



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
140	10,424	1,042	9,382	(4) 9 x 10 DH (1) 12 x 12 GL *	\$1.40	\$0.25	\$17,200.00	30 days from lease execution
400	3,532	1,297	2,235	(2) 12 x 12 GL *	\$1.40	\$0.25	\$5,827.80	Now
600	14,086	2,122	11,964	(1) 12 x 12 GL (3) 9 x 10 DH *	\$1.40	\$0.25	\$23,241.90	Now

*to be verified by tenant



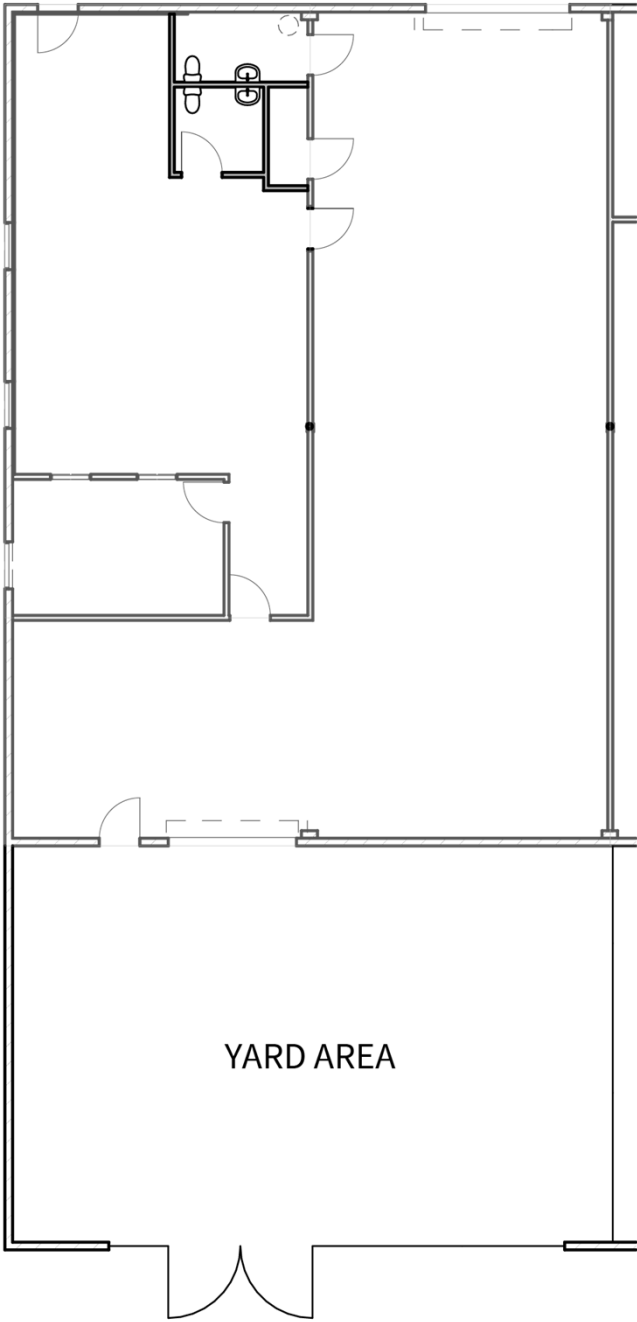
Highlights

- Rates from \$1.40/s.f. NNN
- CAM's \$0.25/s.f.
- 3,532 – 14,086 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



