

FOR SALE OR LEASE

# HUGHES AIRPORT CENTER

980 KELLY JOHNSON  
LAS VEGAS, NEVADA 89119



## PROPERTY HIGHLIGHTS

- + Spec Suites Ready for Immediate Occupancy
- + Entire 2nd Floor Available 1/1/18
- + Lease rate of \$1.95/SF/Mo., FSG
- + Sale rate of \$225.00 per square foot
- + Prominent exterior building signage available
- + Beautiful lobby entrance with high quality finishes
- + 24-Hour access with card primity reader
- + Parking 4:1000 and additional parking possibly available



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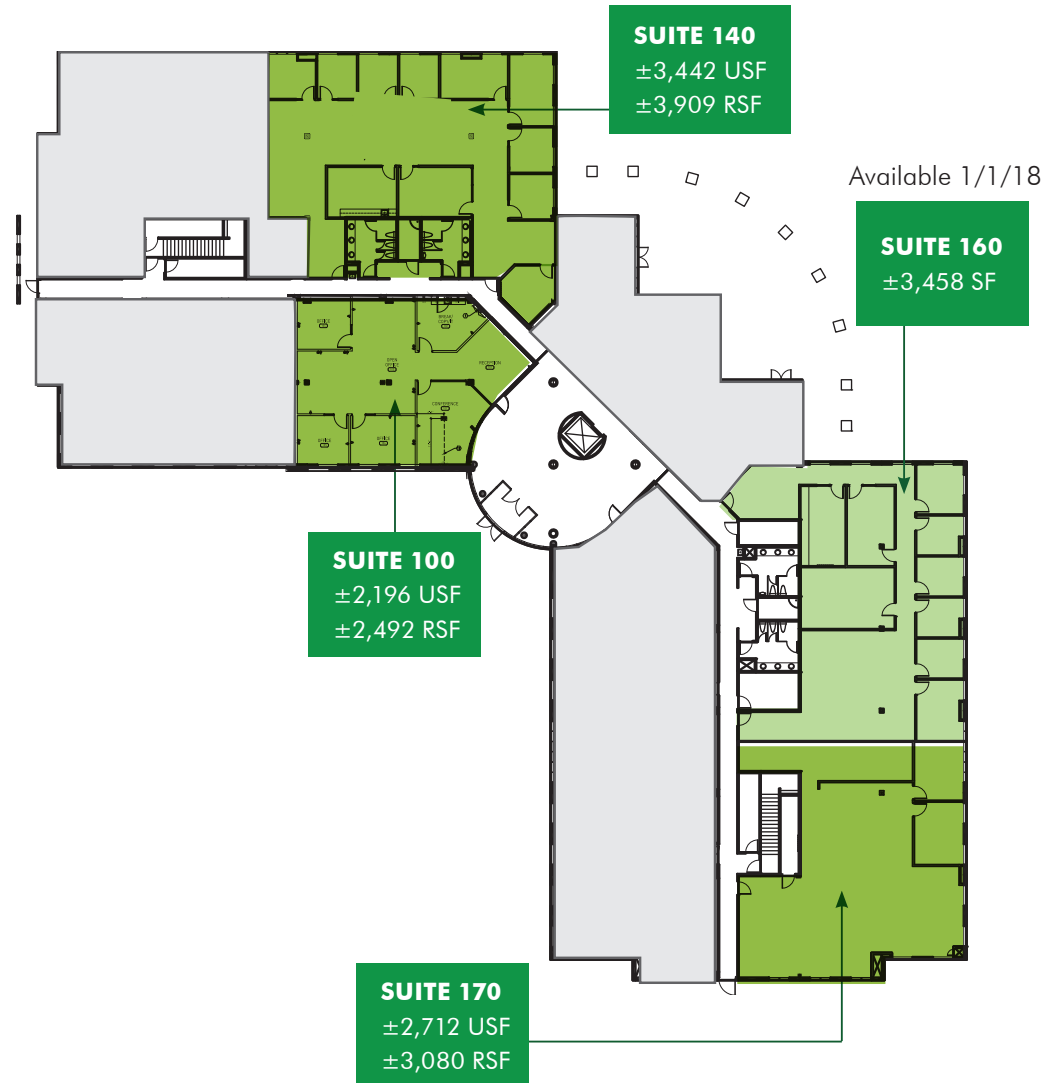
Office

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980  
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LAS VEGAS, NEVADA 89119

## FLOOR 1



## PROPERTY DESCRIPTION

980 Kelly Johnson is a 53, 835 rentable square foot, two-story, Class A Suburban office building located within Hughes Airport Center.

