

ARENA COMMERCE CENTER

TROPICANA AVE. & I-15 | LAS VEGAS, NV 89118 | INDUSTRIAL & OFFICE SPACE FOR LEASE



*Industrial Flex/Office
Services*

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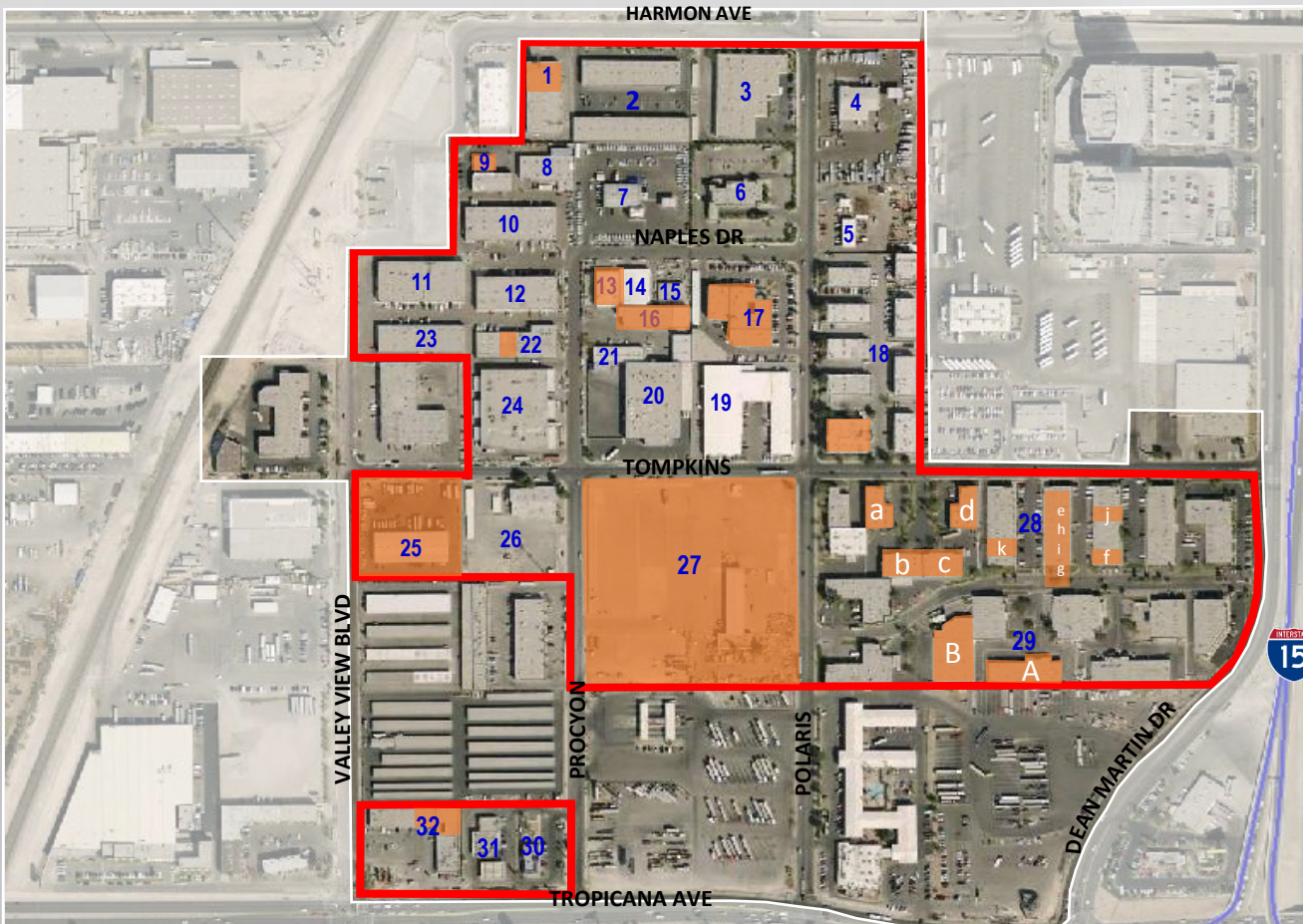

GATSKI COMMERCIAL
REAL ESTATE SERVICES

4755 DEAN MARTIN DRIVE | LAS VEGAS, NEVADA 89103 | P: 702.221.8226 | F: 702.221.1256 | GATSKICOMMERCIAL.COM

Arena Commerce Center

Property Features

- Industrial, Office, Flex, and Yard space
- Free-standing with yard space available
- Large paved yard space – Cross dock
- Prime location right off of the Las Vegas Strip!
- Quick and easy access to I-15 freeway
- Flexible lease terms available



Availabilities & Pricing:

SQUARE FOOTAGE

Industrial/Office: +/-1,647 SF to 20,531 SF

Paved Land: +/-1 to 9.11 Acres

Office: +/-1,006 SF to 10,724 SF

Retail: +/- 655 SF to 1,300 SF

RENTAL RATES

Industrial/Office Space: \$0.60 - \$0.65 psf

Paved Land: \$0.10 - \$0.15 psf

Office: \$0.99 - \$1.50 psf

Retail: \$0.99 psf



Arena Commerce Center

Industrial - Available Space

Building	Address	Square Feet	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
1	3625 W Harmon Ave. # A	6,000	1,500	4,500	1G/1D	\$0.65	MG	N/A	\$3,900
9	4550 Ziebart Place #A	2,513	2,513	0	N/A	\$0.65	MG	N/A	\$1,633.45
22	4645 S. Procyon St. #G	2,700	2,700	0	1G	\$0.65	MG	N/A	\$1,755.00
25	4740 Valley View	20,490	8,790	11,700	7G	\$0.85	NNN	\$0.09	\$19,260.60
16	4630 Procyon	10,365	2,000	8,365	1G/1D	\$0.80	MG	NA	\$8,292.00
13	3575 Naples	6,000	2,400	3,600	2G	\$0.65	NNN	\$0.15	\$4,800
27	4750 Procyon St.	1 - 9.11 Acres	N/A	N/A	20D	\$0.10-\$0.15	MG	N/A	TBD
28-a	3345 Tompkins Ave.	7,875	5,513	2,363	1G	\$0.65	NNN	\$0.21	\$6,772.50
28-b	3325 Tompkins Ave.	8,190	2,048	6,143	1G	\$0.65	NNN	\$0.21	\$7,043.40
28-c	3285 Tompkins Ave.	8,190	4,095	4,095	1G	\$0.65	NNN	\$0.21	\$7,043.40
28-d	3265 Tompkins Ave.	7,872	5,510	2,362	1G	\$0.65	NNN	\$0.21	\$6,769.92
28-e	3159 Tompkins Ave.	1,813	1,663	150	1G	\$0.65	NNN	\$0.21	\$1,559.18
28-f	3105 Tompkins	3,494	2,094	1,400	1G	\$0.65	NNN	\$0.21	\$3,004.84
28-g	3175 Tompkins Ave	3,461	1,828	1,633	2G	\$0.65	NNN	\$0.21	\$3,681.60
28-h	3163 Tompkins Ave.	1,754	1,254	500	1G	\$0.65	NNN	\$0.21	\$1,525.98
28-i	3167 Tompkins Ave.	1,754	1,254	500	1G	\$0.65	NNN	\$0.21	\$1,140.10
28-j	3121 Tompkins	1,586	634	952	1G	\$0.65	NNN	\$0.21	\$1,030.90
28-k	3213 Tompkins	1,647	600	1,047	1G	\$0.65	NNN	\$0.21	\$1,070.55
29-A	3185 & 3225 Palms Center Dr.	13,513	2,703	10,810	4G	\$0.65	NNN	\$0.17	\$11,080.66
29-B	3265 Palms Center Dr.	20,531	8,212	12,319	2G	\$0.60	NNN	\$0.17	\$15,808.87

