



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SUBLEASE

**3205 Polaris Avenue**  
Las Vegas, NV 89102

IMMEDIATE OCCUPANCY



## Property Highlights

- Immediate Occupancy
- APN#: 162-08-401-008
- Zoned M1
- Constructed in 2002
- Concrete tilt-up construction
- 1,496 (±) SF of a/c offices, includes (1) receptionist area, (2) a/c offices (1) conference room/break room and (1) ADA Restroom
- Fully sprinklered
- Total unit size: 11,334 (±) SF
- Minimum 24' ceiling clearance
- Metal halide lighting
- Warehouse offices includes (2) a/c offices and (2) restrooms
- 225 Amps, 277/480 Volts of three phase power
- Evaporative cooled warehouse
- (1) 14' x 14' ground-level loading door/ramp
- (2) 9' x 10" dock-high loading doors, (1) door with dock leveler
- Skylights
- 25 parking spaces
- Monthly base rent: \$7,140.42 (\$0.63 PSF)
- Monthly CAMS: TBD
- Occupancy: Immediately
- Sublease until March 2017
- **Landlord is Harsch Investments - longer lease term available**

**Curtis S. Sanders, SIOR**  
Director Corporate Services  
+1 702 499 6434  
csanders@comre.com

3773 Howard Hughes Pkwy.,  
Suite 100 S  
Las Vegas, NV 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

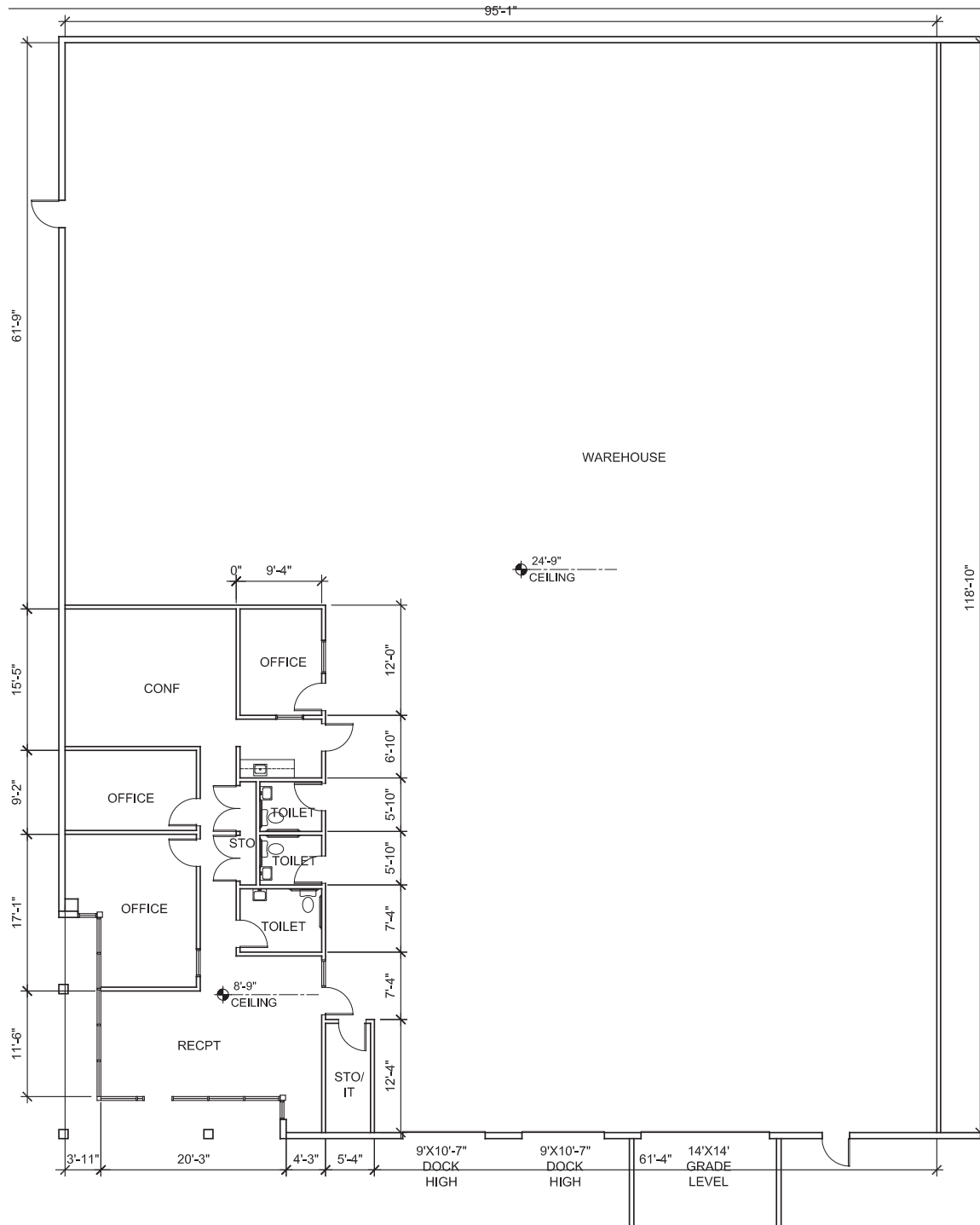
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SUBLEASE

**3205 Polaris Avenue**  
Las Vegas, NV 89102



**Curtis S. Sanders, SIOR**  
Director Corporate Services  
+1 702 499 6434  
csanders@comre.com

3773 Howard Hughes Pkwy.,  
Suite 100 S  
Las Vegas, NV 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.