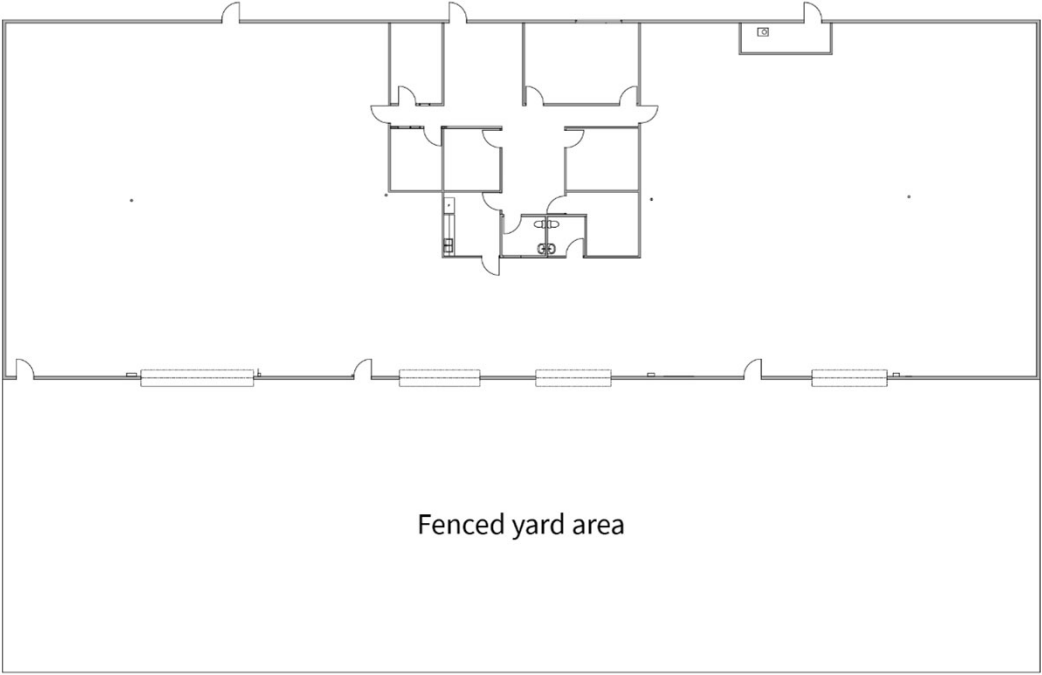
Floorplans

Suite	400
Total s.f.	3,532
Office s.f.	1,297
Warehouse s.f.	2,235
Loading	Two (2) grade level doors
Power	TBD
Rate/s.f.	\$1.40 NNN
NNN/s.f.	\$0.25
Monthly	\$5,827.80
Available	Now



