



PATRICK AIRPORT CENTER

2700 & 2710 E. PATRICK LANE, 6012 & 6038 TOPAZ STREET, 6035 & 6045 HARRISON DRIVE, LAS VEGAS, NEVADA 89120

ALEX STANISIC, SIOR
702.528.6127
alex.stanisic@cbre.com
S.0179950

KYLE KIRCHMEIER
206.734.9562
kyle.kirchmeier@cbre.com
S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.343.0551
mike.willmore@cbre.com
S.0183520

PROPERTY FEATURES

- Located just North of Sunset Road between Eastern Avenue and Pecos Road
- 142,451 SF project on 8.51 acres
- Fully built-out & move-in ready units from 2,580 SF
- Prime airport location
- Grade-level truck loading
- 120/208v, 3-phase power
- Column spacing at 35'x45'
- 20' minimum clear height
- Single story office/warehouse spaces
- Fluorescent Lighting & Skylight in Warehouse
- IP- Industrial Park Zoning (Clark County)
- Evap-cooled warehouse
- 100% HVAC in some units
- 387 parking spaces (2.72:1000)
- Fire sprinklers at .21 per 1,500 SF



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



SITE PLAN - 2700 & 2710 E. PATRICK LANE



702.290.7920
lauren.willmore@cbre.com
S.0188698

BUILDING	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
2700	20	2,960	1,392	Now Available!
2710	3	2,800	990	Now Available!

CBRE

PATRICK AIRPORT CENTER

SITE PLAN - 6012 & 6038 TOPAZ STREET, 6035 & 6045 HARRISON DRIVE



FOR MORE INFORMATION

ALEX STANISIC, SIOR
702.528.6127
alex.stanisic@cbre.com
S.0179950

KYLE KIRCHMEIER
206.734.9562
kyle.kirchmeier@cbre.com
S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.343.0551
mike.willmore@cbre.com
S.0183520

LAUREN WILLMORE, MEMBER ASSOCIATE,
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.290.7920
lauren.willmore@cbre.com
S.0188698

AVAILABILITIES

AVAILABLE OCCUPIED

BUILDING	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
6035	1-2	5,732	837	Now Available!

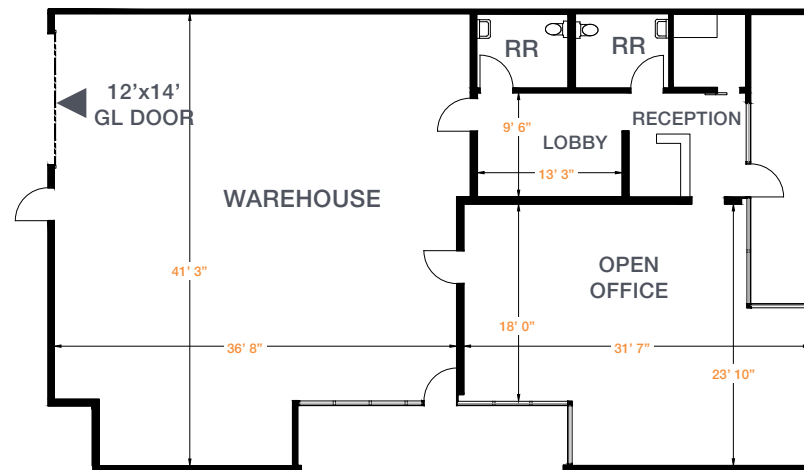


PATRICK AIRPORT CENTER



2700 E. PATRICK LANE SUITE 20 - 2,960 SF

- 1,932 SF HVAC Office
- 1,568 SF Evap-Cooled Warehouse
- Reception
- Lobby
- Large Open Office Area
- Two (2) Restrooms
- One (1) 12' x 14' Grade-level Roll-up Door
- CAMs: \$0.41/SF
- Lease Rate: NEGOTIABLE
- Now Available!



▲ = Grade Level Door

For illustration purposes only. Not to scale.



FOR MORE INFORMATION

ALEX STANISIC, SIOR

702.528.6127
alex.stanisic@cbre.com
S.0179950

KYLE KIRCHMEIER

206.734.9562
kyle.kirchmeier@cbre.com
S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,

SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.343.0551
mike.willmore@cbre.com
S.0183520

LAUREN WILLMORE, MEMBER ASSOCIATE,

SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.290.7920
lauren.willmore@cbre.com
S.0188698

