

The Lakes: A Corporate Campus | 8725 W. Sahara Avenue, Las Vegas, NV 89163



BOB HAWKINS
702.688.6959
bhawkins@comre.com

DAN PALMERI
702.688.6909
dpalmeri@comre.com



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OVERVIEW

The Lakes Campus, built in 1985, is comprised of two main buildings with two floors each: a single level stand-alone child care center and the Desert Conference Center. Building One is 176,950 square feet with each floor plate being 59,626 square feet. Building Two is 131,539 square feet with each floor plate being 58,579 square feet.

Campus amenities include a fitness center, full service cafeteria, learning resource center, conference center and child care center.

The Lakes Campus is located just outside the master-planned community of Summerlin. The Campus is designed to meet the needs of a full corporate user by incorporating a suburban Class B multi-use Campus with the state-of-the-art fiber optic cabling, redundancy in fiber optic carriers, and ability to accommodate a high parking demand while in a secure facility within the Las Vegas Valley.

Strategically located in the west submarket, the famous Las Vegas strip and downtown Las Vegas are easily accessible via multiple freeways that also lead to Las Vegas / McCarran International Airport (15 minutes away).

BUILDING ONE AND TWO SPECS

The main building fascia is comprised of 6" reinforced concrete tilt-up, steel wall panels with honeycomb insulation, glass in aluminum and steel windows, two-story blue lattice sun diverter across the front and back. The roof consists of lightweight concrete decks on a fire proofed steel and stone cast membrane.

The foyer is a natural light-filled, two-story entryway connecting Building One and Two. A planter with desert landscape complements the atrium and allows for a wide flight of stairs on one side, and an attractive ADA ramp on the other for access between the two buildings. Finishes include stained oak covebase over imported ceramic tile. Two seating areas can be accessed on either side of the atrium.

A second-story connecting bridge traverses the atrium. The security desk is centralized for maximized viewing of the entry doors on either side of the lobby. All employees, vendors, and visitors to the site must enter through these two secured doors.

Corridors are a combination of ceramic tile, carpet, or VCT flooring, depending on service requirements in the building and usage by departments. The walls are textured and painted drywall with stainless steel corner guards. In some production areas protective 5/16" channel steel panels and bumpers provide wall protection for wheeled equipment. All corridors are



well lit by energy-efficient recessed T-8 florescent lights. Over 150,000 square feet of raised flooring allow for subfloor wiring and structured cable.

Restroom finishes include painted metal stall dividers, ceramic tile floors and walls, select handicapped access stalls and door openers, medical waste receptacles, hands-free towel dispensers, hands-free water-efficient faucets and commode / water closets.

There are four elevators in each building: two passenger and two freight. The passenger elevator in Building One is finished with a striking walnut panel. The passenger elevator in Building Two is attractively lined in grey stone Formica. Both buildings are carpeted with stainless steel hand bars and accents. Both freight elevators are Class C-I 10,000 lbs. capacity 8'x10'

steel-lined hydraulic elevators with manual vertical biparting doors for safety.

The Conference Center is comprised of pre-engineered steel wall panels with honeycomb insulation, manufactured roof panels painted grey and blue to match the main campus. A covered walkway and surrounding fence attaches the Conference Center to Building Two.

Access for the disabled is provided by ramps at the entrance and between buildings, automatic swing doors and select bathrooms with ADA fixtures and enclosures. Visually-impaired employees with service dogs are accommodated physically by electronically enabling them computer access via audible interface.



POWER

Single power utility feeds for each individual building are provided by the public utility and are manually inspected by the utility provider semi-annually to maintain exceptional reliability and stability from the utility source. The immediate area is served by two substations: one north and one south of the facility.

All critical systems are supported by a minimum of N+1 including emergency generators and a combination of parallel and distributed redundant UPS systems. Since original commissioning, continuous operation of all critical systems has been maintained. Security and site surveillance, central building automation, and fire life safety systems ensure a secure environment.

