



The Park at Arville

4350 Arville Street

Las Vegas, NV 89102



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Suite	Total s.f.	Office s.f.	Warehouse s.f.	Dock/Grade	Rate	CAM	Monthly	Date Available
220	4,335	1,007	3,328	(1) 12 x 12 GL, (1) 12 x 14 GL	\$1.40	\$0.21	\$6,979.35	Now
480	3,496	354	3,139	(1) 8 x 10 GL, (2) 12 x 12 GL	\$1.40	\$0.21	\$5,628.56	Now



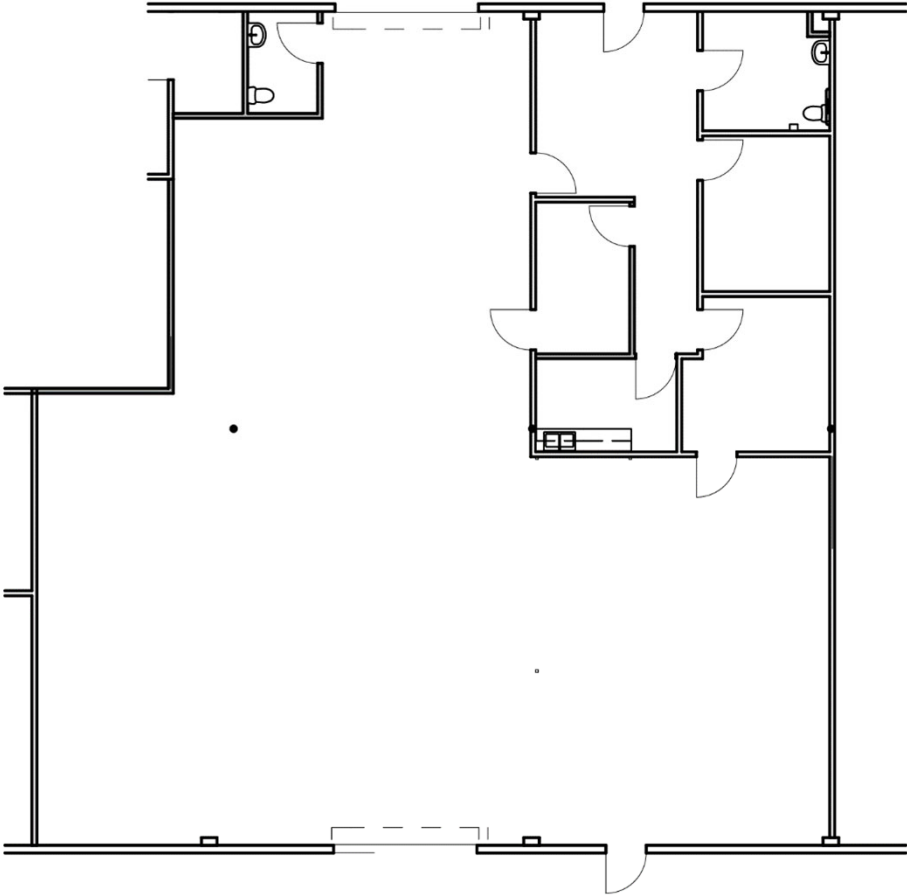
Highlights

- Rates from \$1.40/s.f. NNN
- CAM's \$0.21/s.f.
- 3,496 – 4,335 s.f. available
- ±160,277 s.f. multi-tenant business park on a ±9.47-acre parcel
- ±15' clear height
- Office spec spaces
- Excellent central location w/ close proximity to LV strip & I-15 freeway
- Monument signage on Arville Street
- M-1 Zoning
- Complete renovation in 2017