PATRICK AIRPORT CENTER

2700 & 2710 E. PATRICK LANE
6012 & 6038 TOPAZ STREET
6035 & 6045 HARRISON DRIVE
LAS VEGAS, NV 89120

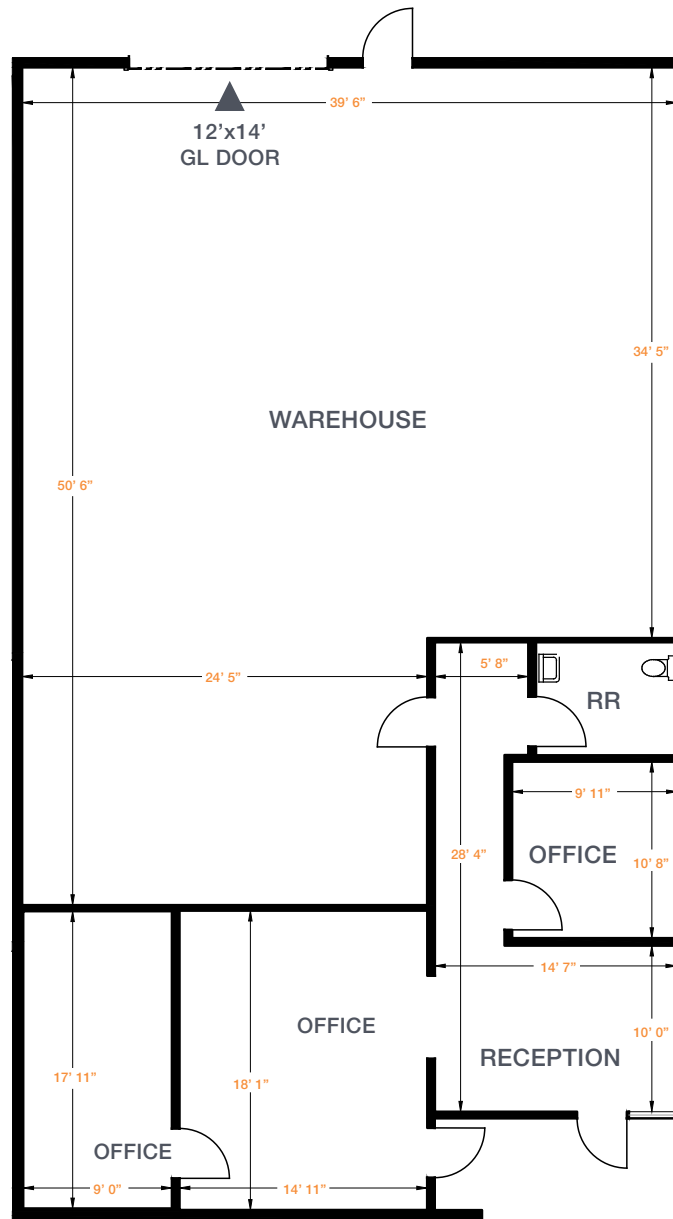
CBRE

PATRICK AIRPORT CENTER



2710 E. PATRICK LANE SUITE 3 - 2,800 SF

- 990 SF HVAC Office
- 1,810 SF Evap-Cooled Warehouse
- Reception
- One (1) Restroom
- Three (3) Private Offices
- One (1) 12' x 14' Grade-level Roll-up Door
- CAMs: \$0.41/SF
- Lease Rate: NEGOTIABLE
- Now Available!



▲ = Grade Level Door

For illustration purposes only. Not to scale.

FOR MORE INFORMATION

ALEX STANISIC, SIOR

702.528.6127
alex.stanisic@cbre.com
S.0179950

KYLE KIRCHMEIER

206.734.9562
kyle.kirchmeier@cbre.com
S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,

SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.343.0551
mike.willmore@cbre.com
S.0183520

LAUREN WILLMORE, MEMBER ASSOCIATE,

SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.290.7920
lauren.willmore@cbre.com
S.0188698

PATRICK AIRPORT CENTER

2700 & 2710 E. PATRICK LANE
6012 & 6038 TOPAZ STREET
6035 & 6045 HARRISON DRIVE
LAS VEGAS, NV 89120

CBRE

PATRICK AIRPORT CENTER



6035 HARRISON DRIVE SUITE 1/2 - 5,732 SF

- 837 SF HVAC Office
- 4,895 SF Evap-Cooled Warehouse
- Reception
- Three (3) Private Offices
- Two (2) Restrooms
- Two (2) 12' x 14' Grade Level Doors
- CAMs: \$0.41/SF
- Lease Rate: NEGOTIABLE
- Now Available!



▲ = Grade Level Door

For illustration purposes only. Not to scale.

FOR MORE INFORMATION

ALEX STANISIC, SIOR

702.528.6127

alex.stanisic@cbre.com

S.0179950

KYLE KIRCHMEIER

206.734.9562

kyle.kirchmeier@cbre.com

S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,

SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®

702.343.0551

mike.willmore@cbre.com

S.0183520

LAUREN WILLMORE, MEMBER ASSOCIATE,

SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®

702.290.7920

lauren.willmore@cbre.com

S.0188698

PATRICK AIRPORT CENTER

2700 & 2710 E. PATRICK LANE

6012 & 6038 TOPAZ STREET

6035 & 6045 HARRISON DRIVE

LAS VEGAS, NV 89120

CBRE

AERIAL MAP



DISTANCES TO:

I-15 Freeway	5.2 miles
Harry Reid Int'l Airport	2.9 miles
Las Vegas Strip	4.9 miles
I-215 Interchange	2.5 miles

ALEX STANISIC, SIOR

702.528.6127
alex.stanisic@cbre.com
S.0179950

KYLE KIRCHMEIER

206.734.9562
kyle.kirchmeier@cbre.com
S.0197013

MIKE WILLMORE, MEMBER ASSOCIATE,

SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.343.0551
mike.willmore@cbre.com
S.0183520

LAUREN WILLMORE, MEMBER ASSOCIATE,

SOCIETY OF INDUSTRIAL AND OFFICE REALTORS®
702.290.7920
lauren.willmore@cbre.com
S.0188698

PATRICK AIRPORT CENTER

2700 & 2710 E. PATRICK LANE
6012 & 6038 TOPAZ STREET
6035 & 6045 HARRISON DRIVE
LAS VEGAS, NV 89120

CBRE