Five emergency power generators are housed in concrete block/steel deck roof buildings in utility courtyards on the side of each building. There are two (2) 1,312 KVA and one (1) 1,250 KVA generators in Building One and two (2) 1,875 KVA in Building

Two, that are all exercised monthly. Thermographic inspections are conducted annually along with a complete end-to-end (pull-the-plug) test of each building. The generators start automatically upon interruption of utility power.

Two 15,000 gallon underground fuel tanks support each building and can run twenty-four hours per day for up to seven days without refueling. If required, quick connects are available for stand-alone emergency generation. Supplemental UPS systems support critical loads for Building One with two (2) 450kw, one (1) 150kw and three (3) 160kw and Building Two with one (1) 450kw to ensure no interruption in critical power.

HVAC

Cooling systems for all critical system areas, Data Center, Automated Tape Library, Communication/LAN/Tech, Switch, Server Rooms and Print Room are provided by twenty-four CRACs supplying over five-hundred tons of cooling capacity, that are monitored

by redundant building management, Plexus and NForm systems. Comfort cooling is provided by over three-hundred individual water source electrical heat pumps located throughout occupied areas.

FIRE / LIFE SAFETY

Fire / Life Safety protection and suppression systems are located throughout the Campus. Fire, life and safety systems are certified quarterly along with smoke detectors, strobe lights and pull stations.

Upgrades to the cooling towers, pumps, valves, filtration and control drives were implemented to increase energy efficiency and dependability. New evaporative cooling towers, pumps and variable frequency drive (VFD) controllers were also installed. Upgrades of all key components enhanced efficiency of the system operation; realizing improved system functions, temperature and flow control that translates to energy savings.

Hydraulic loop delta balancing has been tested to reduce energy consumption. Circuit setters were installed on select water source heat pumps to minimize hydraulic loop flow, thus reducing pump demand and energy.

An Energy Star program has been implemented for the facility. LEED EB qualification and certification is being implemented and ongoing webinars are being utilized to support training and certification.

Redundant building management systems are used to maximize energy savings. Light fixtures have been upgraded from T-12 to T-8. Nightly shutdowns of lights and HVAC setbacks have been implemented. Motion detectors have been installed in private offices to maximize energy savings. Energy proficient production equipment replaced high energy usage machines. Data Center CRAC units were recently upgraded to energy-efficient models. The two loading docks are equipped with dock levelers and automated roll-up doors controlled by internal security. All six parking lots surrounding the buildings are well-lit and monitored by CCTV.

The irrigation system is controlled by irrigation controllers and low flow emitters. Guidelines are strictly adhered to. Berms and contours of the grounds help prevent possible flooding. Inside, conservation is enhanced by using Sloan water-saving fixtures and water-free, non-flush urinals.

SUMMERLIN LOCATION

West Las Vegas is home to numerous major employers, and many of the finest public and private schools in Nevada. Businesses looking to relocate to the Las Vegas valley will find the conveniences of The Lakes Campus a major advantage. The west valley area affords the following amenities:

SHOPPING CENTERS

- **Village Square:** Located a half block west from The Lakes Campus, the 240,000 square foot mixed-use Village Square is on the northwest corner of Sahara Avenue and Fort Apache Road. Anchored by a 50,000 square foot Regal Movie Theater, Village Square features a variety of



fine merchants and restaurant opportunities, including: Settebello, Tropical Smoothie, Archi's Thai Café, Bachi Burger and many more.

- **Tivoli Village:** Tivoli Village features a unique mix of retailers ranging from luxury brands to one-of-a-kind boutiques, as well as an enticing collection of renowned restaurants, some making their Las Vegas debut. This ultimate shopping and dining destination is located in one of the most affluent sections of Southern Nevada, in the master-planned community of Summerlin, just over 2 miles from The Lakes Campus. It is a distinctive environment that has been masterfully designed with custom stonework and intricate metal nuances that carry the craftsmanship of

a centuries-old European village. Dining options include: Brio Tuscan Grilled, Ogden's Hops & Harvest, Echo & Rig Butcher and Steakhouse, Cantina Laredo, Kabuki Japanese and a number of other options.

