

FOR LEASE: SHOWROOM/OFFICE/WAREHOUSE

HACIENDA
CROSSING

5275 SOUTH ARVILLE STREET
LAS VEGAS, NV 89118




PROPERTY HIGHLIGHTS

- Fully built-out and move-in ready
- Beautiful landscaping and attractive store fronts
- Dock high truck loading
- 120/208, 3-phase power
- LED monument signage
- 18' clear height
- Fantastic office/showroom/warehouse space
- Fluorescent lighting and skylights
- Built in 1998
- M-1 light industrial zoning
- 2.63:1,000 parking ratio (over 200 parking spaces)
- Free covered parking
- Fire sprinkler system
- Evaporated cooled warehouse
- Some units are 100% HVAC
- \$0.22 CAM



AREA DESCRIPTION

Located on the NWC of Arville Street and Hacienda Avenue. Prime southwest location. West of Interstate I-15 and 4 miles from the McCarran International Airport and north of the 215 Freeway. Hacienda Crossing is a high-end office/showroom and warehouse project, with high traffic visibility.

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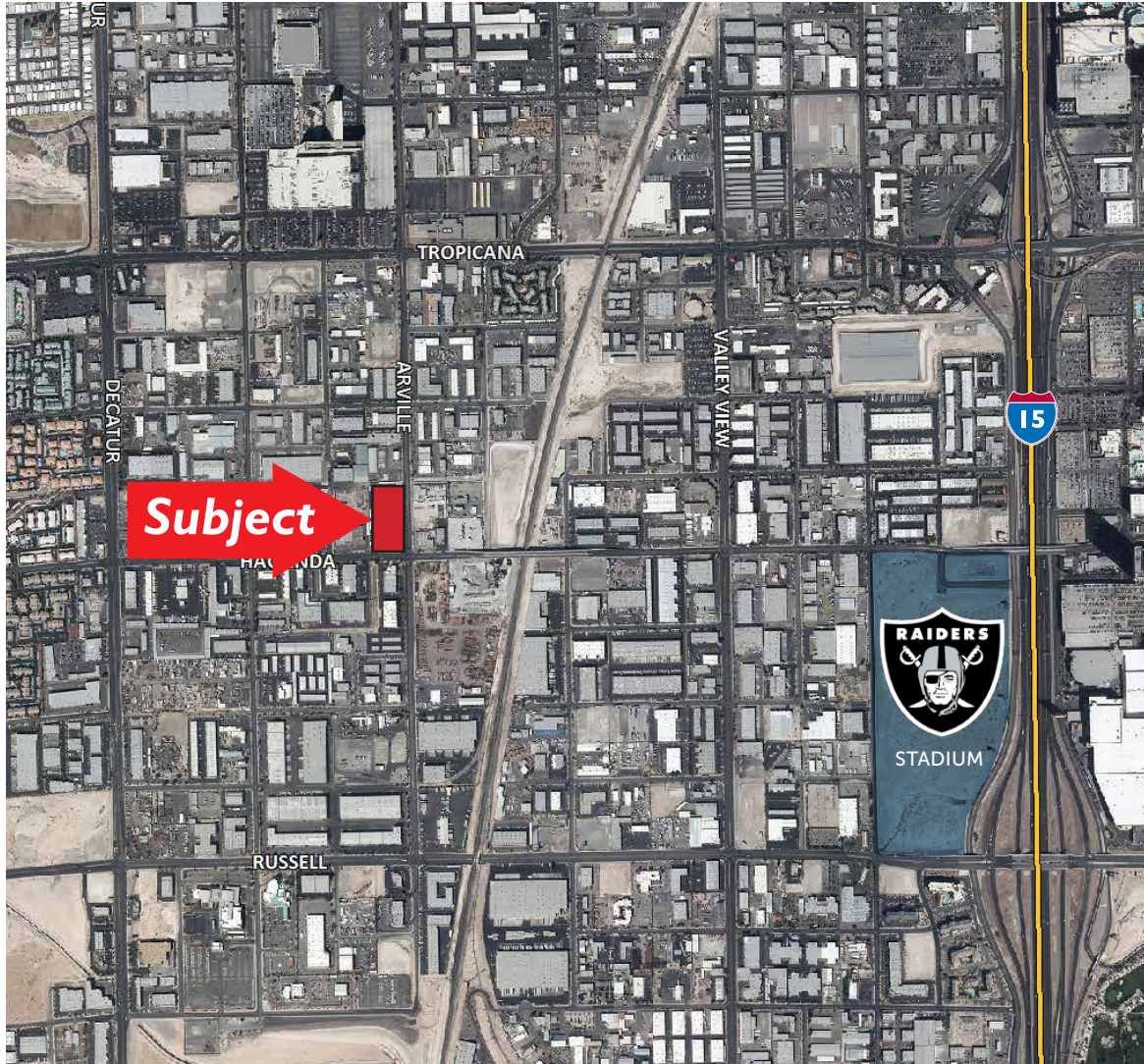
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COLLIERS INTERNATIONAL
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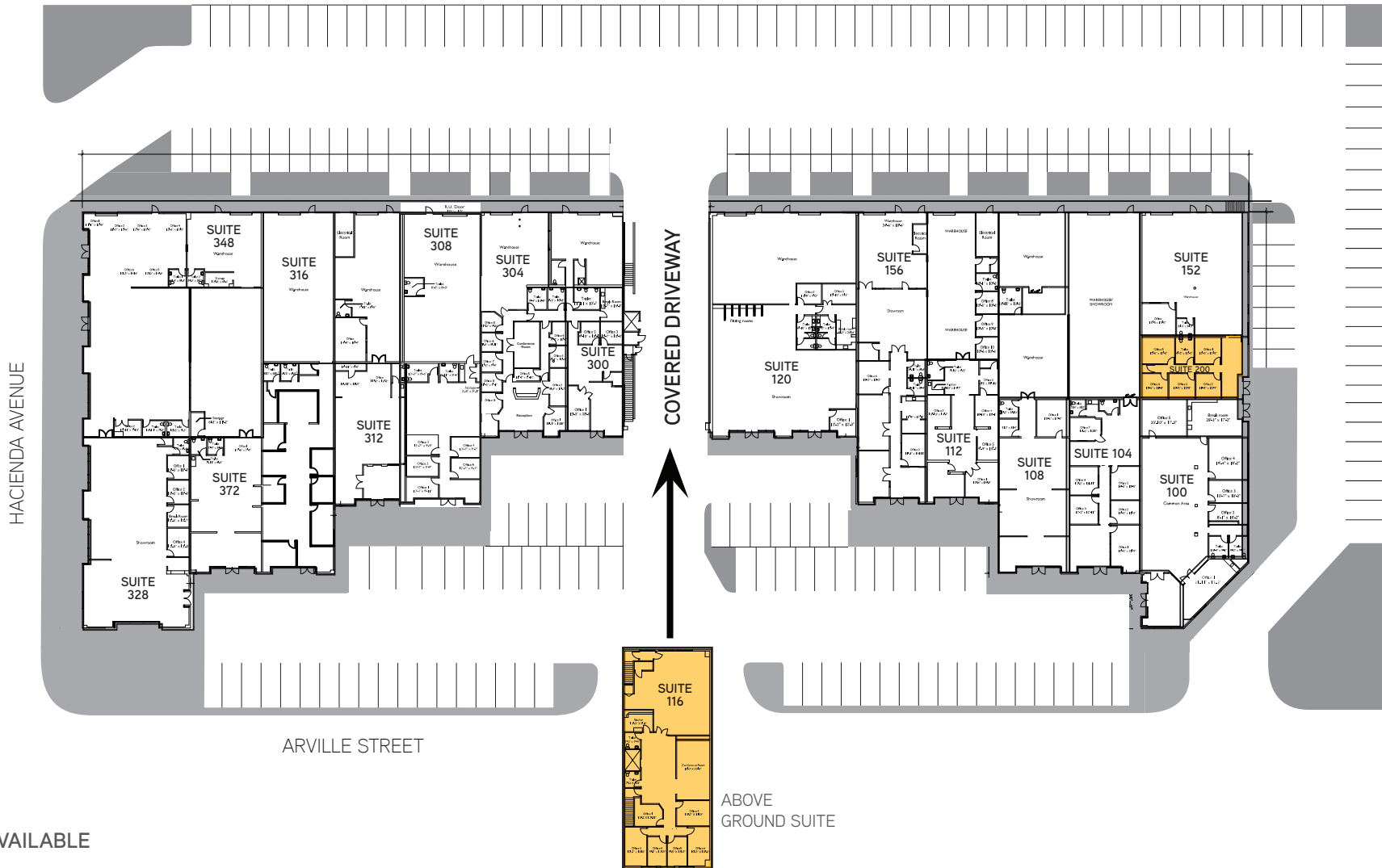
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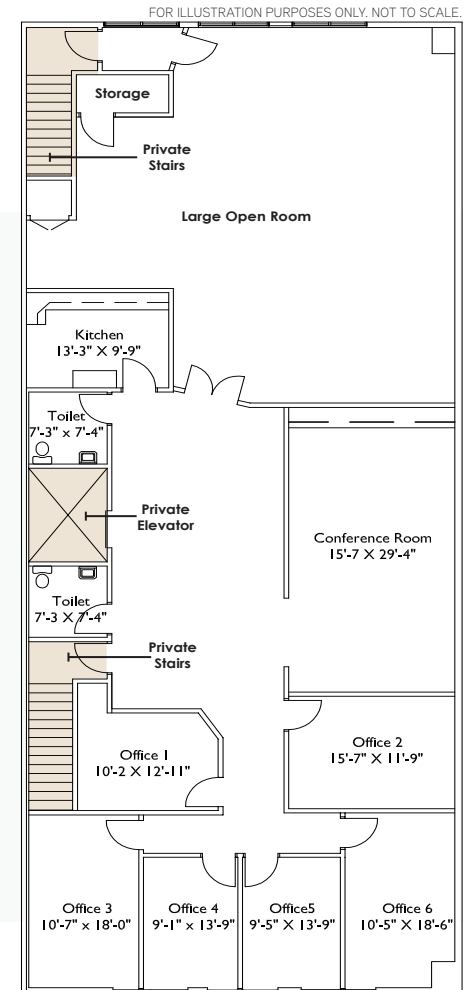
SITE PLAN



