.734.4533 elarkin@voitco.com</p> |
|--|---|---|