- **The Shops at Summerlin Centre:** Currently under construction and located 2 miles west of The Lakes Campus, The Shops at Summerlin Centre mall will be a 1.6 million square foot mixed-use development. It is expected to open in late 2014, with Macy's, Dillard's and Nordstrom Rack being named as the major tenants. There are plans for over 125 shops and restaurants in an open-air shopping environment.



- **Boca Park:** The original Summerlin Shopping Center is located two-miles from The Lakes Campus and is directly adjacent to Tivoli Village. Boca Park is comprised of more traditional retail uses as well as multiple dining options, such as: Cheesecake Factory, Gordon Biersch, Kona Grill and new Las Vegas hot spots Sambalatte and Honey Salt.

MEDICAL FACILITIES:

- **Summerlin Hospital:** A member of the Valley Health System, Summerlin Hospital is a 454 bed full service medical facility located on 40 acres. With a recent six-story expansion, the hospital was able to expand its emergency room and pediatric emergency room. The hospital has over 1,500 employees and an additional 1,600 physicians on staff.
- **Mountain View Hospital:** Owned and operated by Hospital Corporate of America, this hospital consists of 235 beds. It is located in the gateway to the northwest area of the Las Vegas valley. The hospital recently underwent an expansion that resulted in doubling of the emergency room services.
- **Spring Valley Hospital:** When it opened in October 2003, Spring Valley Hospital Medical

Center was the first acute care hospital in southwest Las Vegas. Since then, the hospital has grown by continuously adding medical services to better meet the needs of the surrounding community. Today, the three-story hospital features 231 patient beds, all private rooms and a comprehensive range of medical services. Spring Valley Hospital Medical Center is owned and operated by a subsidiary of Universal Health Services.

TRANSPORTATION

The Campus is located on the Sahara Express Route, which was completed in 2012. The new rapid transit line includes dedicated transit lanes along much of Sahara Avenue that is one of the busiest transit corridors in the Las Vegas valley.

In addition, the project will improve the experience of transit customers by featuring new solar-powered transit shelters, ticket vending machines, wider sidewalks, elevated station platforms and enhanced landscaping. These features, along with traffic signal upgrades, will improve travel for pedestrians, cars and transit riders. The RTC transit guide feature below may be downloaded at: <http://www.rtcnv.com/transit/routes-maps-schedules/transit-guide/>

WORK FORCE / EDUCATION

The combination of right-to-work legislation and population growth provides employers an expansive base for recruitment of entry-level and skilled labor pools at attractive wage rates. A variety of educational,



occupational and business assistance programs are also offered to employees and employers through the University and Community College systems in Southern Nevada. Area campuses include the University of Nevada, Las Vegas (UNLV), the College of Southern Nevada (3 campuses), and Nevada State College.

Postsecondary education and training programs are also widely available. Education includes multiple private colleges with 12 area campuses offering more than 75 programs, majors, certificates, associate's degrees, bachelor's degrees, master's degrees and PhD's.

NEVADA DEPARTMENT OF EMPLOYMENT, TRAINING & REHABILITATION

The Nevada Department of Employment Training and Rehabilitation (DETR) provide a number of labor related services to Nevada's job seekers and employers. Services include but are not limited to: applicant recruitment and screening, career enhancement training programs, tax credit benefits and provision of labor market information. Nevada Job Connect provides a number of labor-related services and incentives to Nevada employers. Through the Silver State Works program, employers participating in the program may be provided opportunities to receive incentives in order to hire pre-screened qualified workers to staff their business.

