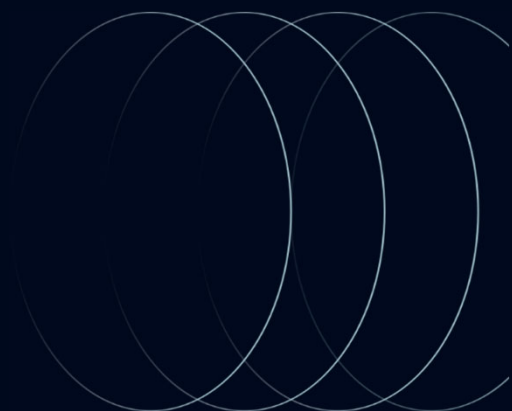




±21,986 SF OFFICE/WAREHOUSE ~ ACROSS FROM ALLEGIANT STADIUM

For sublease

5325 S. Polaris Ave., Stes. 100-400
Las Vegas, NV 89118



Property Highlights

Available Suite : ±21,986 SF

Office: ±6,540 SF office (non-contiguous)

Clear Height: 18'

Power: 800 amps, 277/480 Volt, 3-Phase (Tenant to verify)

Dock Doors: 9

Grade Doors: 4

Dock Equipment: 3 Edge of Dock Levelers

Sprinklers: Fire Sprinklers

Lighting: High Bay

Zoning: M-1 (Clark County)