FOR LEASE SUITE 116

- ±3,739 SF professional office space
- Fantastic views of Las Vegas “Strip”
- 100% air-conditioned
- Six (6) private offices
- Private elevator
- Two (2) private restrooms
- Above ground unit with exclusive private entry
- Kitchen
- Large conference room
- Large open meeting or storage room
- 200 amps, 3-phase power

Lease Rate (NNN): **\$0.99 SF**
CAM: **\$0.22 SF**



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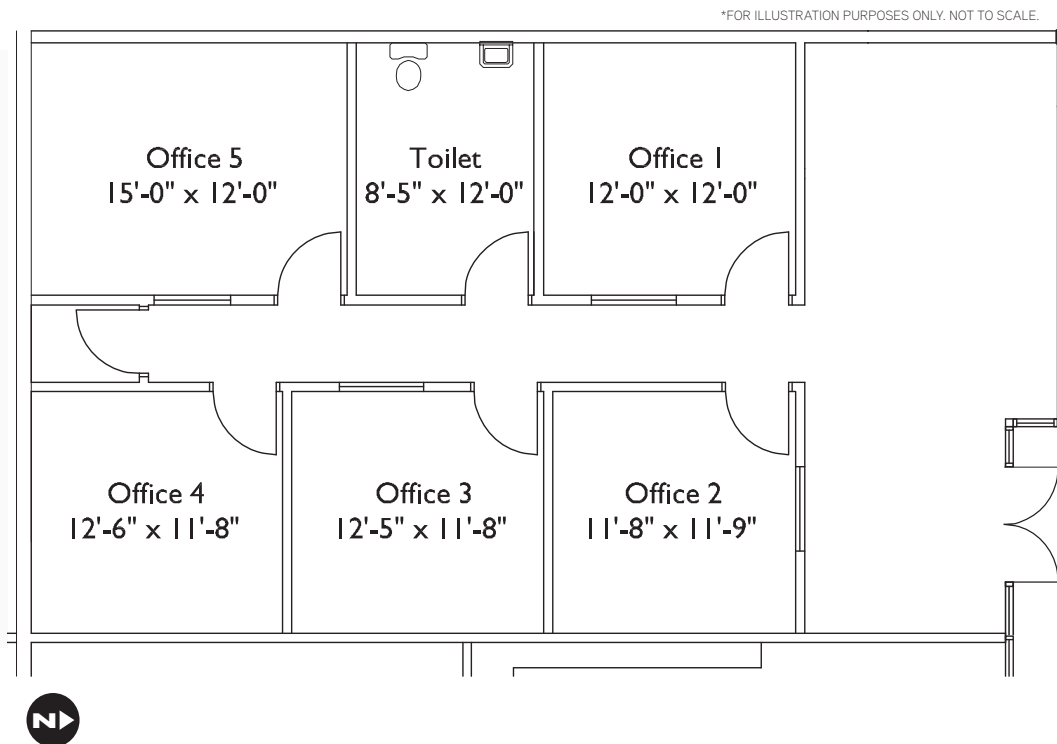
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FOR LEASE: SUITE 200

- ±1,379 SF Total
- Reception Area
- Five (5) Private Offices
- One (1) Restroom
- 100% Air Conditioned Space
- Former Pharmaceutical Space

Lease Rate (NNN): **\$1.12/SF - 1 Year**
 \$1.05/SF - 3 Years
CAM: **\$0.22 SF**



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