Customized job training may also be offered to qualified businesses that meet established criteria under the Train Employees Now (TEN) program offered through the State of Nevada Governor's Office of Economic Development (GOED). This program provides short-term, skill-based intensive job training to assist new and expanding firms to reach productivity quickly. The program is intended to fit the firm's needs and is designed jointly by the firm and state agencies, as well as training providers such as the community college or others identified by the firm.



- **Nevada Industry Excellence** – Nevada Industry Excellence (Formerly MAP) assists businesses in the manufacturing, construction and mining industries to become the premier industry leaders in the Nevada market. Nevada Industry Excellence enables businesses to be flexible and responsive in a rapidly changing marketplace by providing the expert resources and programs to improve processes, increase efficiencies and productivity.
- **Nevada Workforce Connections** – Nevada Workforce Connections oversees the implementation of the Workforce Investment Act, providing funding for employment and training services throughout the Southern Nevada Workforce Investment Area.

TAXES

Nevada's tax climate is very attractive, because Nevada does not charge corporate, franchise or personal income tax. Nevada is often considered to have one of the least burdensome tax structures in the country.

INFRASTRUCTURE / UTILITIES

Existing infrastructure and competitive rates are important considerations for new commercial and industrial operations and Las Vegas is a highly competitive market for communications technology and the underlying infrastructure. Las Vegas businesses are some of the best connected in the country. In addition, Las Vegas has some of the most technologically advanced water and sewer treatment facilities and commercial and industrial electrical rates in Las Vegas are among the best when compared to other major utilities in the desert southwest and California cities.

ECONOMIC DEVELOPMENT ORGANIZATIONS

Governor's Office of Economic Development:
www.diversifynevada.com

City of Las Vegas Economic Development:
<http://www.lasvegasnevada.gov/government/7480.htm>

Las Vegas Global Economic Alliance:
<http://www.nevadadevelopment.org>

Nevada Governor's Office of ECONOMIC DEVELOPMENT

Incentive Programs: Business Location Assistance

The intent is to favorably alter business location decisions by creating tax incentives for companies locating operations in Nevada. Program standards set forth in NRS 360.750.

To qualify for incentives, the company must meet two of the three requirements below (Capex, Jobs, Wage)

			Sales & Use Tax Abatement	Modified Business Tax Abatement	Personal Property Tax Abatement	Real Property Tax Abatement for Recycling	Train Employees Now (TEN) Grant
			NRS 374.357	NRS 363B.120	NRS 361.0687	NRS 701A.210	NRS 231.068
			Sales tax abatement on capital equipment purchases - rate reduced to 2%	Up to 50% abatement for up to 4 years on quarterly wages over \$85,000 taxed at 1.17%	Up to 50% abatement for up to 10 years on personal property	Up to 50% abatement for up to 10 years on real and personal property for qualified recycling business	Training grants with 25% company match (generally \$1,000 per eligible employee)
Capital Investment	Urban >100,000/60,000	New	\$1,000,000	\$1,000,000	\$5,000,000 - Industrial \$1,000,000 - other	\$50,000,000 - Industrial \$5,000,000 - other	
		Expansion	20% of the value of tangible property	20% of the value of tangible property	20% of the value of tangible property	20% of the value of tangible property	
	Rural <100,000/60,000	New	\$250,000	\$250,000	\$1,000,000 - Industrial \$250,000 - other	\$5,000,000 - Industrial \$500,000 - other	
		Expansion	20% of the value of tangible property	20% of the value of tangible property	20% of the value of tangible property	20% of the value of tangible property	
Number of Primary Jobs Created	Urban >100,000/60,000	New	50	50	50	50	10
		Expansion	10% or 25 whichever is greater	10% or 25 whichever is greater	10% or 25 whichever is greater	10% or 25 whichever is greater	
	Rural <100,000/60,000	New	10	10	10	10	10
		Expansion	10% or 6 whichever is greater	10% or 6 whichever is greater	10% or 6 whichever is greater	10% or 6 whichever is greater	
Minimum Hourly Wage Level	Urban >100,000/60,000	New	\$20.36	\$20.36	\$20.36	\$20.36	\$16.28
		Expansion	\$20.36	\$20.36	\$20.36	\$20.36	\$16.28
	Rural <100,000/60,000	New	\$20.36	\$20.36	\$20.36	\$20.36	\$16.28
		Expansion	\$20.36	\$20.36	\$20.36	\$20.36	\$16.28

** The applicant will provide a medical insurance plan for all employees including an option for dependent health insurance coverage of which the employer will pay at least 50% of the premium.

