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Project & Address	Suite	Total Sq. Ft.	Office Sq. Ft.	Clear Height	Dock High	Grade Doors	NNN Lease Rate	CAM's	Comments
▼ Click on property address to view brochure.									
1151 Grier Dr. 									
	Suite A/B1	+/-6,096	+/-1,597	24'	1	1	\$0.29	\$0.1692	Refrigeration space available. Front loading midbay units with up to 24,384 SF contiguous.
	Suite B2	+/-12,192	+/-965		3	1	\$0.29	\$0.1692	
	Suite K	+/-12,192	+/-1,660		3	1	\$0.29	\$0.1692	
1181 Grier Dr. 									
	Suite B	+/-14,415	+/-10,638	22'	1	1	\$0.70	\$0.2105	Highly improved flex office at industrial rates. Rear loading warehouse area.
815 Pilot Rd. 									
	Suite G & H	+/-22,826	-	22'	2	2	\$0.70	\$0.2311	Highly improved flex industrial space perfect for a gaming company or image corporation. Secured rear loading area.
823 Pilot Rd. 									
	Suite C Suite D	+/-6,265 +/-12,333	+/-625 +/-625	24'	1	1	\$0.29* \$0.29*	\$0.2238	Front loaded midbay units with newly constructed office improvements. *Rates quoted are for the 1st year of a minimum 3 year lease term.
831 Pilot Rd. 									
	Suite D	+/-10,408	+/-833	24'	1	1	\$0.29*	\$0.2074	This midbay suite features newly constructed high quality office improvements. Additional dock high doors can be added. *Rates quoted are for the 1st year of a minimum 3 year lease term.

Industrial Lease Availabilities from ±5,913 - ±24,133

Project & Address	Suite	Total Sq. Ft.	Office Sq. Ft.	Clear Height	Dock High	Grade Doors	NNN Lease Rate	CAM's	Comments
									
6700 Paradise Rd. 									
	Suite C	+/-5,913	+/-1,500	16'	1	1	\$0.75	0.2867 0.2342	Suite C: This rear loading unit features a reception area, several private offices and an extremely functional warehouse area.
711 Pilot Rd. 									
	Suite C Suite D Suite C & D Suite E	+/-11,837 +/-12,296 +/-24,133 +/-12,212	+/-1,781 +/-2,453 +/-4,234 +/-585	24'	1 3 4 1	1 1 2 1	\$0.29* \$0.29* \$0.29* \$0.29*	\$0.2321	This front loading mid-bay industrial building features several units with varying degrees of office build out. Additional knock out panels are available and suites can be combined. *Rates quoted are for the 1st year of a minimum 3 year lease term.
731 Pilot Rd. 									
	Suite C Suite D Suite E Suite C-E Suite J	+/-5,078 +/-6,114 +/-7,755 +/-18,947 +/-9,031	BTS +/-3,849 +/-4,145 +/-7,994 +/-6,189	16'	N/A	1 1 1 3 1	\$0.80 \$0.80 \$0.80 \$0.80 \$0.80	\$0.2649	Showroom space. 731 Pilot Road features frontage on Pilot Road and an expansive glass line. The building can accommodate a user from +/-5,078 sq. ft. or all three suites may be combined for a larger user of up to +/-18,947 sq. ft. This space was formerly a residential building showroom.
950 Pilot Rd. 									
	Suite E Suite F Suite H/I	+/-8,607 +/-8,607 +/-21,096	'+/-625 '+/-625 '+/-TBD	24'	3 3 2	0 0 1	\$0.29* \$0.29* \$0.29*	\$0.2058	This building is front loading with dock doors and has frontage on Pilot Road. Trailer parking is available. *Rates quoted are for the 1st year of a minimum 3 year lease term.

Office Lease Availabilities from ±1,443 - ±19,170

Project & Address	Suite	Total Sq. Ft.	Lease Rate	CAM's	Parking Ratio	Comments
						
▼ Click on property address to view brochure.						
840 Grier Dr.						
	Suite 310 Suite 350 Suite 360 Suite 380	+/-2,149 *+/-1,443 *+/-2,274 *+/-2,432	\$1.90 FSG	-	4.0/1,000	This Class A office building fronts Sunset Rd. and currently has finished office suites available for immediate occupancy. All suites are on the third level and offer views of the Las Vegas Valley and the famous Las Vegas "Strip".
980 Kelly Johnson						
	Suite 100 Suite 150	+/-5,228 *+/-2,456	\$2.35 FSG		3.4/1,000	These suite have immediate entry from the lobby. Located at the corner of Paradise Rd. and Sunset Rd.
680 Pilot Rd.						
	Suite A Suite A1 Suite C Suite I	+/-8,045 +/-6,488 *+/-5,925 *+/-25,086	\$0.59* NNN	\$0.2906	4.11/1,000	Suite A: Former interior design office. Suite A1: is +/- 6,488 sq. ft. of flex space featuring +/-1,652 sq. ft. of warehouse space. Suite C: Previously occupied by Wynn Design Development, high-end finishes.
600 Pilot Rd.						
	Suite A	+/-13,708	\$0.59* NNN	\$0.2931*	5.7/1,000 up to 10/1,000	Call Center space. This office building fronts Pilot Road and currently has one finished suite available for immediate occupancy. This versatile unit is equipped with a number of large offices, conference rooms, a server room, lobby and an open bullpen to accommodate a variety of users. * Rates quoted are for the 1st year of a minimum 3 year lease term.
815 Pilot Rd.						
	Suite A/B Suite E	+/-6,704 *+/-5,603	\$1.20 \$1.20	\$0.2311 \$0.2311		
6600 Bermuda						
	Suite A Suite B	+/-15,207 +/-17,493	\$1.25 \$1.25 NNN	\$0.2627	4.8/1,000 up to 10/1,000	Call Center space. This former data center is parked at 4.8/1,000 and is equipped with a knockout panel in the rear of the building to accommodate a wide variety of corporate users. *Rates quoted are for the 1st year of a minimum 3 year lease term.

6700 Paradise Rd. 



Suite A-1	+/-3,781	\$1.35	\$0.29	2.48/1,000	Suite A-1: This end cap suite is 100% office space with frontage on Paradise Rd.
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975 Kelly Johnson 



Suite A	+/-19,170	\$0.45 NNN	\$0.3036	3.68/1,000	Shell space. The warehouse features a generator and underground reinforced storage area.
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