







Industrial Lease Availabilities from +5,913 - +25,730

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.									
1111 Grier Dr. 									
	Suite A	+/-13,613	+/-3,710	22'	1	1	\$0.69	\$0.2332	This suite is equipped with dock and grade level loading, 22' minimum clear height, fire sprinklers and 120/208 volt, 3-phase power.
1151 Grier Dr. 									
	Suite B2 Suite I	+/-12,192 +/-11,245	+/-965 +/-947	24'	3	1	\$0.65	\$0.1706	Multiple front loading midbay units available.
1181 Grier Dr. 									
	Suite A Suite C	+/-10,116 +/-8,462	+/-3,126 30%	22'	1 1	1 1	\$0.65 \$0.70	\$0.2119	Multiple rear loading midbay units available.

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831 Pilot Rd.



Suite D	+/-10,408	+/-833	24'	1	1	\$0.65	\$0.1969	This midbay suite features newly constructed high quality office improvements. Additional dock high doors can be added.
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823 Pilot Rd.



Suite E	+/-13,156	+/-625	24'	1	1	\$0.65	\$0.2046	This front loading mid-bay industrial building has one suite available with recently constructed high quality office improvements. This building has two additional knock out panels offering the potential for three dock high doors.
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711 Pilot Rd.



Suite A	+/-11,211	+/-3,533	24'	1	1	\$0.70	\$0.2244	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.
Suite C	+/-11,837	+/-1,781		3	1	\$0.70		
Suite D	+/-12,296	+/-2,453		3	1	\$0.70		
Suite C & D	+/-24,133	+/-4,234		6	2	\$0.65		

6700 Paradise Rd.



Suite C	+/-5,913	+/-1,500	16'	1	1	\$0.82	\$0.2400	This rear loading suite features a reception area, several private offices and an extremely functional warehouse area.
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Industrial Lease Availabilities from +6,872 - +25,730

Project & Address	Suite	Total Sq. Ft.	Office Sq. Ft.	Clear Height	Dock High	Grade Doors	NNN Lease Rate	CAM's	Comments
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950 Pilot Rd.



Suite D/E/F	+/-8,516-8,607	+/-661-675	24'	Yes	Yes	\$0.65	\$0.1855
Suite D	+/-8,516	+/-661		2	1	\$0.69	
Suite D-E	+/-17,123	+/-1,336		5	1	\$0.65	
Suite D-F	+/-25,730	+/-2,003		8	1	\$0.65	

This space offers the flexibility to accommodate any user ranging from 8,516 to 25,730 square feet. There are three individual mid-bay suites available with newly constructed high quality office improvements. Individual spaces can be combined to accommodate larger requirements.

839 Pilot Rd.



Suite A	+/-10,967	+/-3,408	24'	2	1	\$0.69	\$0.1944
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Suite A is a front loading mid-bay suite that includes 3,408 sq. ft. of office space. The suite has an expansive glass line and consists of a large conference room, break room, executive office, and several private offices.

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

Project & Address	Suite	Total Sq. Ft.	Lease Rate	CAM's	Parking Ratio	Comments
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▼ Click on property address to view brochure.

[840 Grier Dr.](#)



Suite 350
Suite 360
Suite 370

+/-1,443
+/-2,274
+/-1,515

\$2.35
\$2.35
\$2.35
FSG

4.0/1,000

This Class A office building fronts Sunset Rd. and currently has three 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

+/-5,228

\$2.35
FSG

3.4/1,000

This suite has immediate entry from the lobby.

[500 Pilot Rd.](#)



Suite B

+/-4,612

\$1.40
NNN

\$0.2937

2.9/1,000

This suite offers the flexibility of a possible warehouse space utilizing the knock out panel in the rear portion of the unit.

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

Project & Address	Suite	Total Sq. Ft.	Lease Rate	CAM's	Parking Ratio	Comments
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[680 Pilot Rd.](#)



Suite A1	+/-6,385	\$1.25 NNN	\$0.2840	4.11/1,000	Suite A1 - is +/- 6,385 sq. ft. of flex space featuring +/-1,652 sq. ft. of warehouse space. The office space consists of private offices, a conference room, break room and open bullpen area.
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[600 Pilot Rd.](#)



Suite A	+/-13,708	\$1.45 NNN	\$0.2946	5.7/1,000	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.
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[6600 Bermuda](#)



Suite A	+/-15,207	\$1.25 NNN	\$0.2532	4.8/1,000	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.
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[975 Kelly Johnson](#)



Suite A	+/-19,170	\$1.45 NNN	\$0.2986	3.68/1,000	The landlord is currently constructing +/- 9,500 sq. ft. of highly finished office improvements in the flex suite. The warehouse features a generator and underground reinforced storage area.
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