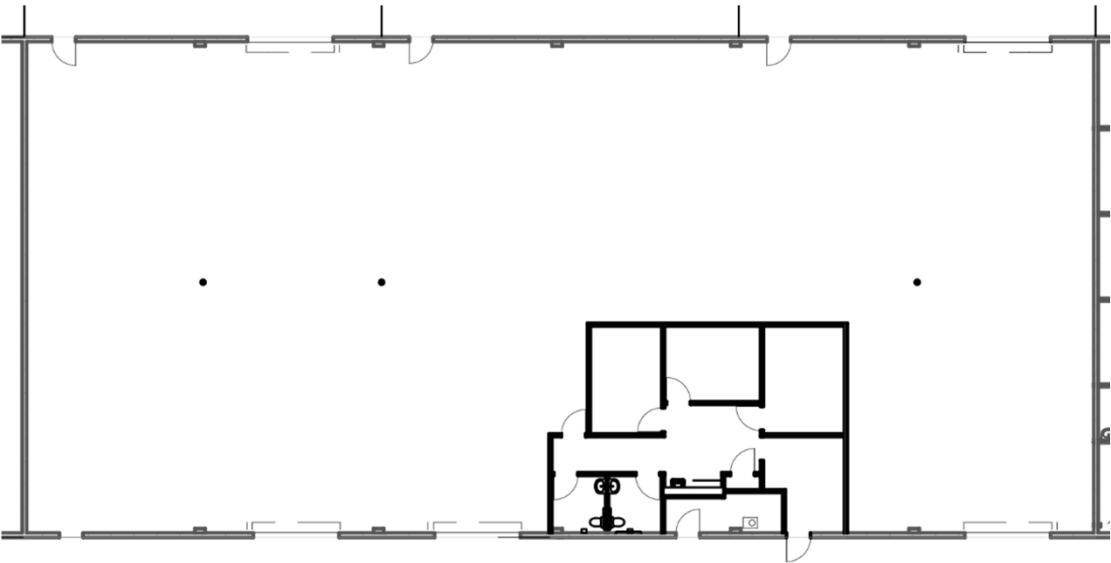
Floorplans

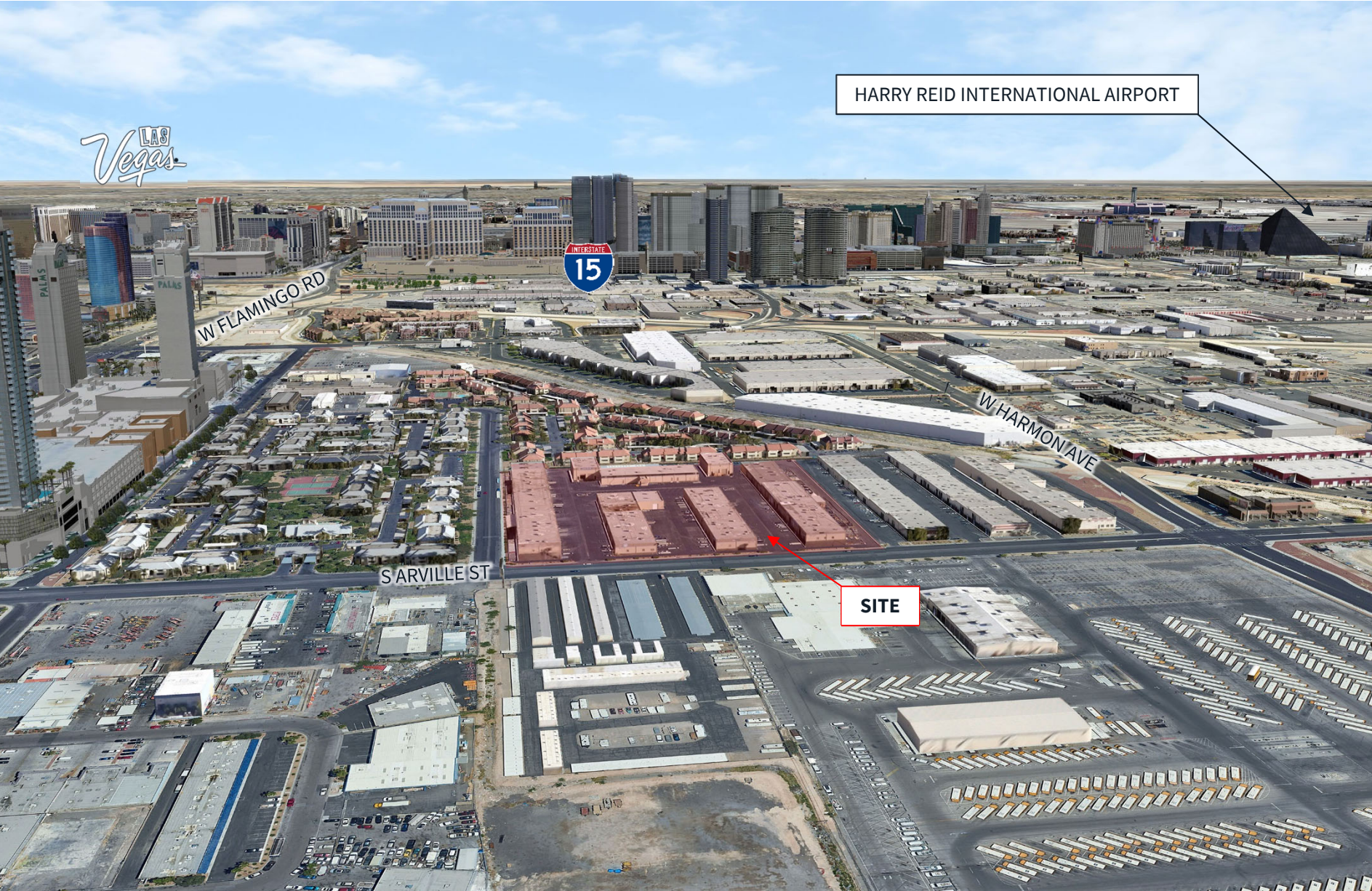
Suite	600
Total s.f.	14,086
Office s.f.	2,122
Warehouse s.f.	11,964
Loading	(3) 9'X10' pony dock loading doors (1) 12'X12' grade level loading door
Power	TBD
Rate/s.f.	\$1.40 NNN
NNN/s.f.	\$0.25
Monthly	\$23,241.90
Available	Now



Floorplans

Suite	140
Total s.f.	10,424
Office s.f.	1,042
Warehouse s.f.	9,382
Loading	(4) 9'X10' pony dock loading doors (1) 12'X12' grade level loading door
Power	TBD
Rate/s.f.	\$1.40 NNN
NNN/s.f.	\$0.25
Monthly	\$17,200
Available	30 days from lease execution







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