

FOR LEASE

PATRICK AIRPORT BUSINESS CENTER

3035 - 3095 East Patrick Lane, Las Vegas, NV 89120



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COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
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PATRICK AIRPORT BUSINESS CENTER consists of three buildings totaling +/-110,853 SF of office and warehouse space and is situated on the Southeast corner of Patrick Lane and McLeod Drive in Las Vegas. This great location offers immediate access to McCarran International Airport, I-215 and I-15. With such variety of product types, Patrick Airport Business Center can accommodate the specific demands of your business. High quality tilt-up construction, grade level and dock loading doors, with no less than 120/240 Volt - 200 AMP, per unit. Fire sprinklered buildings and evaporative coolers in warehouse.

AVAILABILITY

SUITE #	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /PSF/M	CAM / PSF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3065 East Patrick Lane, Suite 2	±6,200	±1,234	±4,966	\$0.65	\$0.20	\$5,270.00	March 1, 2018
3095 East Patrick Lane, Suite 12	±8,266	±4,965	±3,301	\$0.75	\$0.20	\$7,852.70	April 1, 2018
3095 East Patrick Lane, Suite 13	±6,565	±3,091	±3,474	\$0.75	\$0.20	\$6,236.75	April 1, 2018
3095 East Patrick Lane, Suite 12-13	±14,831	±8,056	±6,775	\$0.75	\$0.20	\$14,089.45	April 1, 2018
3095 East Patrick Lane, Suite 16	±5,051	±1,745	±3,306	\$0.75	\$0.20	\$4,798.45	Now



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PATRICK AIRPORT BUSINESS CENTER

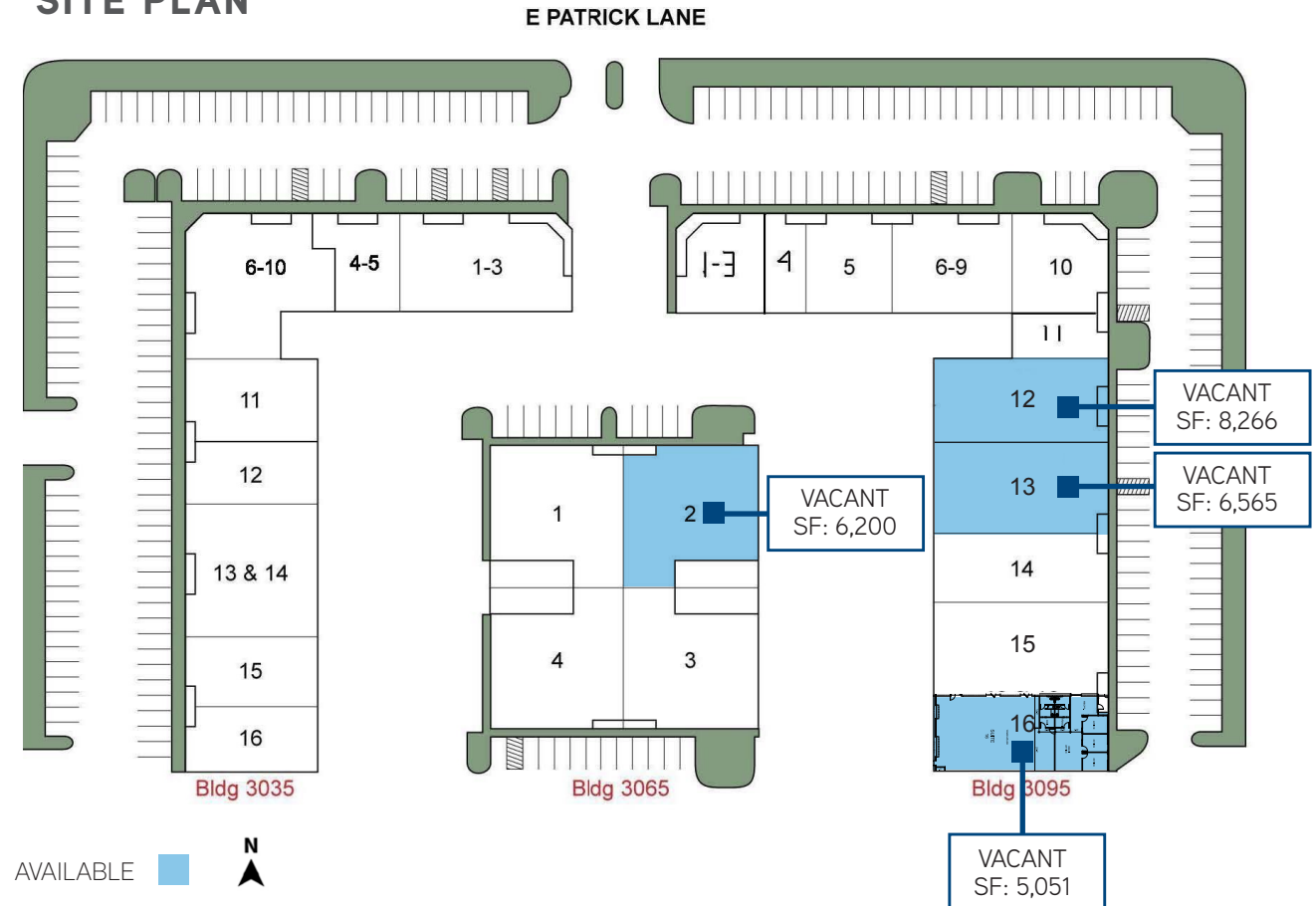
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PROPERTY FEATURES