Hughes Airport Center is the premier business park in Las Vegas with 3.3 million sq. ft. of office, flex and industrial space in close proximity to the Las Vegas Strip, McCarran International Airport, Town Square and numerous amenities.

Office

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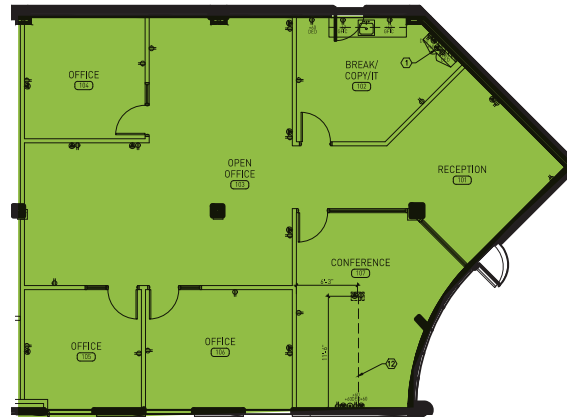
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 **FLOOR 1** ±2,196 USF  
**SUITE 100** ±2,492 RSF

 **SUITE HIGHLIGHTS**

- + Brand New Spec Suite ready for Immediate Occupancy
- + Off Lobby Location
- + 3 Offices
- + Bullpen
- + Conference Room
- + Break Room



Office

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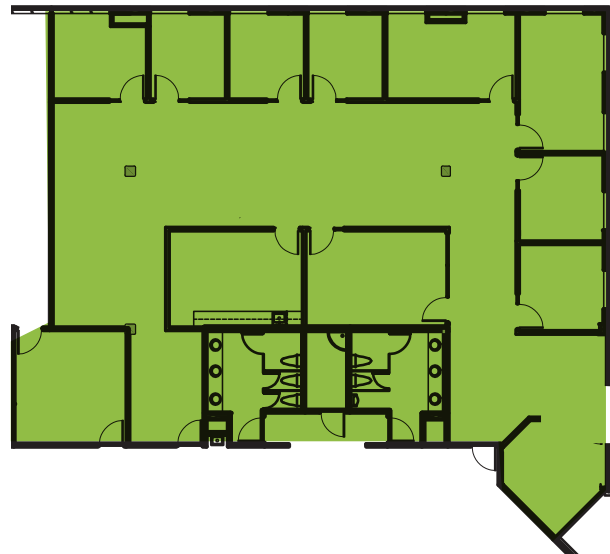
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 **FLOOR 1** ±3,442 USF  
**SUITE 140** ±3,909 RSF

 **SUITE HIGHLIGHTS**

- + Ready for Immediate Occupancy
- + 8 Offices
- + Conference Room
- + Break Room
- + IT/Storage
- + Bullpen
- + Views of the "Las Vegas Strip" and McCarran Airport



Office

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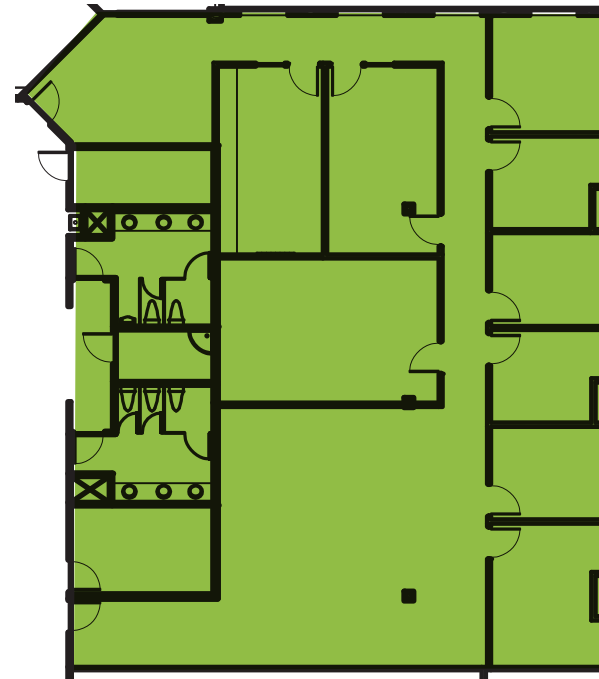


