

ARENA COMMERCE CENTER

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



*Industrial Flex/Office
Services*

Gabe Telles

Senior Vice President
Brokerage Services
(702) 789-6347

Gabe@gatskicommercial.com

Ali Roesener

Senior Associate
Brokerage Services
(702) 765-8894

Ali@gatskicommercial.com

Chase Pavlov

Marketing Assistant/
Brokerage Services
(702) 249-8546

Chase@gatskicommercial.com


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: +/-1,802 SF to 10,724 SF

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

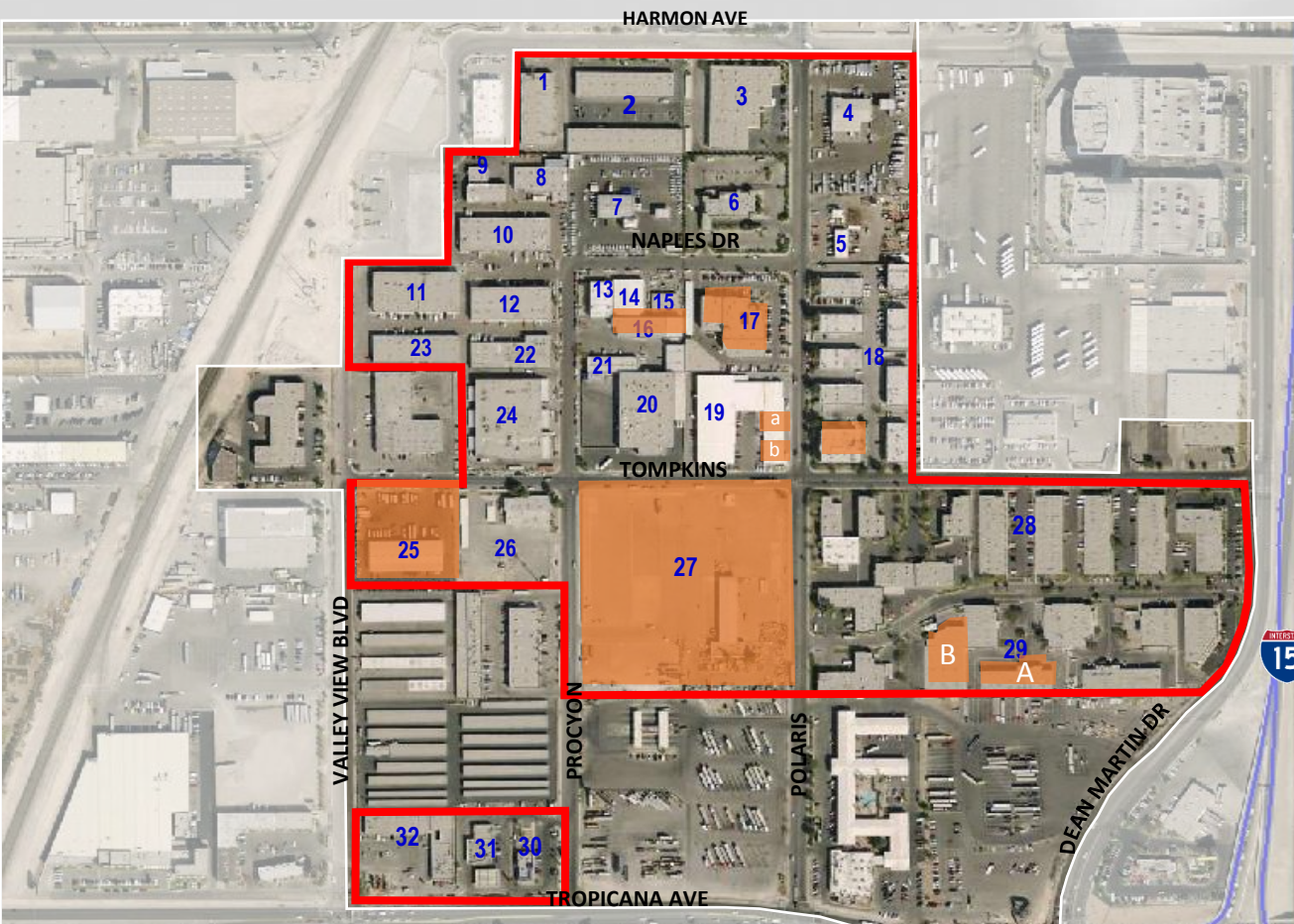
RENTAL RATES

Industrial/Office: \$0.65 psf

Paved Land: \$0.10 - \$0.15 psf

Office: \$0.99 psf

Retail: \$0.99 psf



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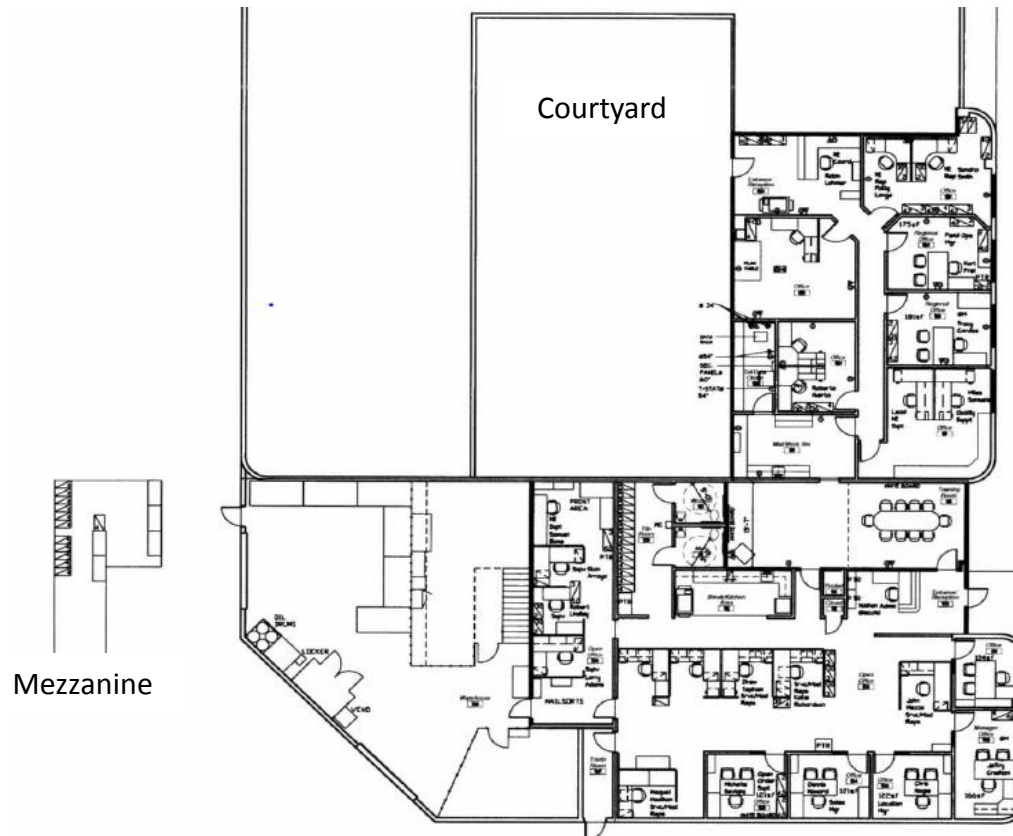
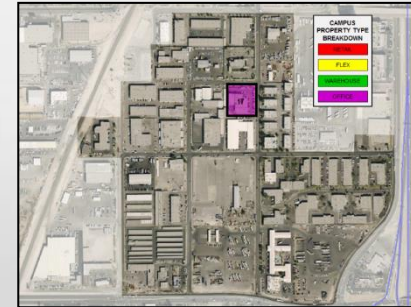
Available Space

Building	Address	Square Feet	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
25	4740 Valley View	20,490	8,790	11,700	7G	\$0.85	NNN	\$0.09	\$19,260.60
27	4750 Procyon St.	1 - 9.11 Acres	N/A	N/A	20D	\$0.10-\$0.15	MG	N/A	TBD
19-a	4675 Polaris I	1250	250	1,000	1G	\$0.70	MG	N/A	\$875.00
19-b	4675 Polaris HMN	5,000	800	4,200	2G	\$0.70	MG	N/A	\$3,500.00
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
17	4625 Polaris Ave. #100	5,709	3,711	1,998	2G	\$0.99	FS	N/A	\$5,651.91
17	4625 Polaris Ave. #112	2,310	2,310	0	N/A	\$0.99	FS	N/A	\$2,286.90
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	\$2,207.70
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