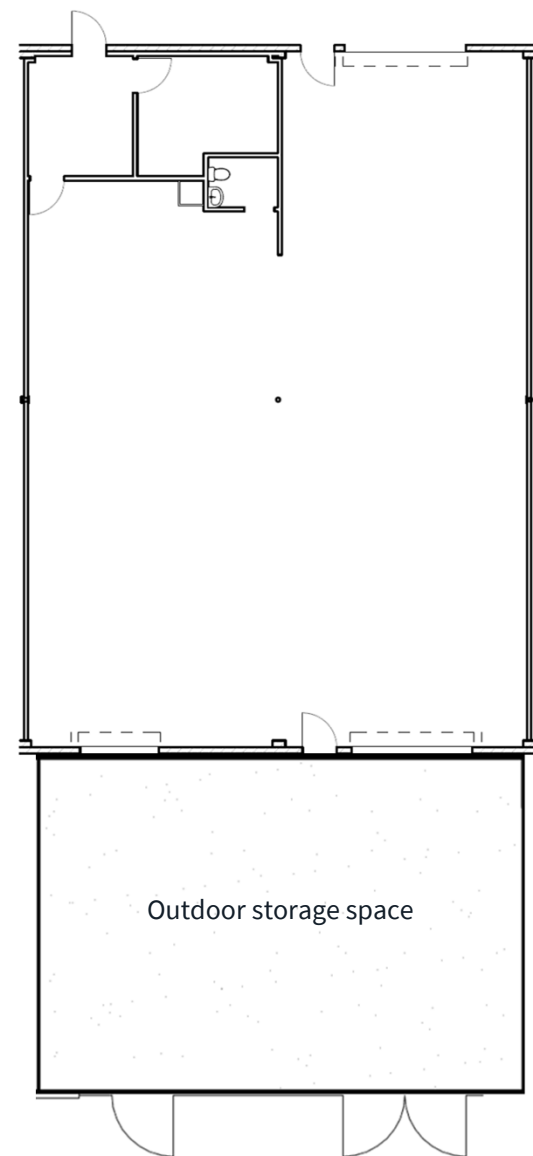
Floorplans

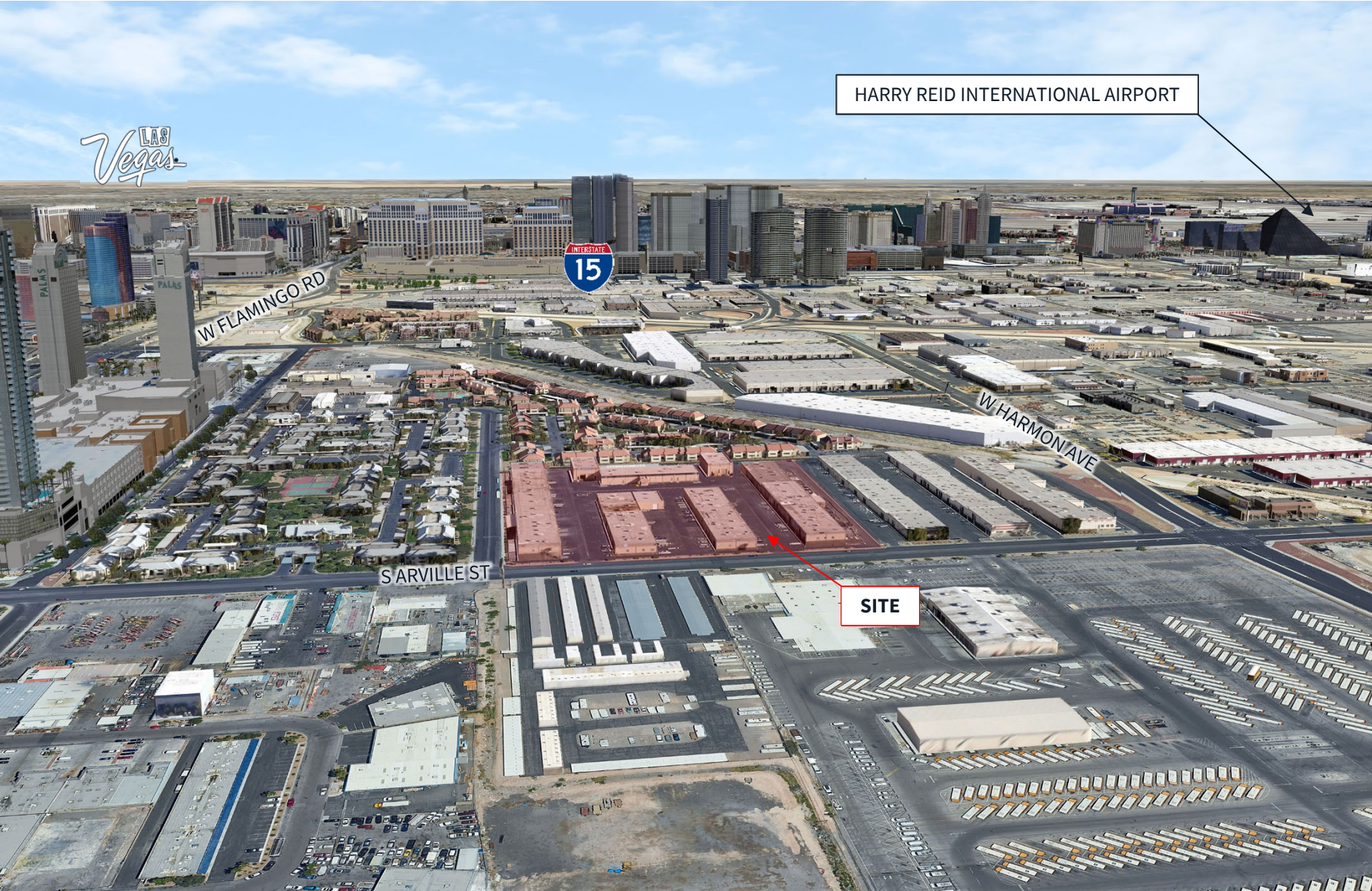
Suite	220
Total s.f.	4,335
Office s.f.	1,007
Warehouse s.f.	3,328
Loading	(1) 12'X12' grade door (1) 12'X14' grade door
Power	200 amps, 120/240V, single phase
Rate/s.f.	\$1.40 NNN
NNN/s.f.	\$0.21
Monthly	\$6,979.35
Available	Now