Arena Commerce Center

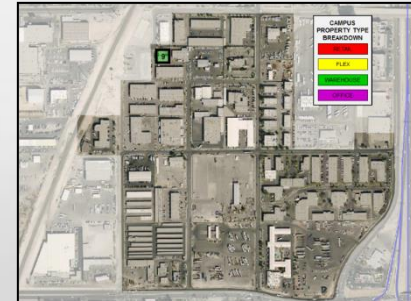
Office & Retail - Available Space

Building	Address	Square Feet	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
17	4625 Polaris Ave. #100	5,709	3,711	1,998	2G	\$0.99	FS	N/A	\$5,651.91
17	4625 Polaris Ave. #101	2,999	1,799	1,200	1G	\$0.99	FS	N/A	\$2,969.01
17	4625 Polaris Ave. #112	2,310	2,310	0	N/A	\$0.99	FS	N/A	\$2,286.90
17	4625 Polaris Ave. #210	2,994	2,994	0	N/A	\$0.99	FS	N/A	\$2,694.06
17	4625 Polaris Ave. #211	1,802	1,802	0	N/A	\$0.99	FS	N/A	\$1,783.98
17	4625 Polaris Ave. #212	2,685	2,685	0	N/A	\$0.99	FS	N/A	\$2,425.50
17	4625 Polaris Ave. #216	2,230	2,230	0	N/A	\$0.99	FS	N/A	\$207.70
17	4625 Polaris #C	1,500	1,500	0	N/A	\$1.25-\$1.50	FS	N/A	TBD
18	4680 Polaris Ave. #220	1,006	1,006	0	N/A	\$0.99	FSG	N/A	\$995.94
18	4680 Polaris Ave. #240	1,178	1,178	0	N/A	\$0.99	FSG	N/A	\$1,166.22
18	4680 Polaris Ave. #250	1,950	1,950	0	N/A	\$0.99	FSG	N/A	\$1,930.50
18	4680 Polaris Ave. #270/290	2,287	2,287	0	N/A	\$0.99	FSG	N/A	\$2,264.13
18	4680 Polaris Ave. #300	10,724	10,724	0	N/A	\$0.99	FSG	N/A	\$10,616.76
32	3720 Tropicana #8	1,000	N/A	N/A	N/A	\$0.99	NNN	\$0.32	\$990.00
32	3720 Tropicana #9	1,000	N/A	N/A	N/A	\$0.99	NNN	\$0.32	\$990.00
32	3720 Tropicana #10	728	N/A	N/A	N/A	\$0.99	NNN	\$0.32	\$720.72
32	3720 Tropicana #11	728	N/A	N/A	N/A	\$0.99	NNN	\$0.32	\$720.72
32	3720 Tropicana #12	1,300	N/A	N/A	N/A	\$0.99	NNN	\$0.32	\$1,287.00
32	3720 Tropicana #13	655	N/A	N/A	N/A	\$0.99	NNN	\$0.32	\$648.45

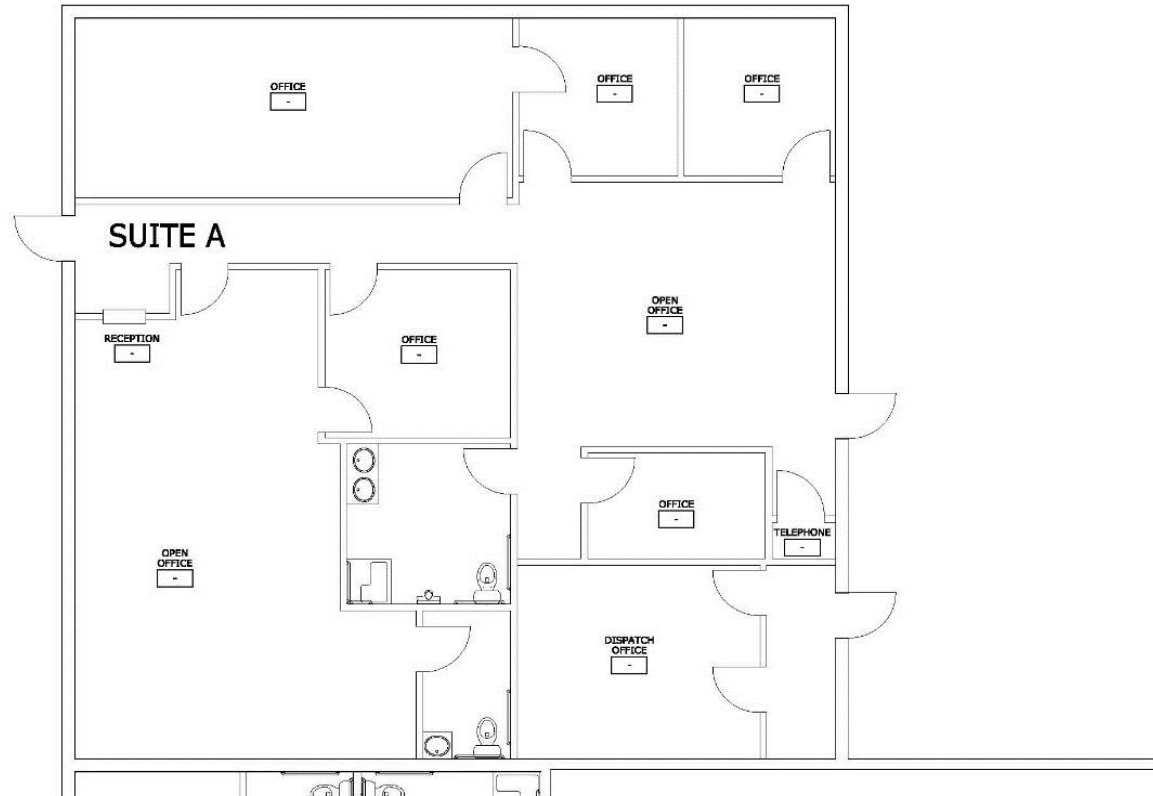
Arena Commerce Center

Floor Plans

Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
9	4550 Ziebart Place #A	2,513	2,513	0	N/A	\$0.65	MG	N/A	\$1,633.45