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Floor Plans

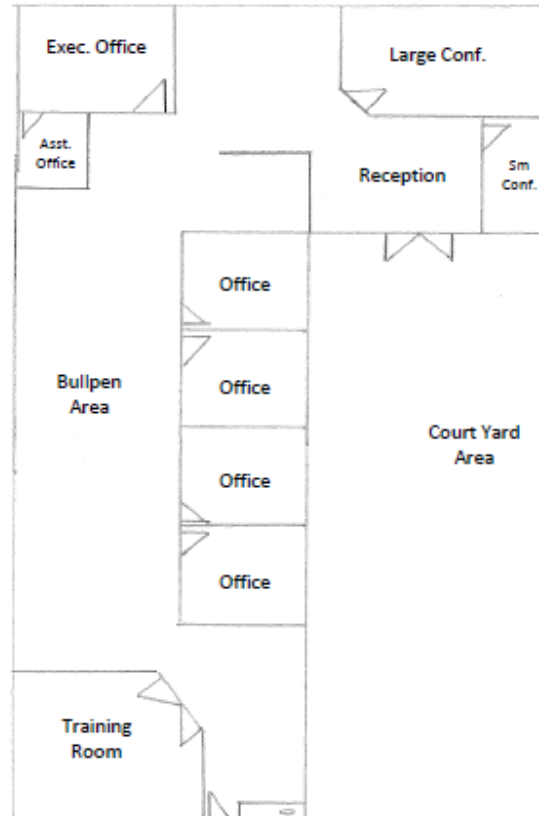
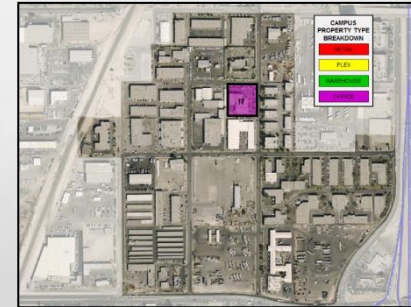
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
17	4625 Polaris Ave. #100	5,709	3,711	1,998	2G	\$1.25	FS	N/A	\$7,136.25
17	4625 Polaris Ave. #112	2,310	2,310	0	N/A	\$1.25	FS	N/A	\$2,887.50



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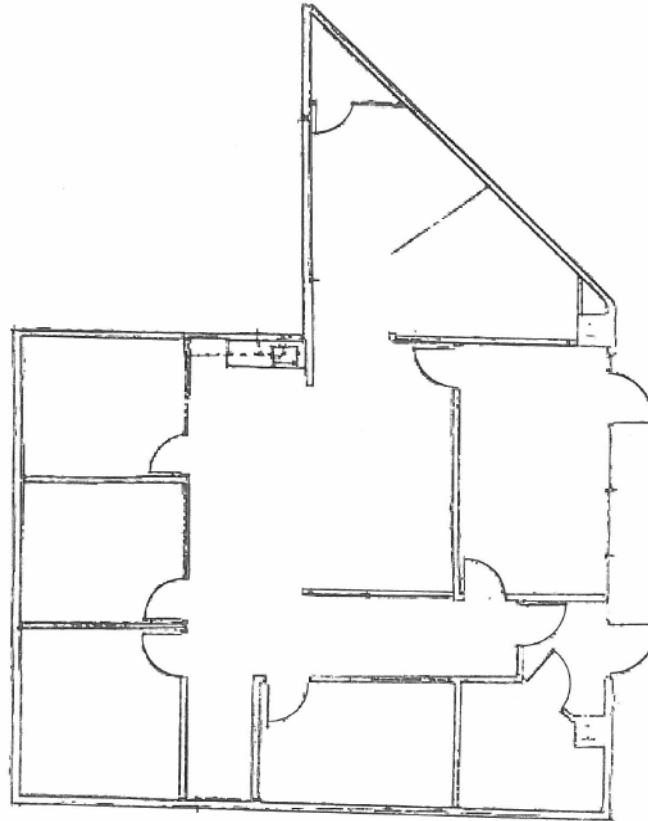
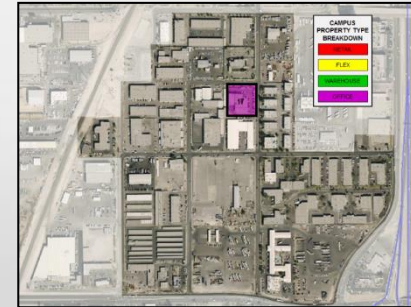
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
17	4625 Polaris Ave. #120	7,100	7,100	0	N/A	\$1.25	FS	N/A	\$8,875.00