** The applicant is expected to register pursuant to the laws of Nevada and to obtain all licenses and permits required by Nevada and the county, city, or town which business operates.

** The applicant commits to maintaining the business in Nevada for 5 years.

TAX CLIMATE

No Corporate Income Tax
No Personal Income Tax
No Franchise Tax on Income
No Inheritance or Gift Tax
No Unitary Tax
No Estate Tax
 * Competitive Sales and Property Tax Rates
 * Minimal Employer Payroll Tax

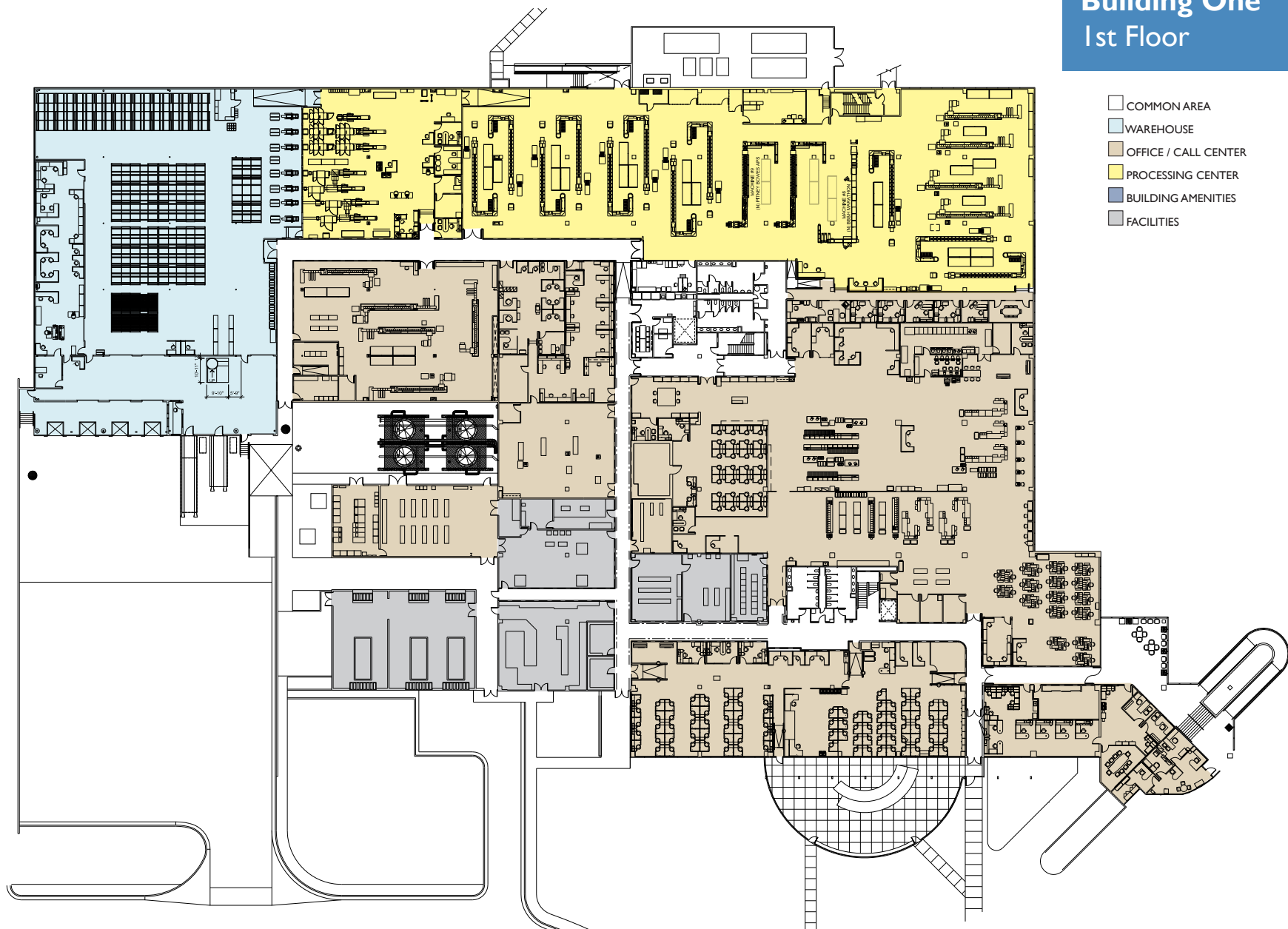
Building Specs



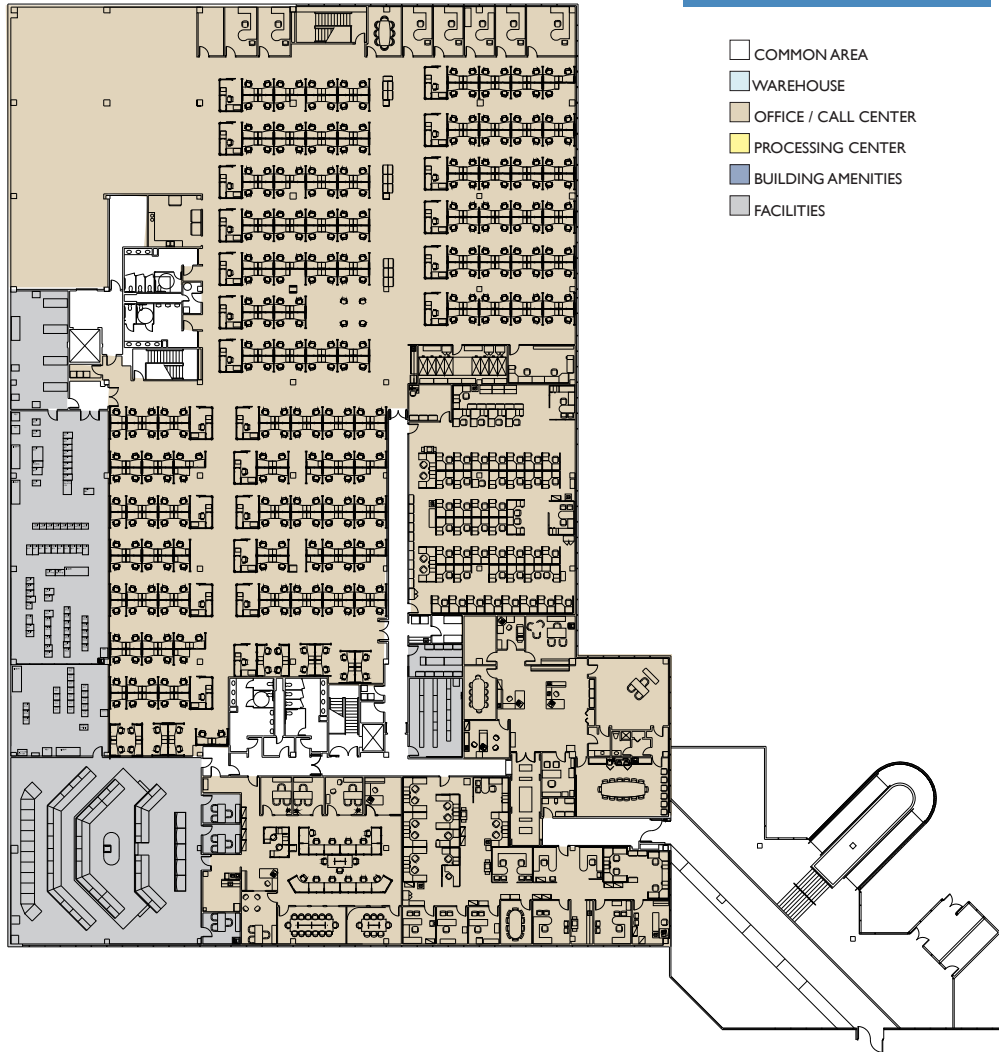
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dpalmeri@comre.com