Year Built: 1998

Available: July 1, 2025

5325 S. Polaris Ave., Stes. 100-400, Las Vegas, NV 89118



Master Lease Expires

May 31, 2027

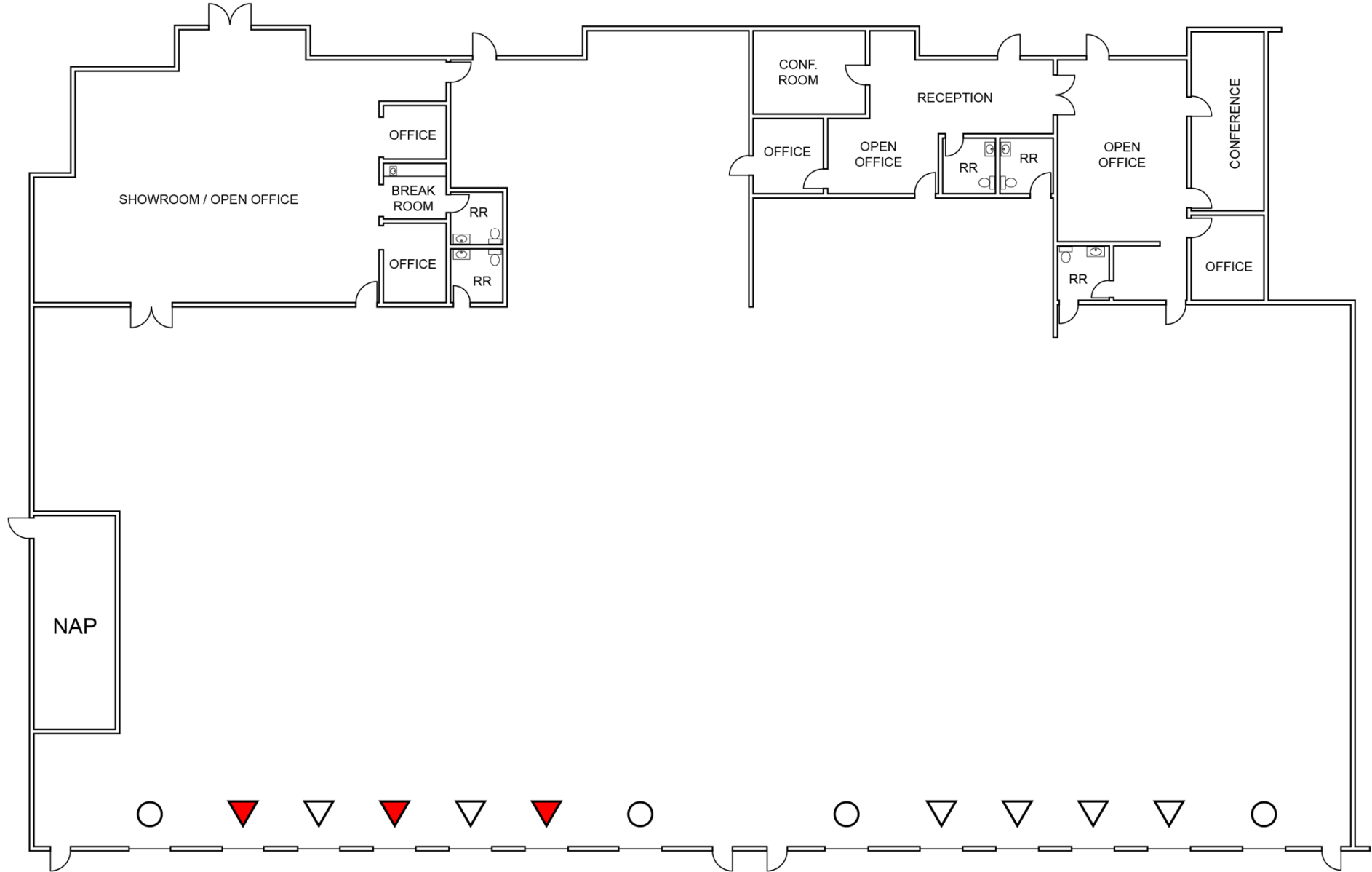


Rate

\$1.057 NNN | TBD CAM



Floor Plan

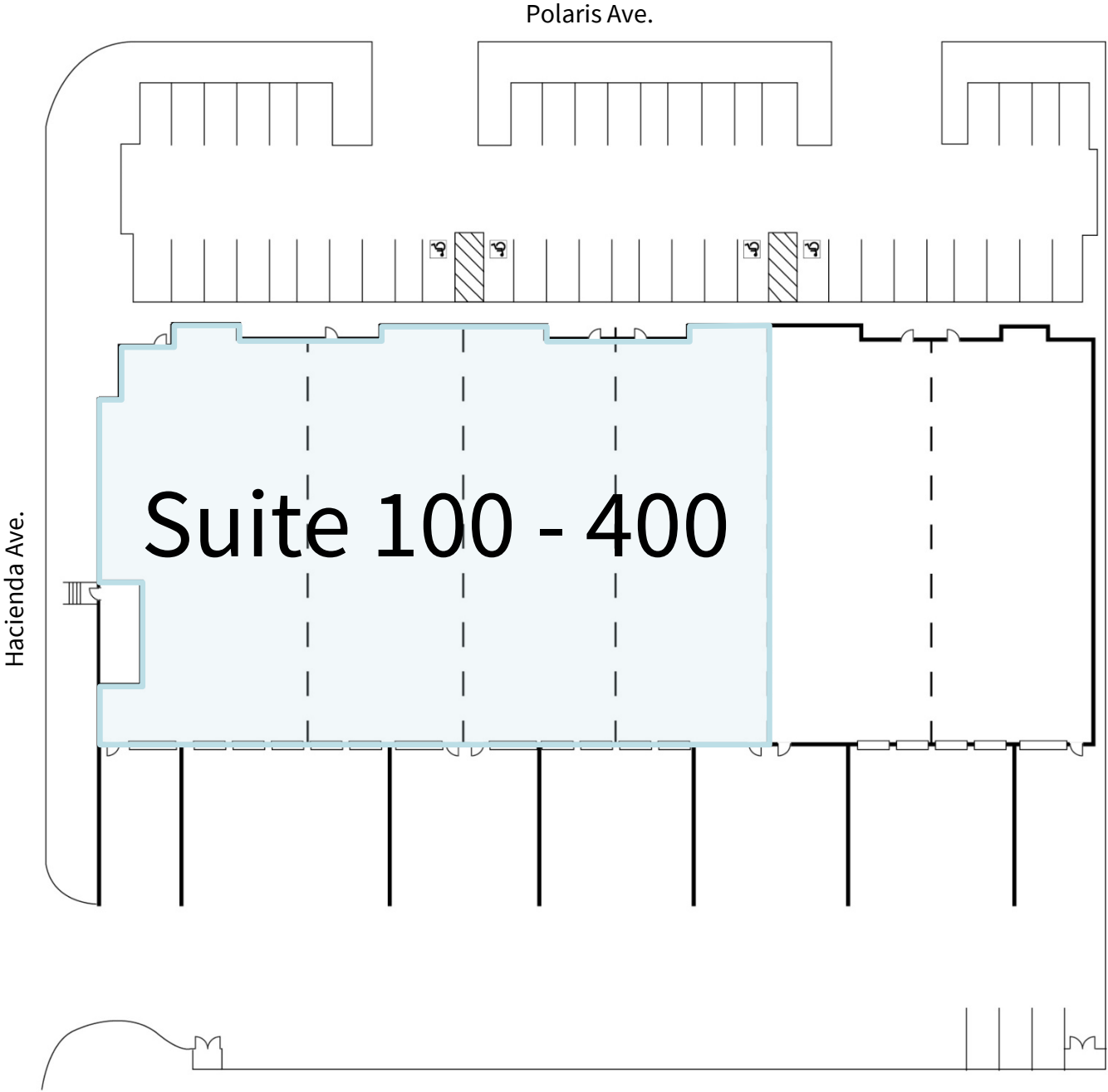


○ Grade Doors △ Dock Doors ▲ Edge Of Dock Levelers

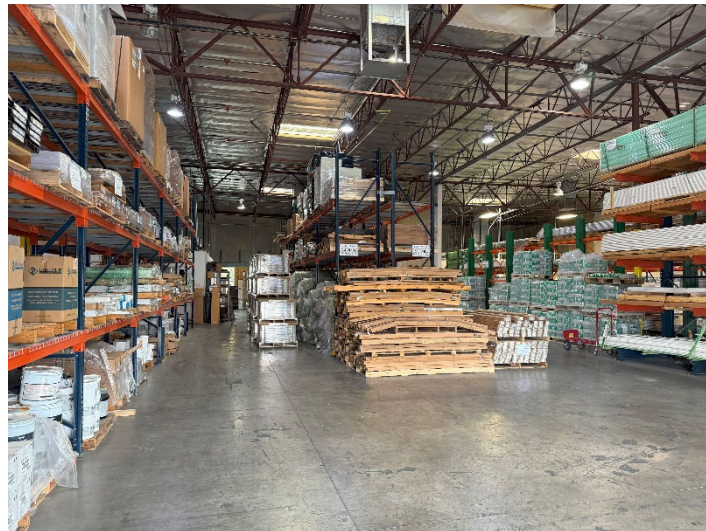
*For illustration purposes only. Not to scale.

Site Plan

5325 S. Polaris Ave., Stes. 100-400, Las Vegas, NV 89118



Property Photos



PROJECT & LOCATION HIGHLIGHTS

The Hacienda-Polaris Business Center is located in the heart of the Southwest directly at the signalized intersection of Hacienda Ave. and Polaris Ave. Directly across the street from Allegiant Stadium, and within excellent proximity to the Las Vegas Strip, Harry Reid International Airport, I-15 and I-215 while being centrally located between the Summerlin & Henderson residential communities.

**1 MILE TO THE
Las Vegas Strip**



**LESS THAN A 5 MINUTE DRIVE TO THE
LAS VEGAS STRIP VIA HACIENDA AVE**



**3.7 MILES TO HARRY REID
INTERNATIONAL AIRPORT**



**280 MILES TO THE PORTS OF
LOS ANGELES AND LONG BEACH**



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