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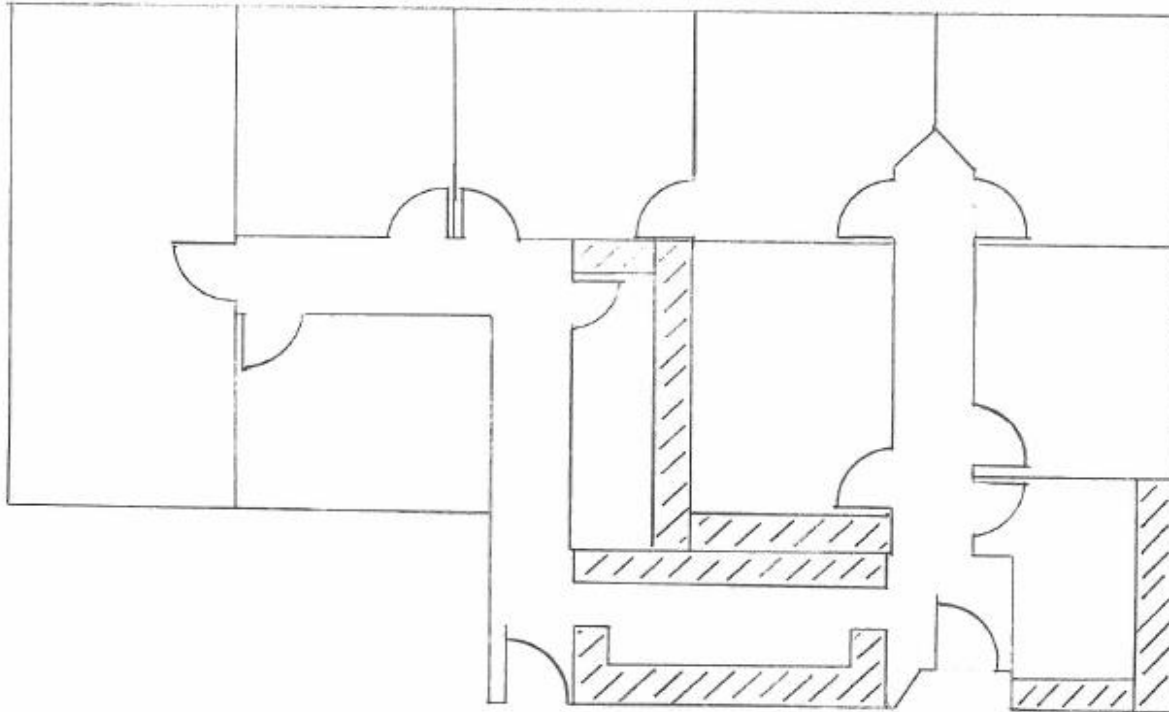
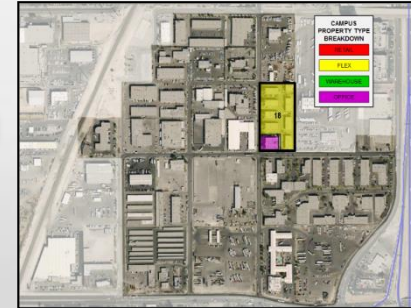
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
17	4625 Polaris Ave. #211	1,802	1,802	0	N/A	\$1.25	FS	N/A	\$2,252.50