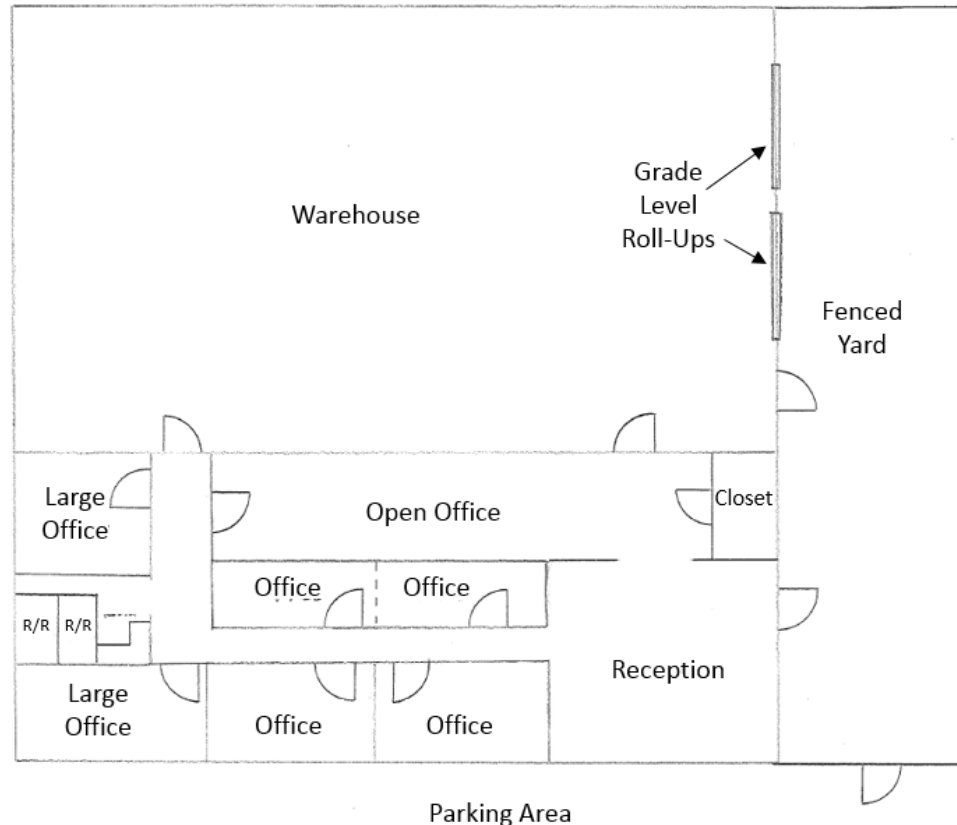
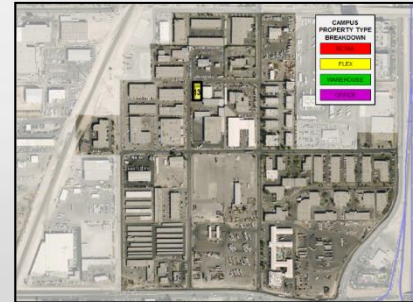
4550 Ziebart Place
Suite A
2,513.4 RSF



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Floor Plans

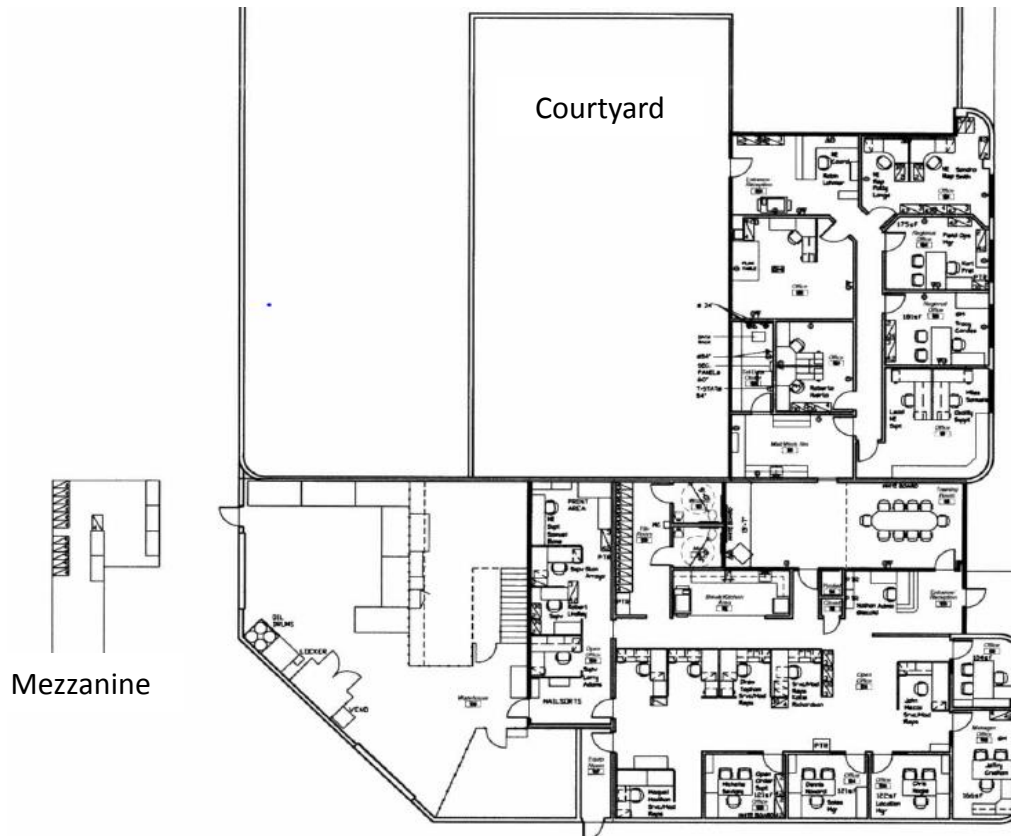
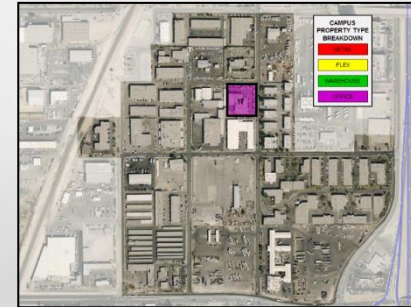
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
13	3575 W. Naples Dr.	6,000	2,400	3,600	2G	\$0.65	NNN	\$0.15	\$4,800.00