- Zoning: MD Clark County
- APN 162-36-701-001 & 002 & APN 162-36-710-001
- Built in 1992
- Dock High & Grade Level Loading Doors
- Evaporative Cooled Warehouses
- Fire Sprinklers
- Power: \pm 200 Amps; 120/240 Volt
- Excellent Access to the I-15 & I-215
- CAM Includes HVAC/Evaporative Cooler Maintenance
- \pm 22' Clear Height in Warehouse
- Parking Ratio: 2.8/1,000

SITE PLAN



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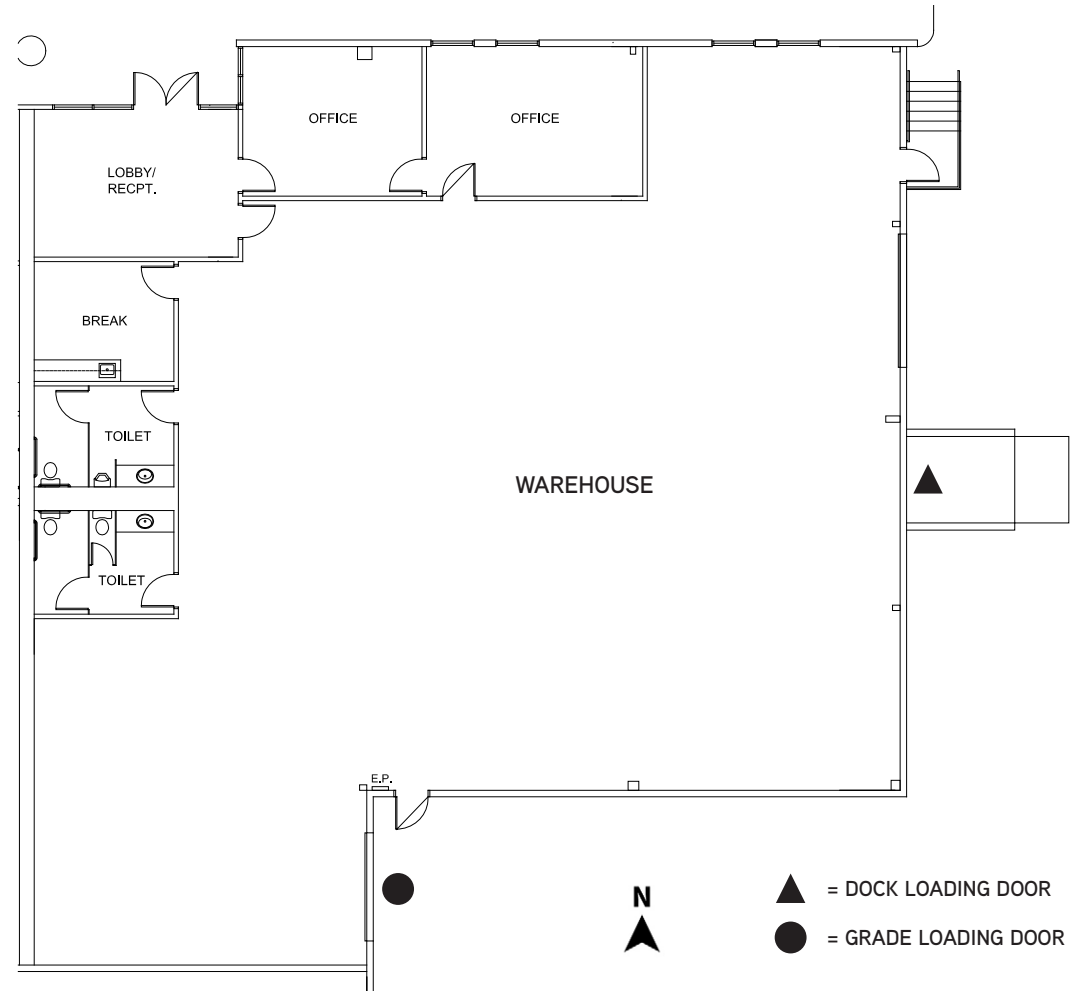
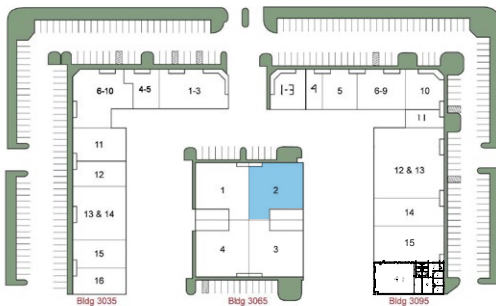