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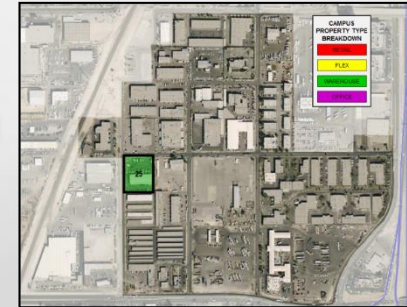
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
18	4680 Polaris Ave. #270/290	2,287	2,287	0	N/A	\$1.25	FSG	N/A	\$2,858.75



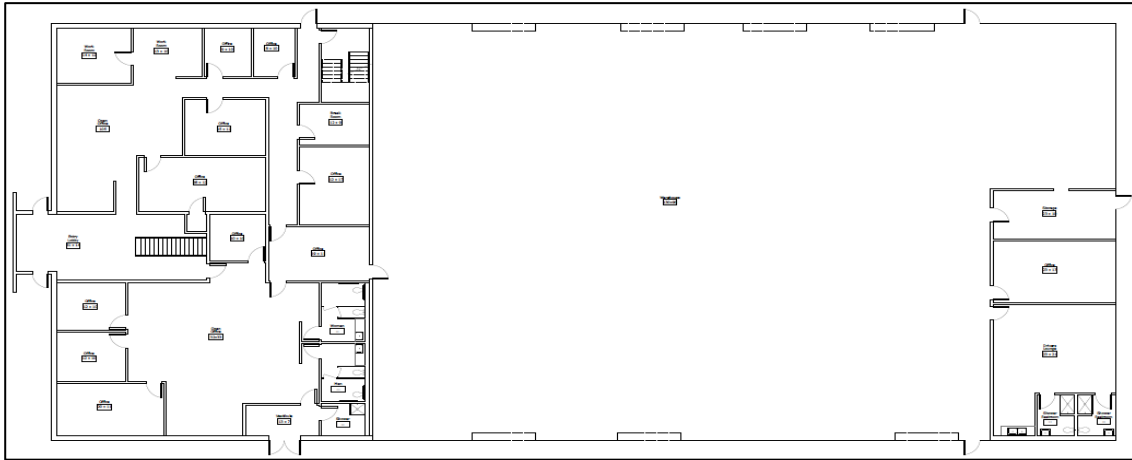
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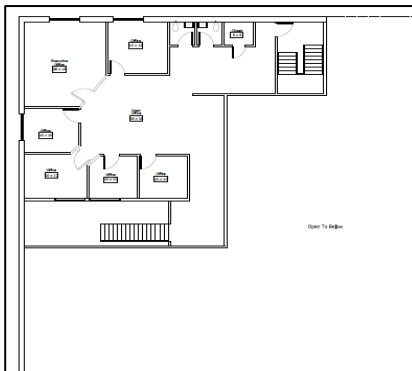
Building #	Address	Total Sq. Ft.	Office	Warehouse	Grade/Dock	Asking	Lease Type	CAM	Total Monthly
25	4740 S. Valley View Blvd.	20,490	8,790	11,700	7G	\$0.85	NNN	\$0.09	\$19,260.00



4740 1st Floor



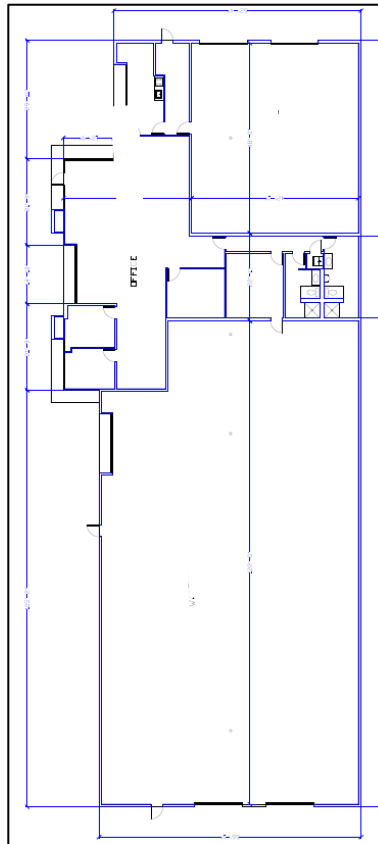
4740 2nd Floor



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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