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Floor Plans

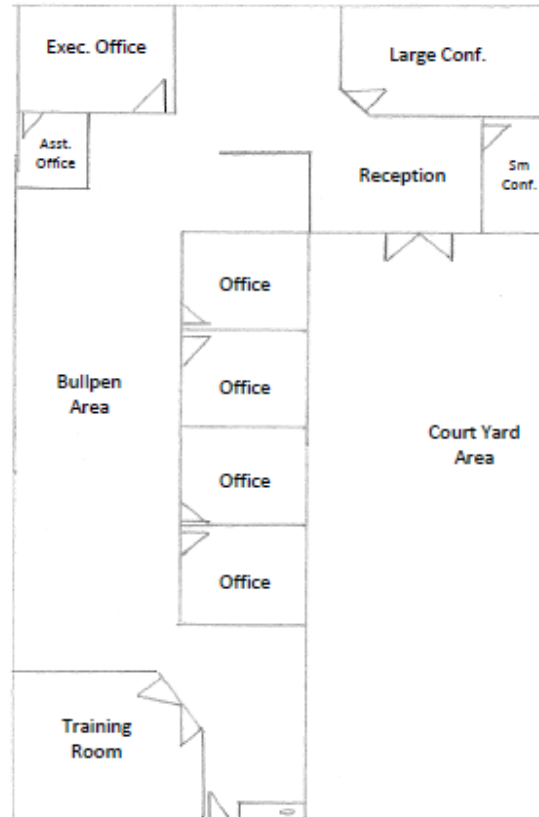
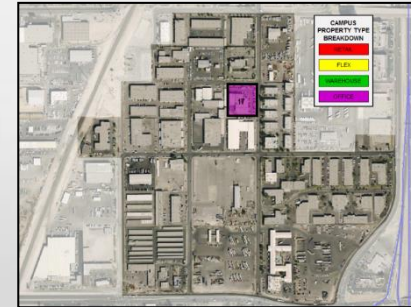
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
17	4625 Polaris Ave. #100	5,709	3,711	1,998	2G	\$1.25	FS	N/A	\$7,136.25
17	4625 Polaris Ave. #112	2,310	2,310	0	N/A	\$1.25	FS	N/A	\$2,887.50



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Floor Plans

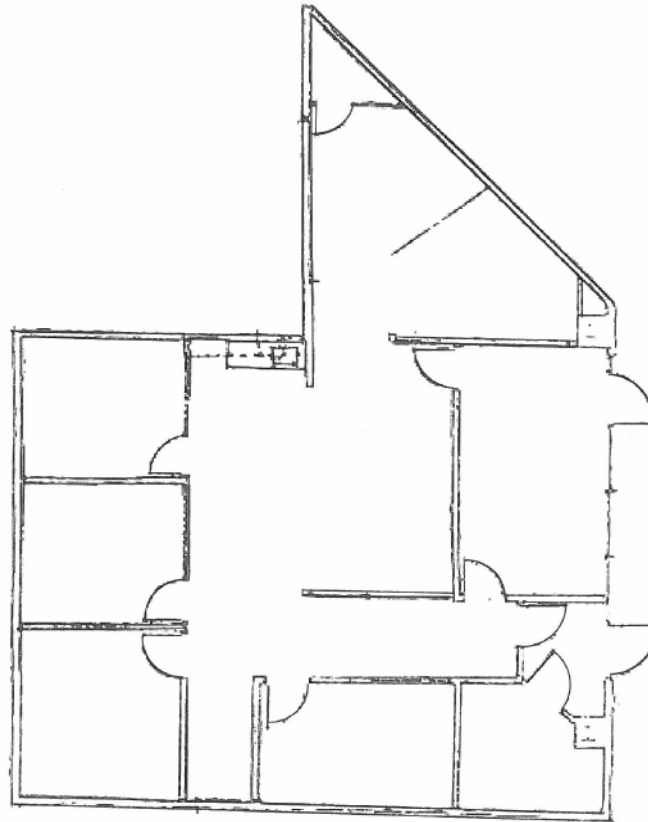
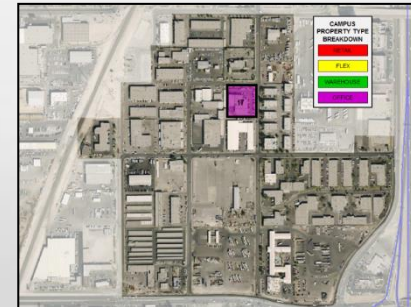
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
17	4625 Polaris Ave. #120	7,100	7,100	0	N/A	\$1.25	FS	N/A	\$8,875.00



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Floor Plans

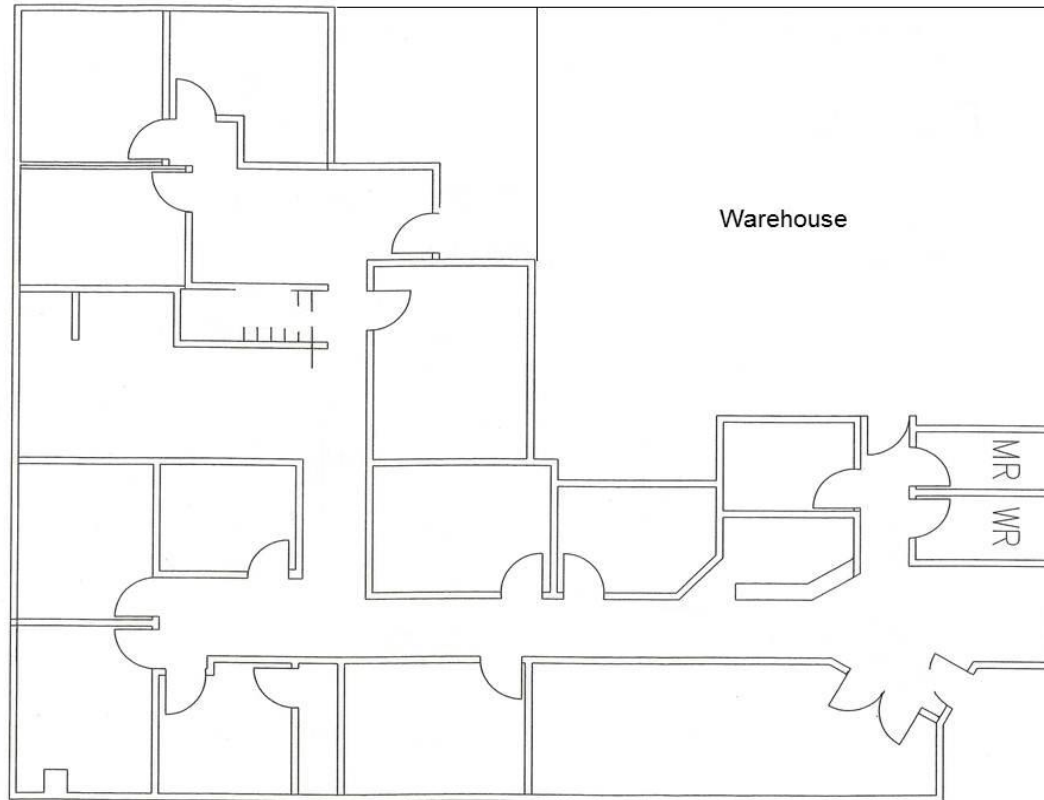
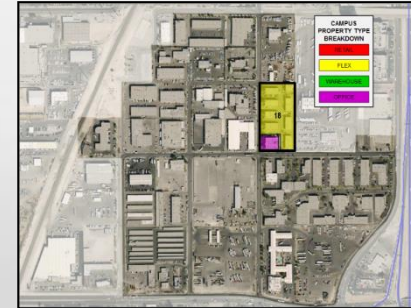
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
17	4625 Polaris Ave. #211	1,802	1,802	0	N/A	\$1.25	FS	N/A	\$2,252.50