3065, SUITE 2

±6,200 Total Sq. Ft

Office Sq. Ft:	±1,234
Warehouse Sq. Ft:	±4,966
Dock Loading Doors:	1
Grade Loading Doors:	1
Lease Rate:	\$0.65 SF/M
Cam Rate:	\$0.20 SF/M
Total Monthly:	\$5,270.00

Available March 1, 2018



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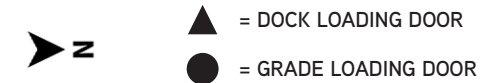
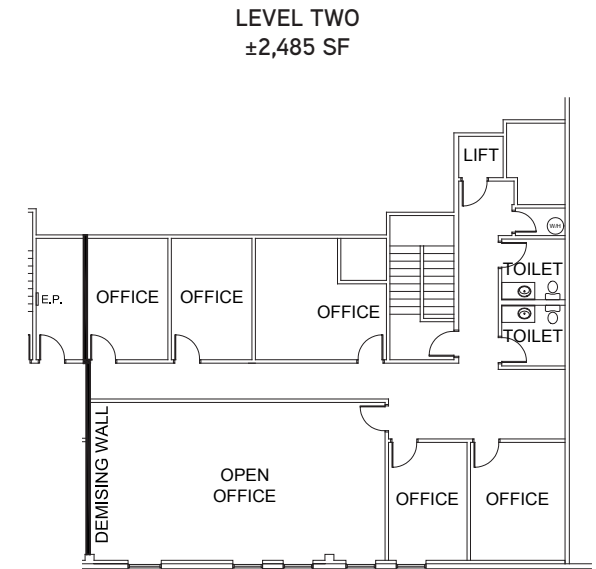
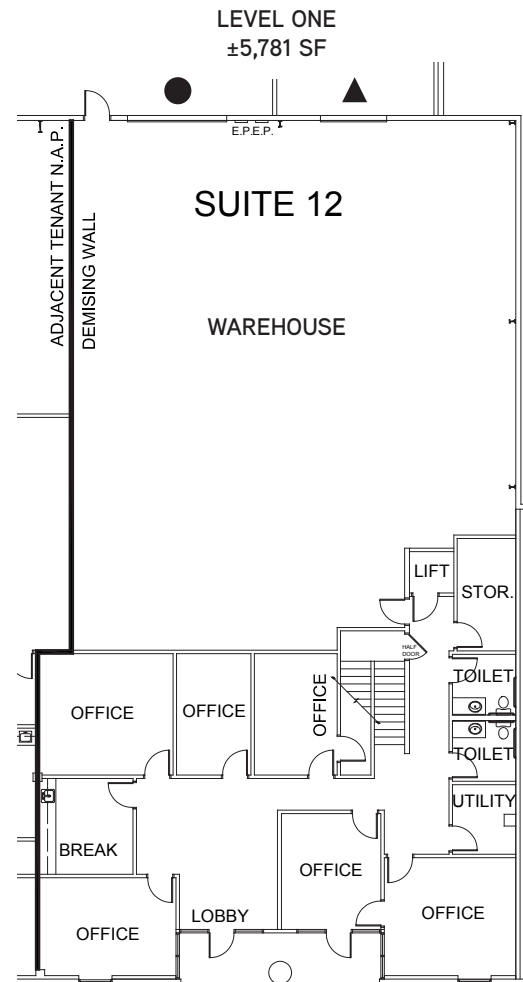
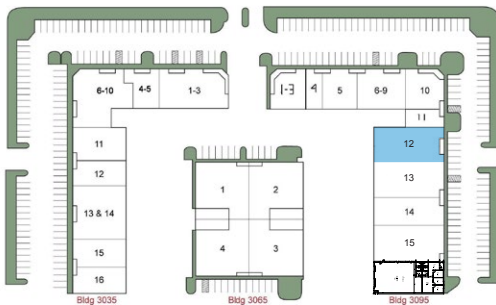