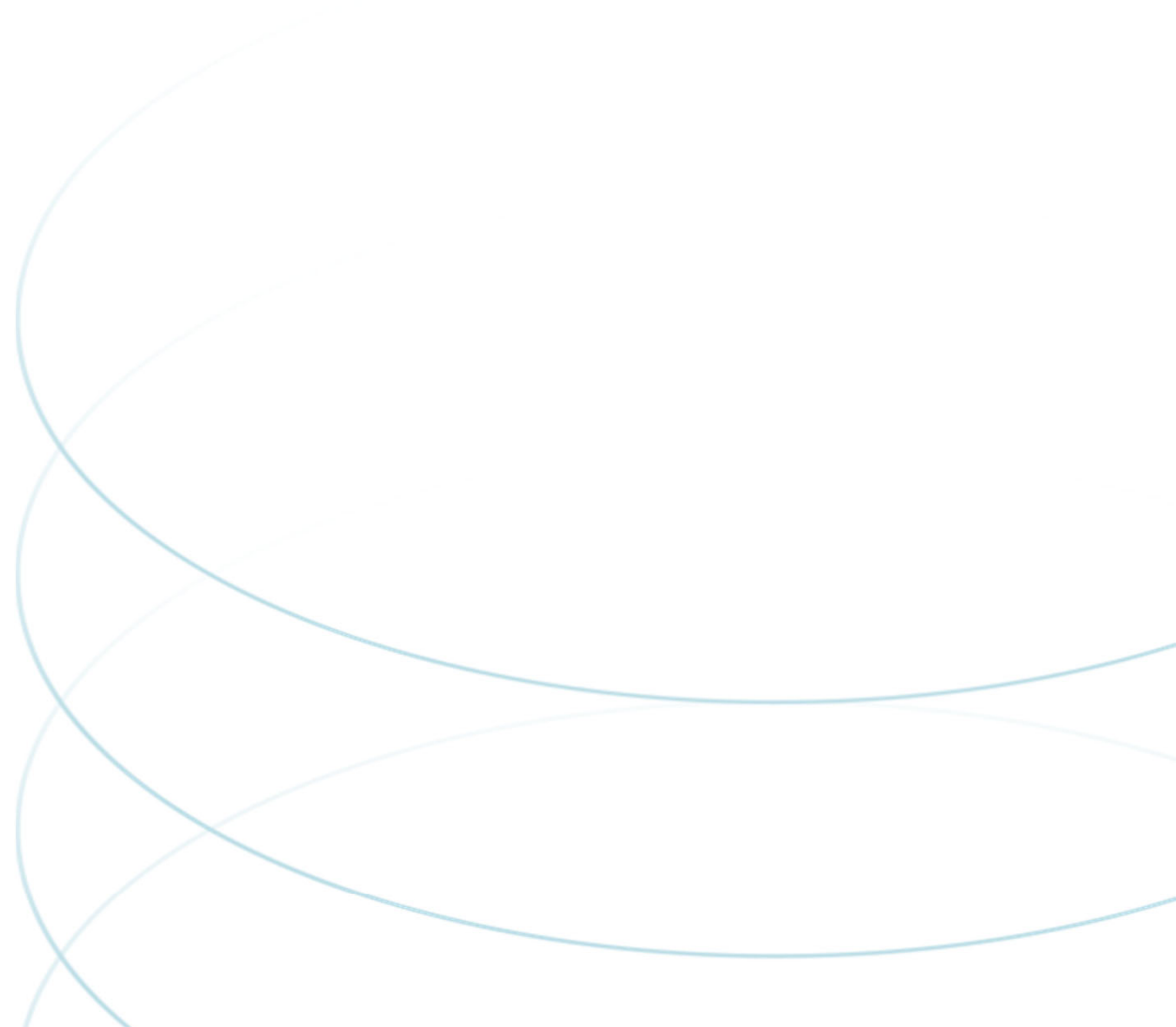


Floorplans

Suite	480
Total s.f.	3,496
Office s.f.	354
Warehouse s.f.	3,139
Loading	One (1) 12' x 12' front grade level door One (1) 12' x 12' rear grade level door One (1) 8' x 10' rear grade level door
Rate/s.f.	\$1.40 NNN
NNN/s.f.	\$0.21
Monthly	\$5,628.56
Available	Now







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