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Floor Plans

Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
18	4610 Polaris Ave.	5,781	4,400	1,381	1G	\$0.65	NNN	\$0.19	\$4,856.04

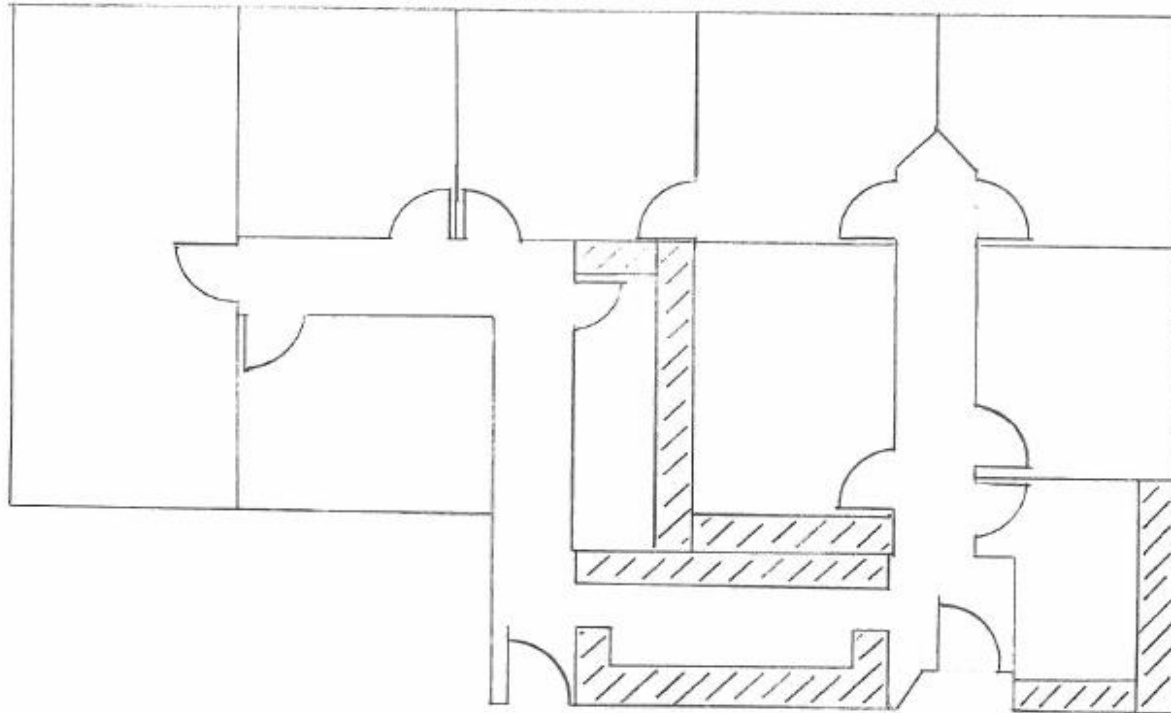
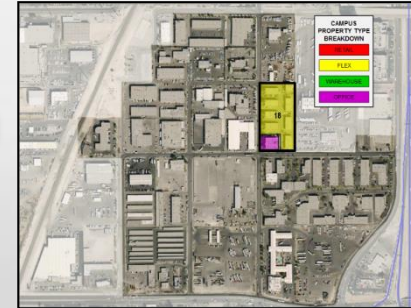


4610 Polaris

Arena Commerce Center

Floor Plans

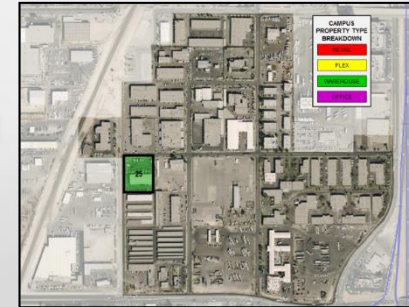
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
18	4680 Polaris Ave. #270/290	2,287	2,287	0	N/A	\$1.25	FSG	N/A	\$2,858.75



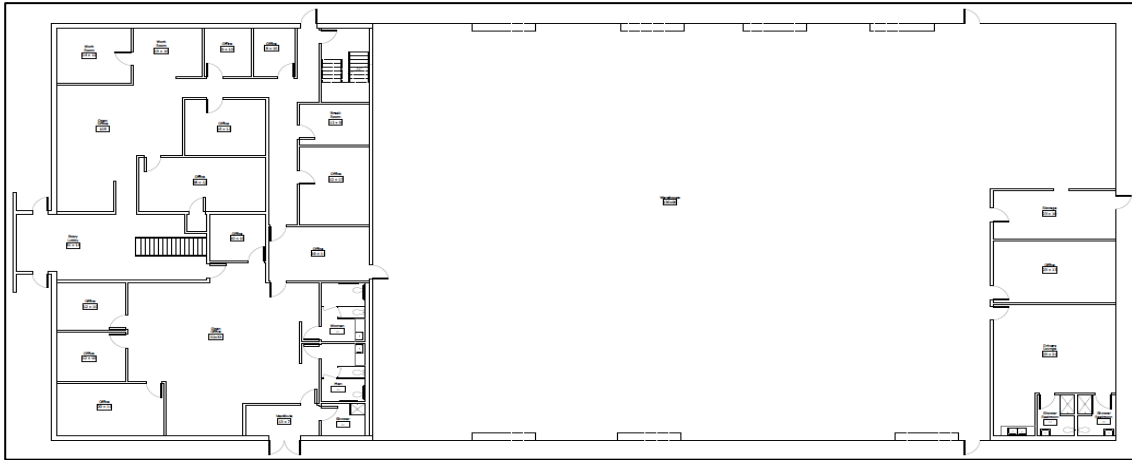
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Floor Plans