3095, SUITE 12

±8,266 Total Sq. Ft

Office Sq. Ft:	±4,965
Warehouse Sq. Ft:	±3,301
Dock Loading Doors:	1
Grade Loading Doors:	1
Lease Rate:	\$0.75 SF/M
Cam Rate:	\$0.20 SF/M
Total Monthly:	\$7,852.70

Available April 1, 2018



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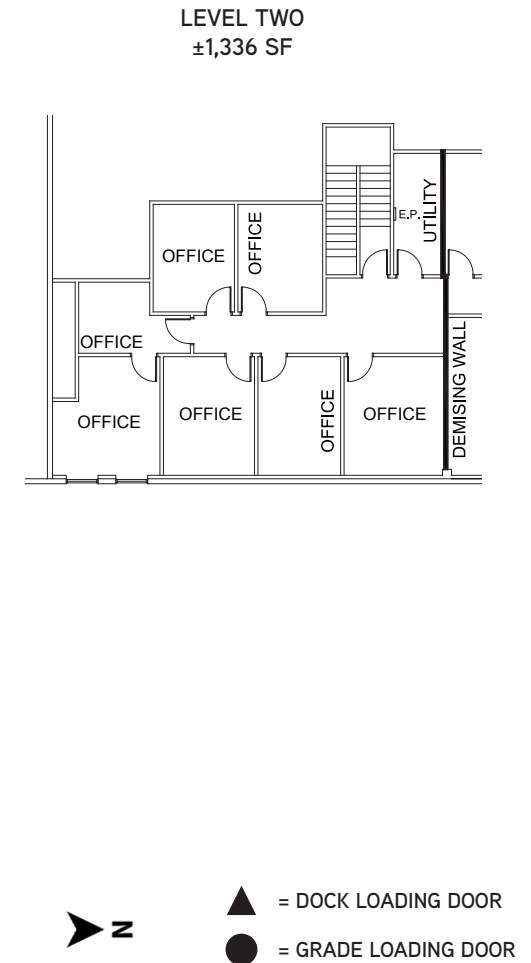
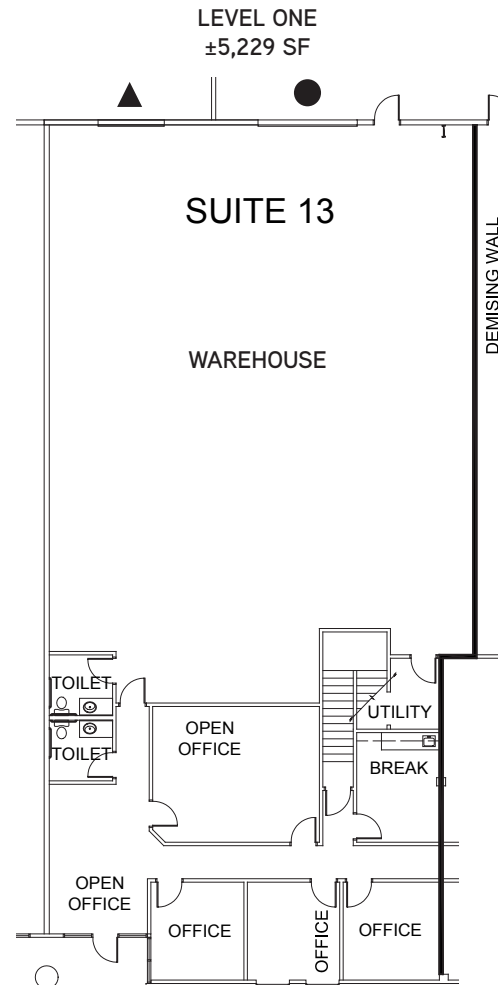
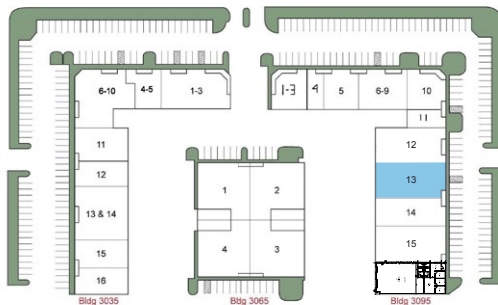
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3095, SUITE 13 ±6,565 Total Sq. Ft