**FLOOR 1** ±3,458 SF  
**SUITE 160**



**SUITE HIGHLIGHTS**

- + Coming Available 1/1/18
- + 6 Offices
- + Conference Room
- + Work Room
- + Bullpen



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**FLOOR 1** ±2,712 USF  
**SUITE 170** ±3,080 RSF



## SUITE HIGHLIGHTS

- + Ready for Immediate Occupancy
- + 2 Offices
- + Bullpen
- + IT/Storage
- + Lots of windows allowing natural light



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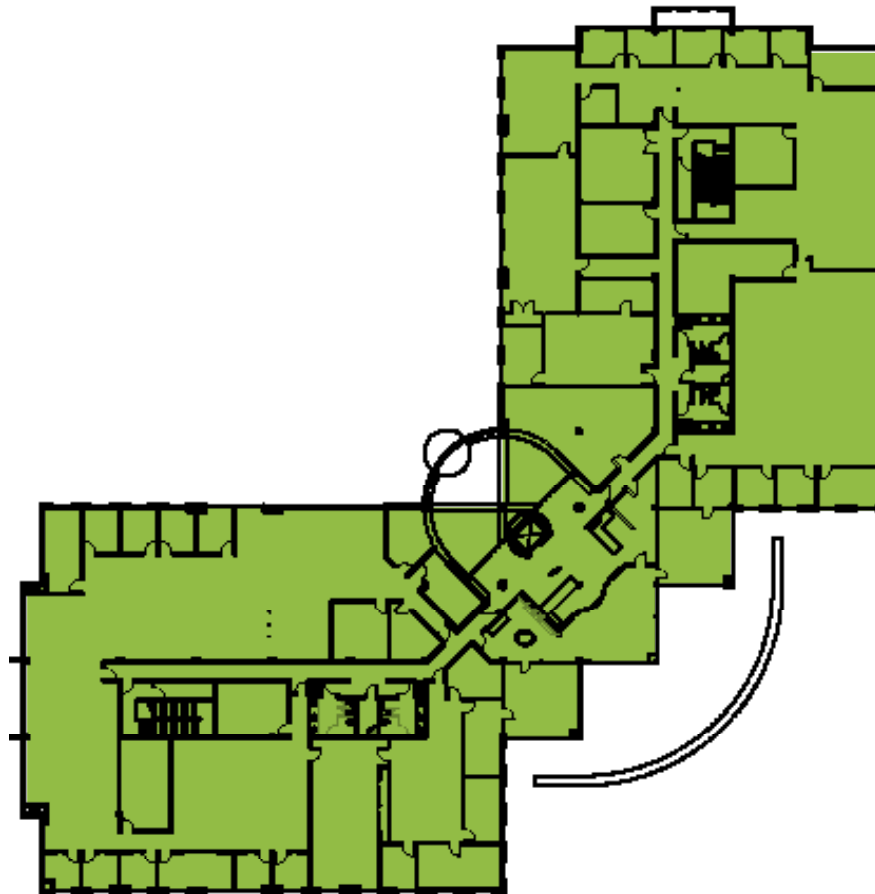


**FLOOR 2** ±27,591 SF  
**SUITE 200**



## SUITE HIGHLIGHTS

- + Coming Available 1/1/18
- + Entire 2nd Floor
- + Perfect for Corporate Headquarters
- + Approximately 32 Offices
- + Bullpen Areas
- + Conference Rooms
- + Kitchen
- + Views of the "Las Vegas Strip" and McCarran Airport



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Office

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