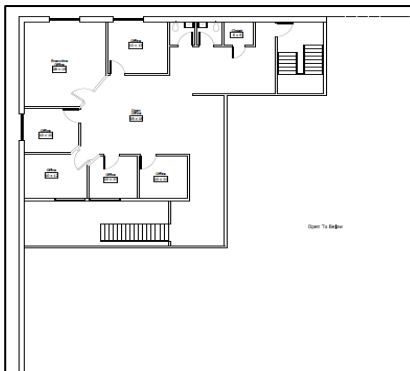
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
25	4740 S. Valley View Blvd.	20,490	8,790	11,700	7G	\$0.85	NNN	\$0.09	\$19,260.00



4740 1st Floor



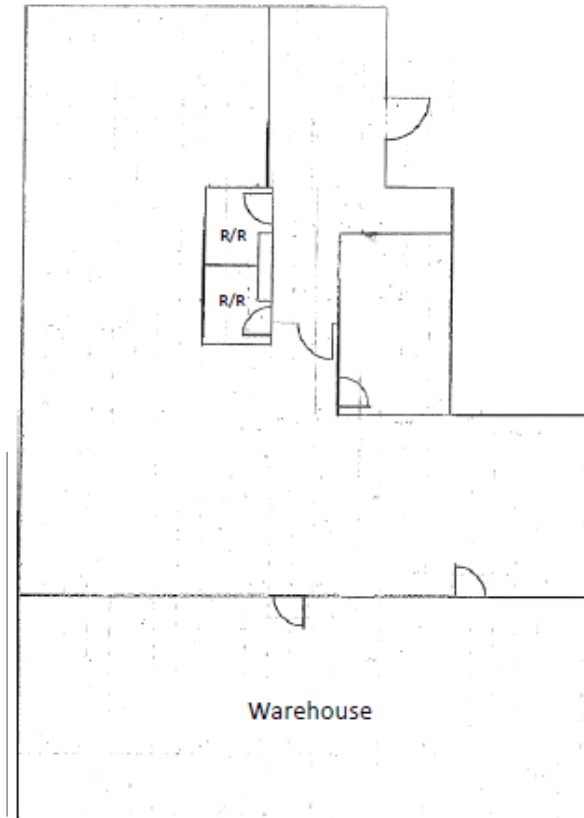
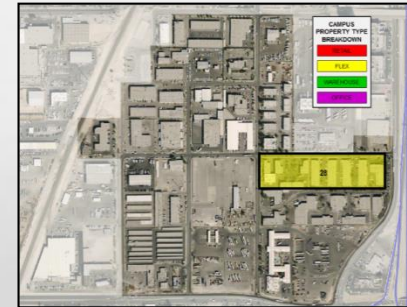
4740 2nd Floor



Arena Commerce Center

Floor Plans

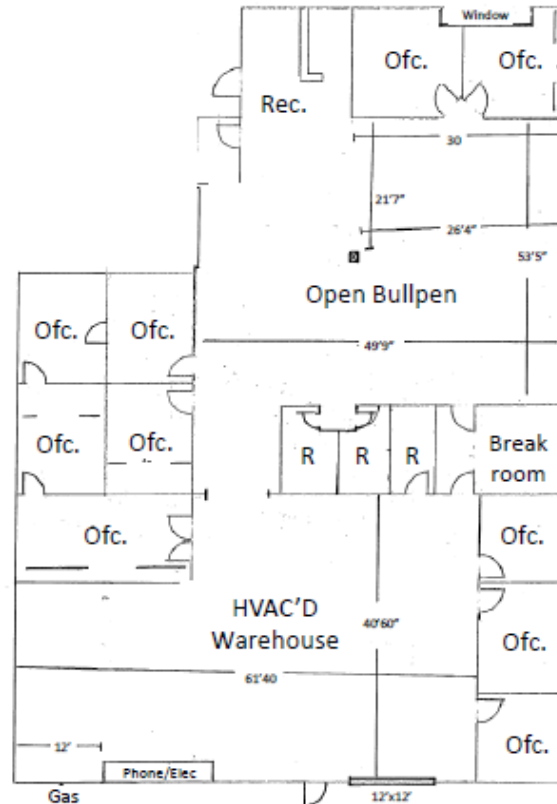
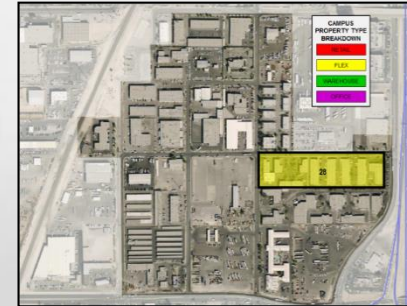
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
28-a	3345 Tompkins Ave.	7,875	5,513	2,363	1G	\$0.65	NNN	\$0.21	\$6,772.50