Office Sq. Ft:	±3,091
Warehouse Sq. Ft:	±3,474
Dock Loading Doors:	1
Grade Loading Doors:	1
Lease Rate:	\$0.75 SF/M
Cam Rate:	\$0.20 SF/M
Total Monthly:	\$6,236.75

Available April 1, 2018



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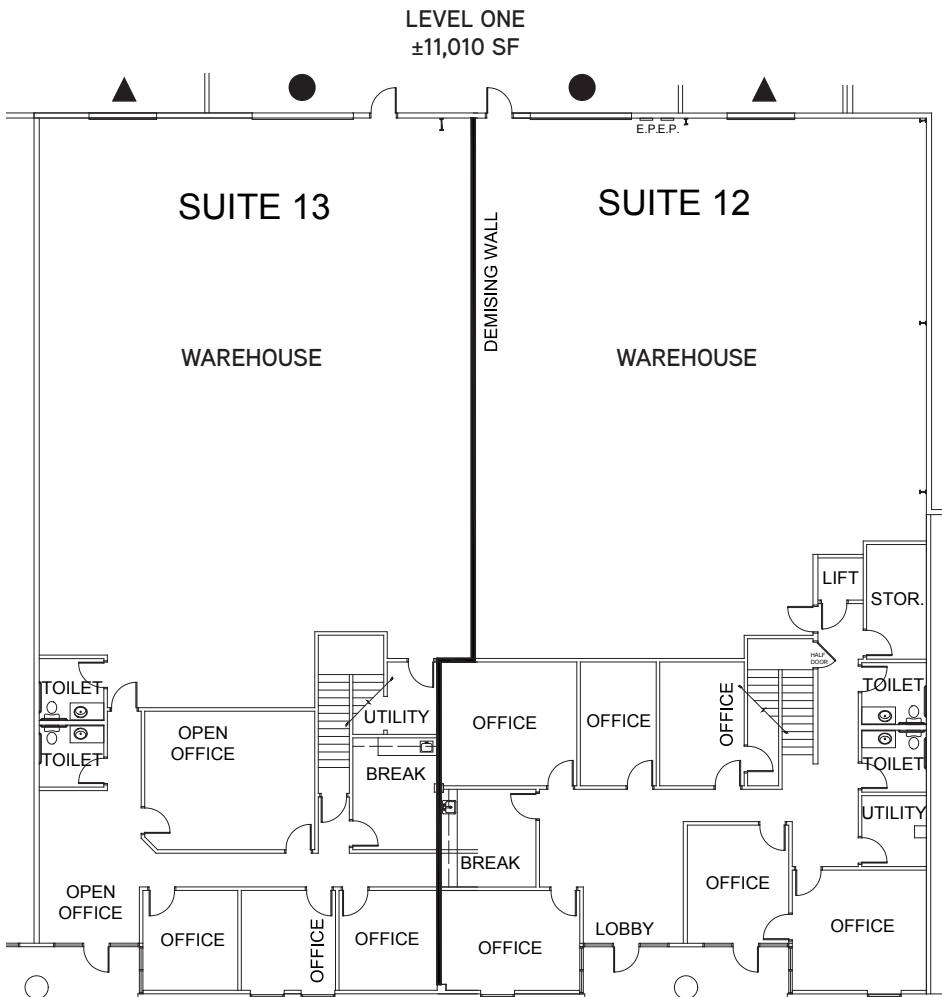
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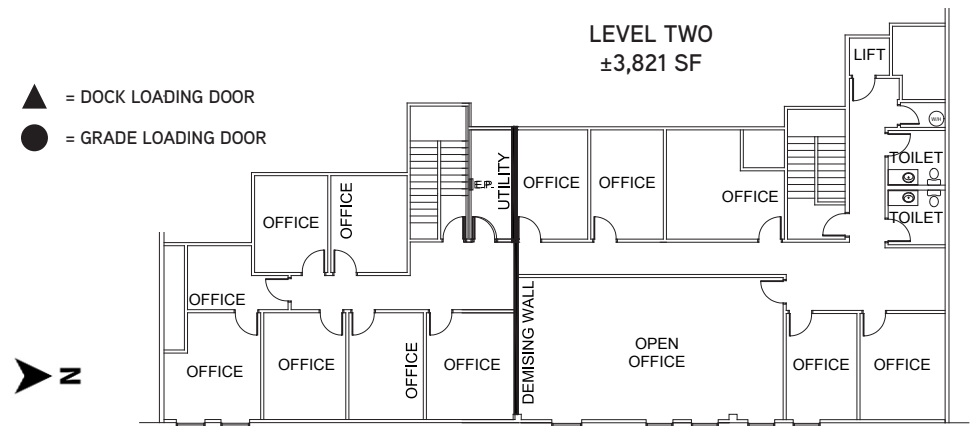
3095, SUITE 12-13