Building One 1st Floor



Building One 2nd Floor



DESCRIPTION	Building One is an approximately 176,950 rentable square foot 2-story concrete tilt wall structure. Housing executive offices, multiple call center divisions, control room, data rooms, warehouse, mail processing room and bank vault.
COMMUNICATIONS	CenturyLink, Cox Communications, Verizon, Sprint and MCI serve The Lakes Campus offering a state-of-the-art digitally switched network. The network offers a wide spectrum of fiber optic capabilities (dual feed, access, redundancy).
ELEVATORS	1 Passenger – 2,500 pound capacity 1 Freight – 10,000 pound capacity, Class C-I
FLOOR	TATE access floor system with CAT 5 cabling throughout 100 lbs./SF Not Reduced or 80 lbs./SF Live Load Not Reduced + 20 lbs./SF Partitions 125 lbs./SF Light Storage Area 200 lbs./SF Tape Storage Area
COLUMN SPACING	1st Floor – 30' x 30' 2nd Floor – 30' x 30'
CLEAR HEIGHT	Building – 33'6" Slab to Slab – 15'0"
LIGHTING SYSTEM	2' x 4' – T-8 Energy Efficient Recessed Florescent
EXTERIOR GLASS	1" Insulated
ELECTRICAL	5208.33 Amps at 480 Volts equating to 70.78 Watts/Square Foot
BACKUP POWER	Building Management System is TAC Vista Generators: 3 – 3512 Caterpillar Diesels (3100kw) (2) 1,312 KVA (1) 1,250 KVA Fuel Capacity – 30,000 gallons (2 @ 15,000 ea.) UPS System 1 MGE 7000 - 500 KVA 3-Powerware - 160 KVA 1-Powerware - 150 KVA
HVAC	TBD
SPRINKLER/FIRE PROTECTION	Auto Sprinkler system throughout Preaction in Server Room Notifier fire alarm system
SECURITY	108 Closed Circuit Cameras (entire campus) Electronic Card Access
RESTROOMS	47 Total Stalls