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Floor Plans

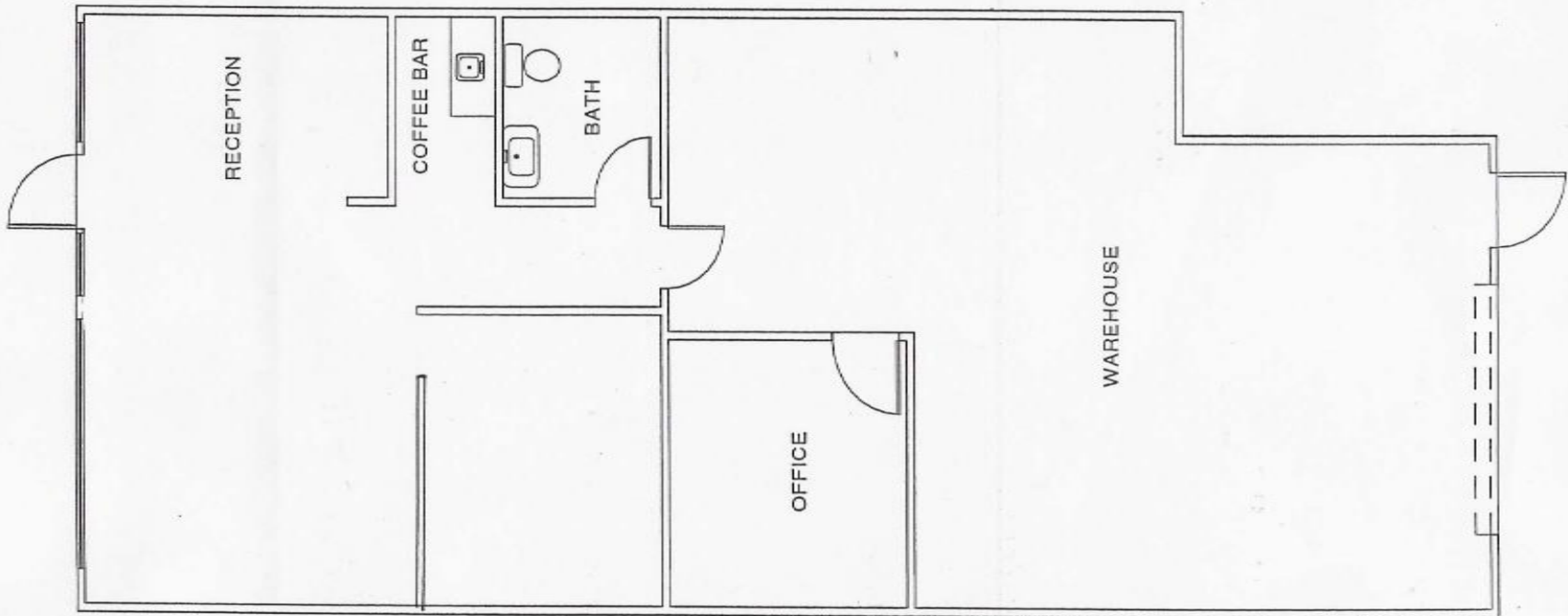
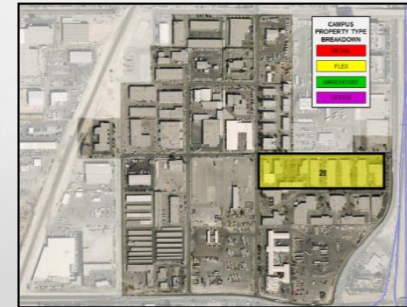
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
28-d	3265 Tompkins Ave.	7,872	5,510	2,362	1G	\$0.65	NNN	\$0.21	\$6,769.92



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Floor Plans

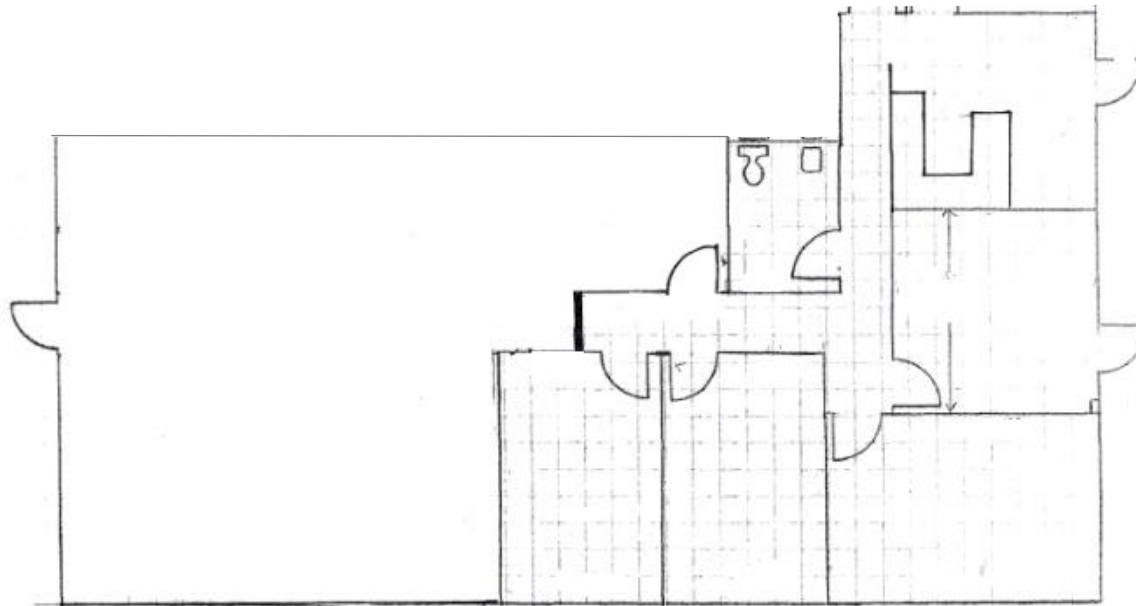
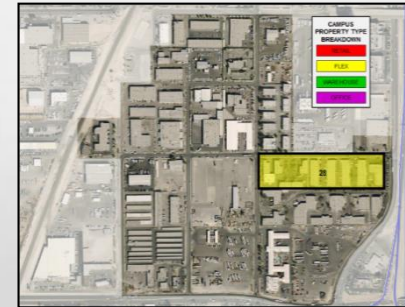
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
28-e	3225Tompkins Ave.	1,588	788	800	1G	\$0.65	NNN	\$0.21	\$1,365.68



