

HIGH-END OFFICE / WAREHOUSE

- ALL OFFERS WILL BE CONSIDERED
- LEASE OFFICE OR WAREHOUSE

FOR LEASE



Hughes Airport Center
955 Grier Drive, Suite A
Las Vegas, NV 89119

property information

- 1 block south of Sunset Rd. on SWC of Grier and Paradise in Hughes Airport Center
- Available for immediate occupancy
- Total of $\pm 16,388$ SF; $\pm 6,388$ SF office, $\pm 10,000$ SF warehouse
- High-end finishes
- 10 private offices
- 12 cubicles
- 2 sets of restrooms
- HVAC office; swamp-cooled warehouse
- Server room
- Landlord will lease office separately from warehouse
- Office and warehouse: \$0.79 PSF (NNN)
Office only: \$1.40 PSF (NNN)
Warehouse only: \$0.35 PSF (NNN)
- CAMs: \$0.17/SF/MO
- Lease terms: 3-5 years

marketed by:

Leo Biedermann **702.688.6943**
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Geoffrey P. West **702.688.6936**
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HIGH-END OFFICE / WAREHOUSE



SUNSET RD

US Postal
Service

955 Grier

PARADISE RD

955 Grier Drive, Suite A
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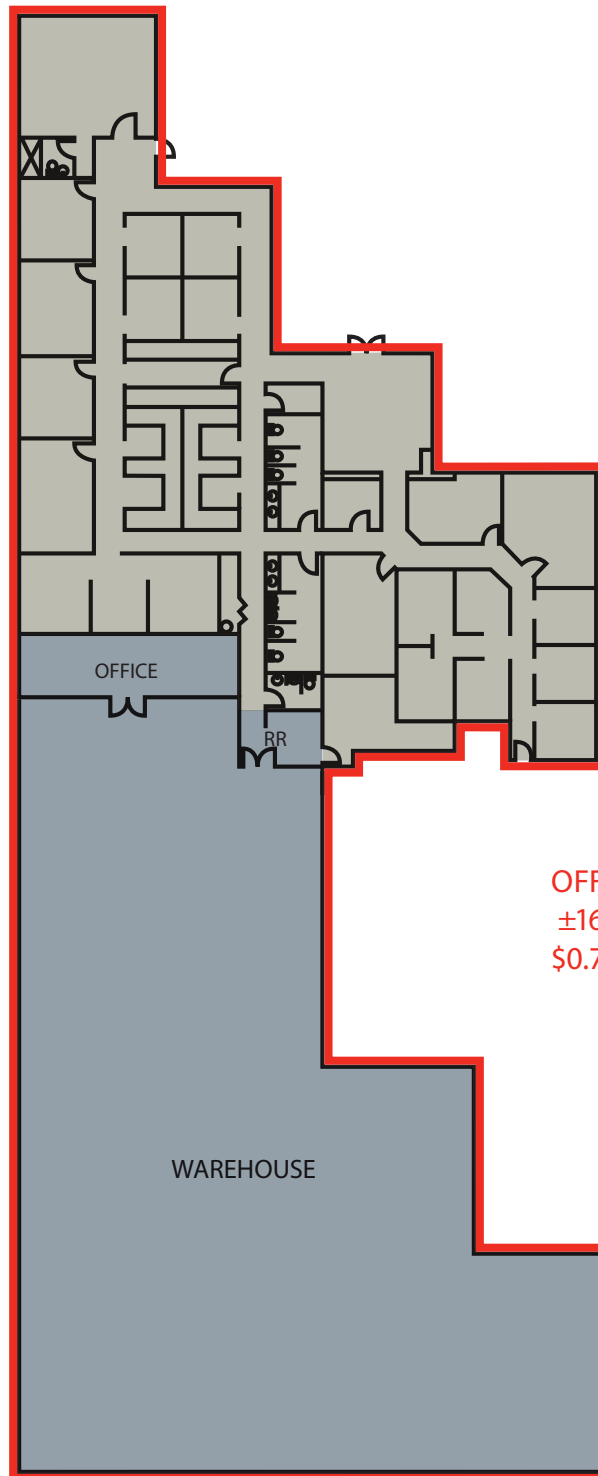
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HIGH-END OFFICE / WAREHOUSE

OFFICE ONLY
±6,388 SF
\$1.40 PSF (NNN)

WAREHOUSE ONLY
±10,000 SF
\$0.35 PSF (NNN)



OFFICE & WAREHOUSE
±16,388 SF
\$0.79 PSF (NNN)

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HIGH-END OFFICE / WAREHOUSE

Office

- High-end finishes
- Travertine floor
- Italian made doors and windows
- Built-ins in offices
- 10 private offices
- Executive office with private restroom
- 12 cubicles
- Granite counter tops throughout
- Server room
- CAT-5 wired throughout
- File room
- 2 sets of restrooms plus warehouse restroom
- File/mail/copy room
- Sprinkler system throughout
- HVAC
- Kitchen area



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HIGH-END OFFICE / WAREHOUSE

Warehouse

- Two 12'x14' electric roll-up doors
- Two man doors
- Office
- Restroom
- Swamp cooled
- Freeze protection
- 22' clear height
- 120/208 power
- Shared dock-high loading
- Locakable store room
- 120/208v, 3-phase power
- 100% sprinklered throughout
- Natural gas
- Broadband



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