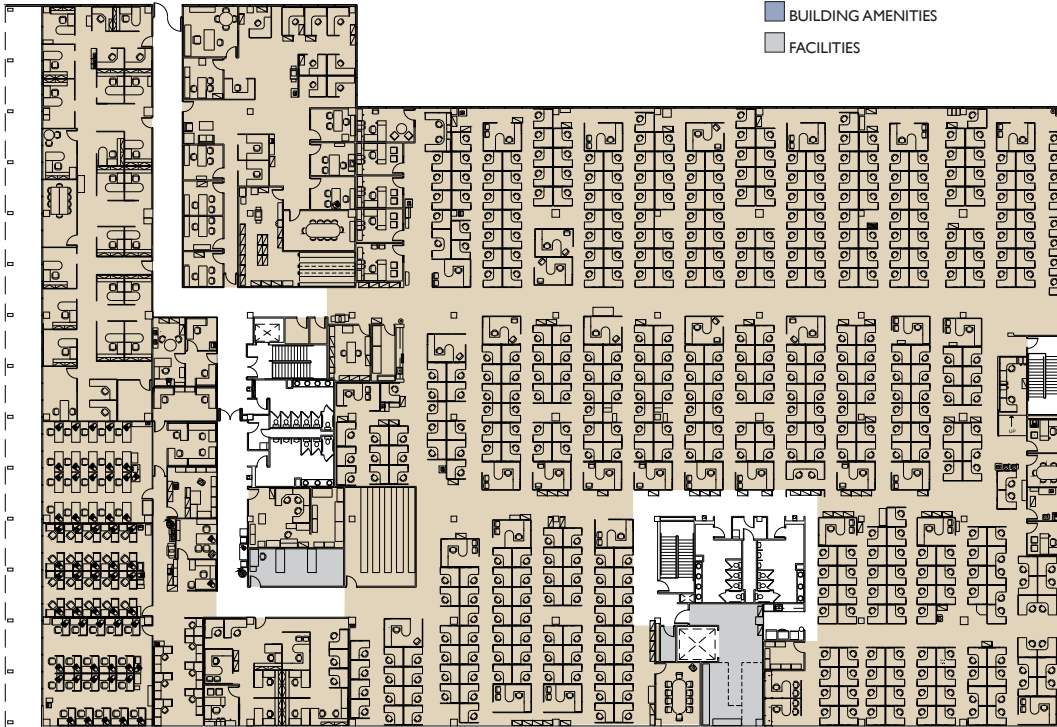
Building Two 1st Floor



- COMMON AREA
- WAREHOUSE
- OFFICE / CALL CENTER
- PROCESSING CENTER
- BUILDING AMENITIES
- FACILITIES

Building Two 2nd Floor

- COMMON AREA
- WAREHOUSE
- OFFICE / CALL CENTER
- PROCESSING CENTER
- BUILDING AMENITIES
- FACILITIES



DESCRIPTION	Building One is an approximately 131,539 rentable square foot 2-story concrete tilt wall structure. Housing a full Kitchen/ Cafeteria, Fitness Center with Locker Rooms, Conference/Training Rooms, Multiple Call Center Divisions, Facilities Department Shop and Copy Center
COMMUNICATIONS	CenturyLink, Cox Communications, Verizon, Sprint and MCI serve The Lakes Campus offering a state-of-the-art digitally switched network. The network offers a wide spectrum of fiber optic capabilities (dual feed, access, redundancy).
ELEVATORS	1 Passenger – 2,500 pound capacity 1 Freight – 10,000 pound capacity, Class C-I
FLOOR	TATE access floor system with CAT 5 cabling throughout 100 lbs./SF Not Reduced or 80 lbs./SF Live Load Not Reduced + 20 lbs./SF Partitions 125 lbs./SF Light Storage Area 200 lbs./SF Tape Storage Area
COLUMN SPACING	1st Floor – 30' x 30' 2nd Floor – 30' x 30'
CLEAR HEIGHT	Building – 33'6" Slab to Slab – 15'0"
LIGHTING SYSTEM	2' x 4' – T-8 Energy Efficient Recessed Florescent
EXTERIOR GLASS	1" Insulated
ELECTRICAL	4166.66 Amps at 480 Volts equating to 68.78 Watts/Square Foot
BACKUP POWER	Building Management System is TAC Vista Generators: 2 – 3516 Caterpillar Diesels (3000kw) Fuel Capacity – 30,000 gallons (2 @ 15,000 ea.) UPS = 1 MGE 7000 500 KVA
HVAC	TBD
SPRINKLER/FIRE PROTECTION	Auto Sprinkler system throughout Preaction in Server Room Notifier fire alarm system
SECURITY	108 Closed Circuit Cameras (entire campus) Electronic Card Access
RESTROOMS	52 Total Stalls

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For more information, please contact:

BOB HAWKINS

702.688.6959

bhawkins@comre.com

DAN PALMERI

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dpalmeri@comre.com

CUSHMAN & WAKEFIELD | COMMERCE

3773 Howard Hughes Parkway, Suite 100 S

Las Vegas, Nevada 89169

(702) 796 7900

www.comre.com

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