Arena Commerce Center

Floor Plans

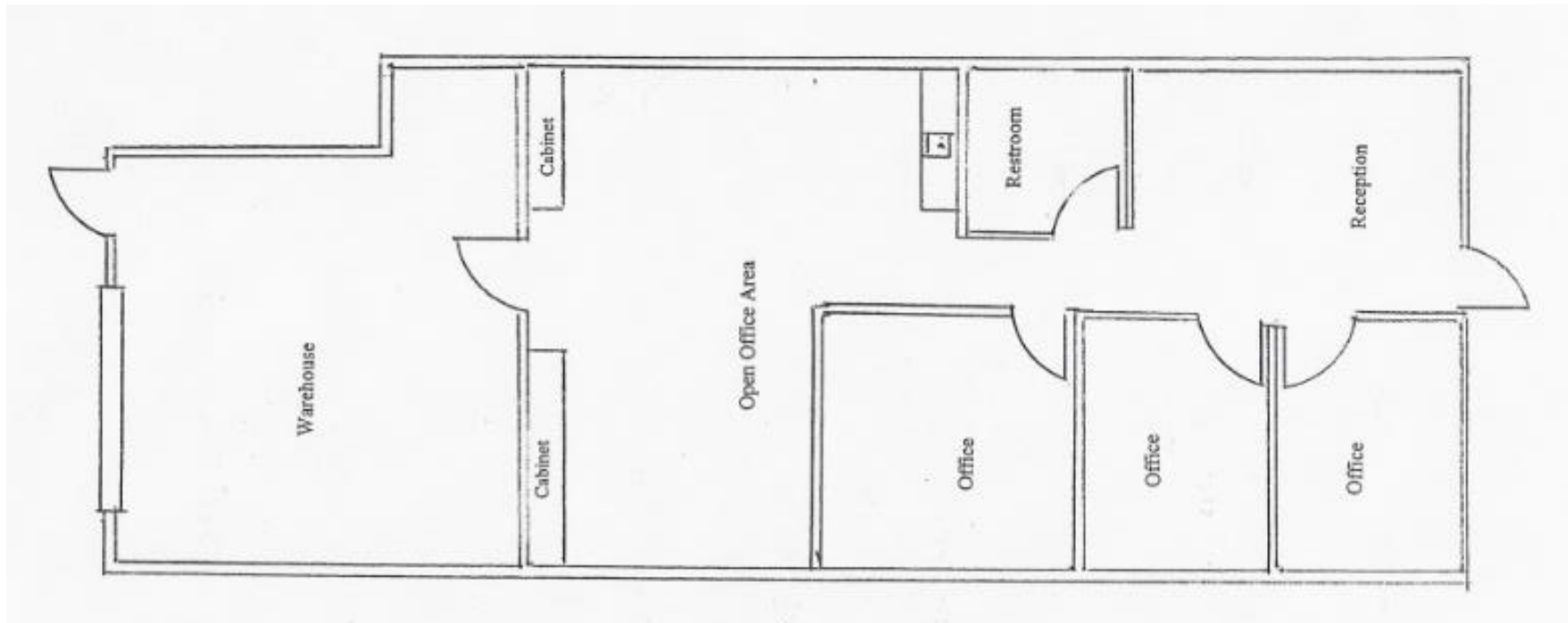
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
28-g	3229-3233 Tompkins Ave.	2,320	1,168	1,152	1G	\$0.65	NNN	\$0.21	\$1,995.00



Arena Commerce Center

Floor Plans

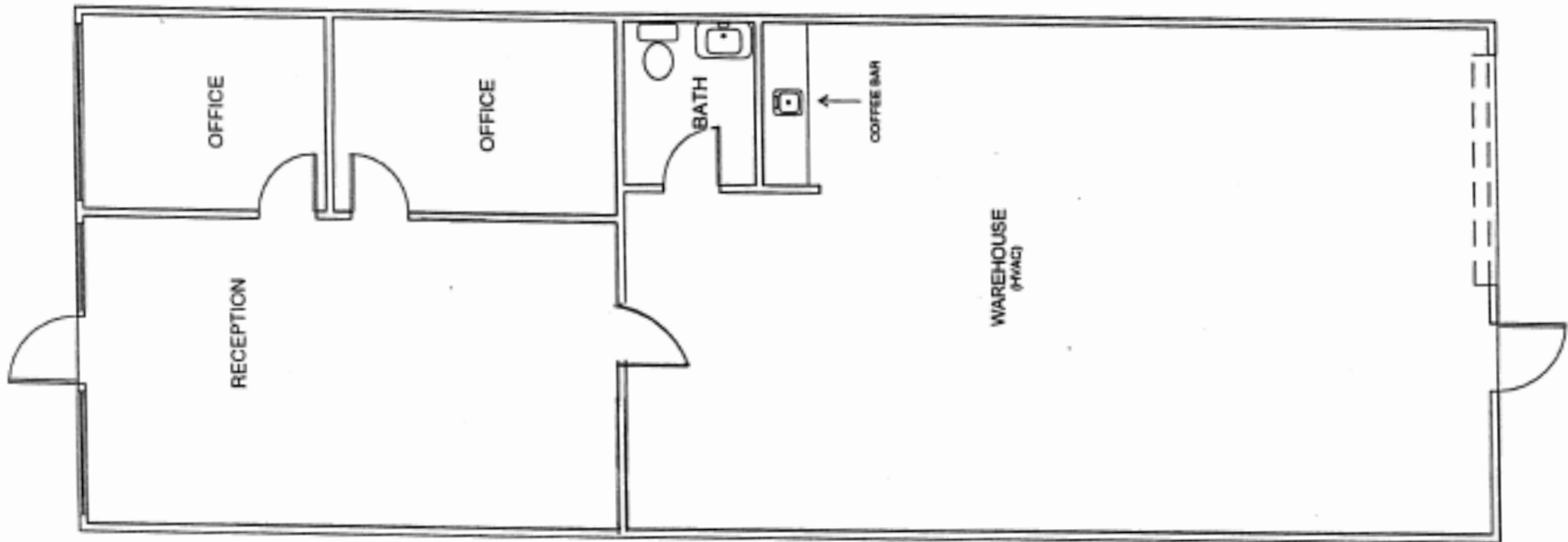
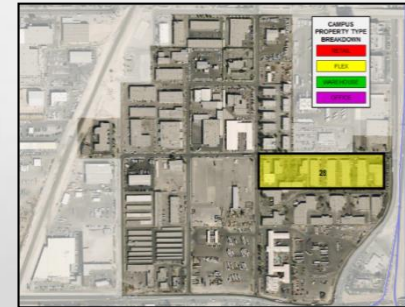
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
28-m	3121 Tompkins Ave.	1,586	634	952	1G	\$0.65	NNN	\$0.21	\$1,030.90



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Floor Plans

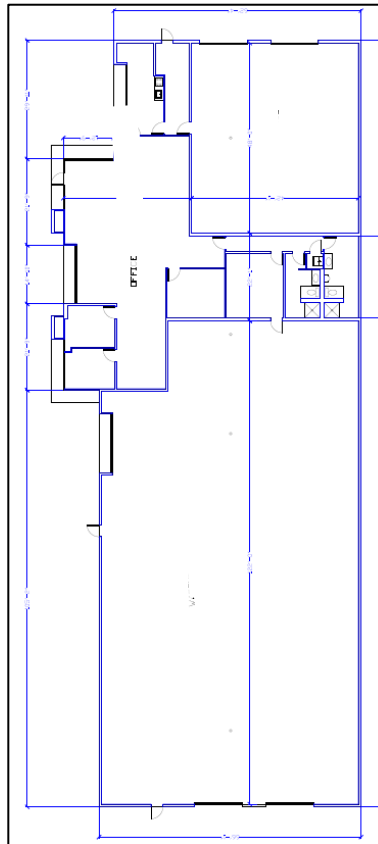
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
28-o	3213 Tompkins Ave.	1,647	600	1,047	1G	\$0.65	NNN	\$0.21	\$1,070.55



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Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
29-B	3185 & 3225 Palms Center Dr.	13,513	2,703	10,810	4G	\$0.65	NNN	\$0.17	\$11,080.66



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Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
29-D	3265 Palms Center Dr.	20,531	8,212	12,319	2G	\$0.60	NNN	\$0.17	\$15,808.87