±14,831 Total Sq. Ft

Office Sq. Ft:	±8,056
Warehouse Sq. Ft:	±6,775
Dock Loading Doors:	2
Grade Loading Doors:	2
Lease Rate:	\$0.75 SF/M
Cam Rate:	\$0.20 SF/M
Total Monthly:	\$14,089.45

Available April 1, 2018

Note: Doorway cannot be added to combine the two suites



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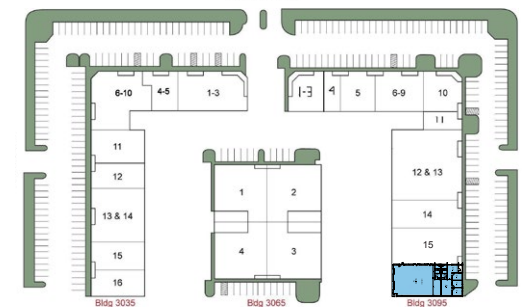
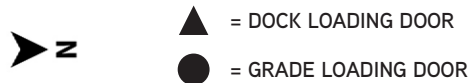
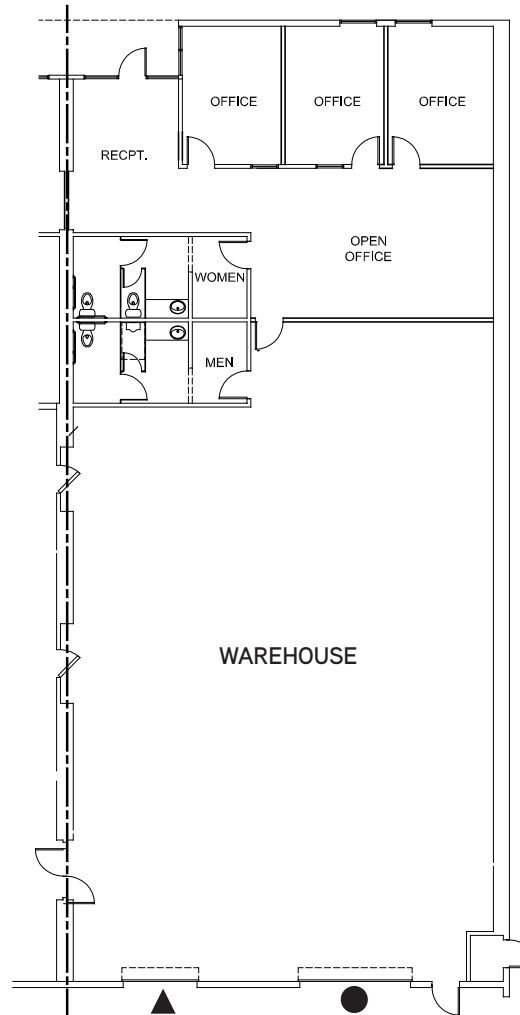
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3095, SUITE 16 ±5,051 Total Sq. Ft

Office Sq. Ft:	±1,745
Warehouse Sq. Ft:	±3,306
Dock Loading Doors:	1
Grade Loading Doors:	1
Clear Height:	±22'
Lease Rate:	\$0.75 SF/M
Cam Rate:	\$0.20 SF/M
Total Monthly:	\$4,798.45



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Distance to:

215 Beltway 2.10 miles
The Las Vegas Strip 5.40 miles
McCarran Inter'l Airport . 1.50 miles
The US Post Office 2.00 miles



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