

FOR LEASE

ALI BABA COMMERCE CENTER

±102,275 SF OFFICE/SHOWROOM/WAREHOUSE

3935, 3945, & 4005 WEST RENO AVENUE
4000, 4010, & 4020 WEST ALI BABA LANE
LAS VEGAS, NEVADA

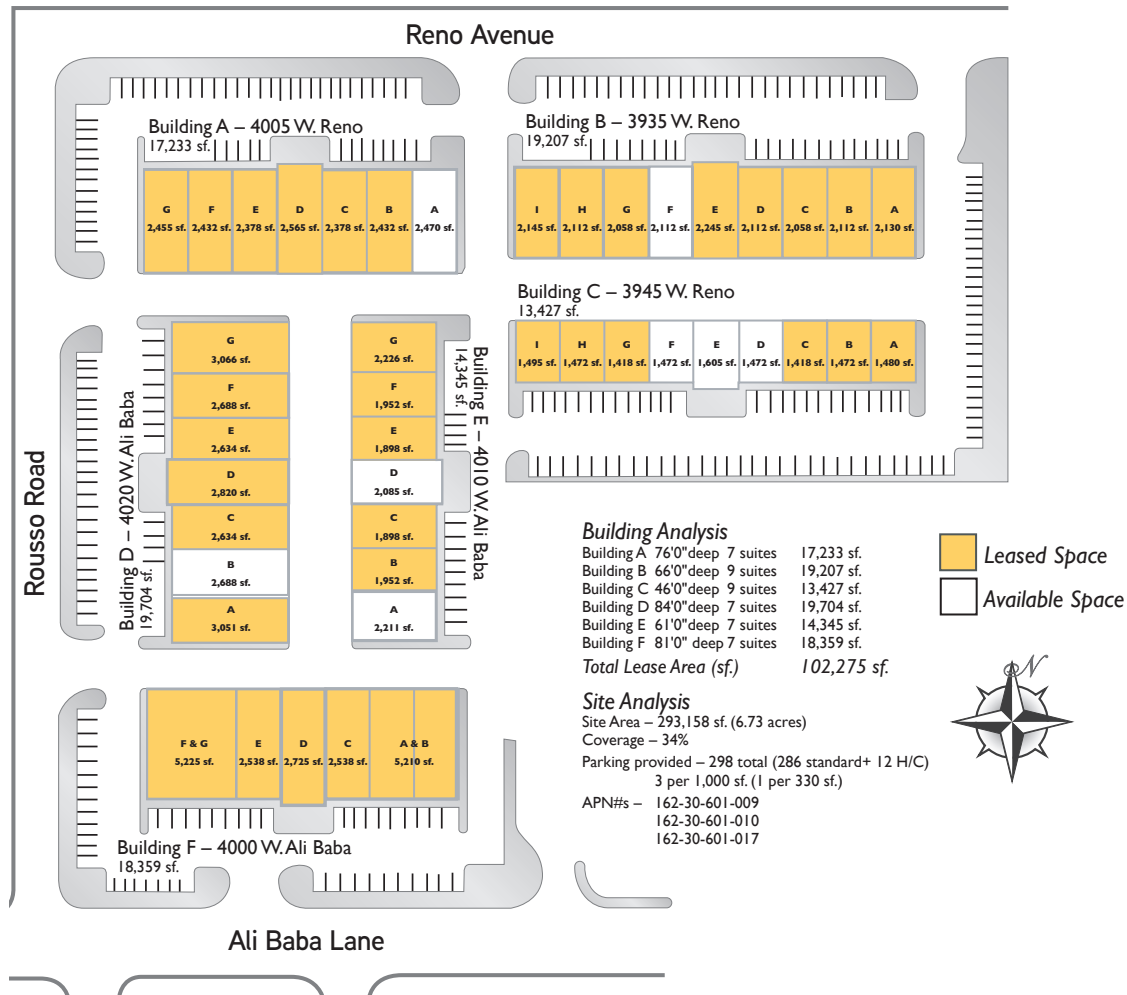


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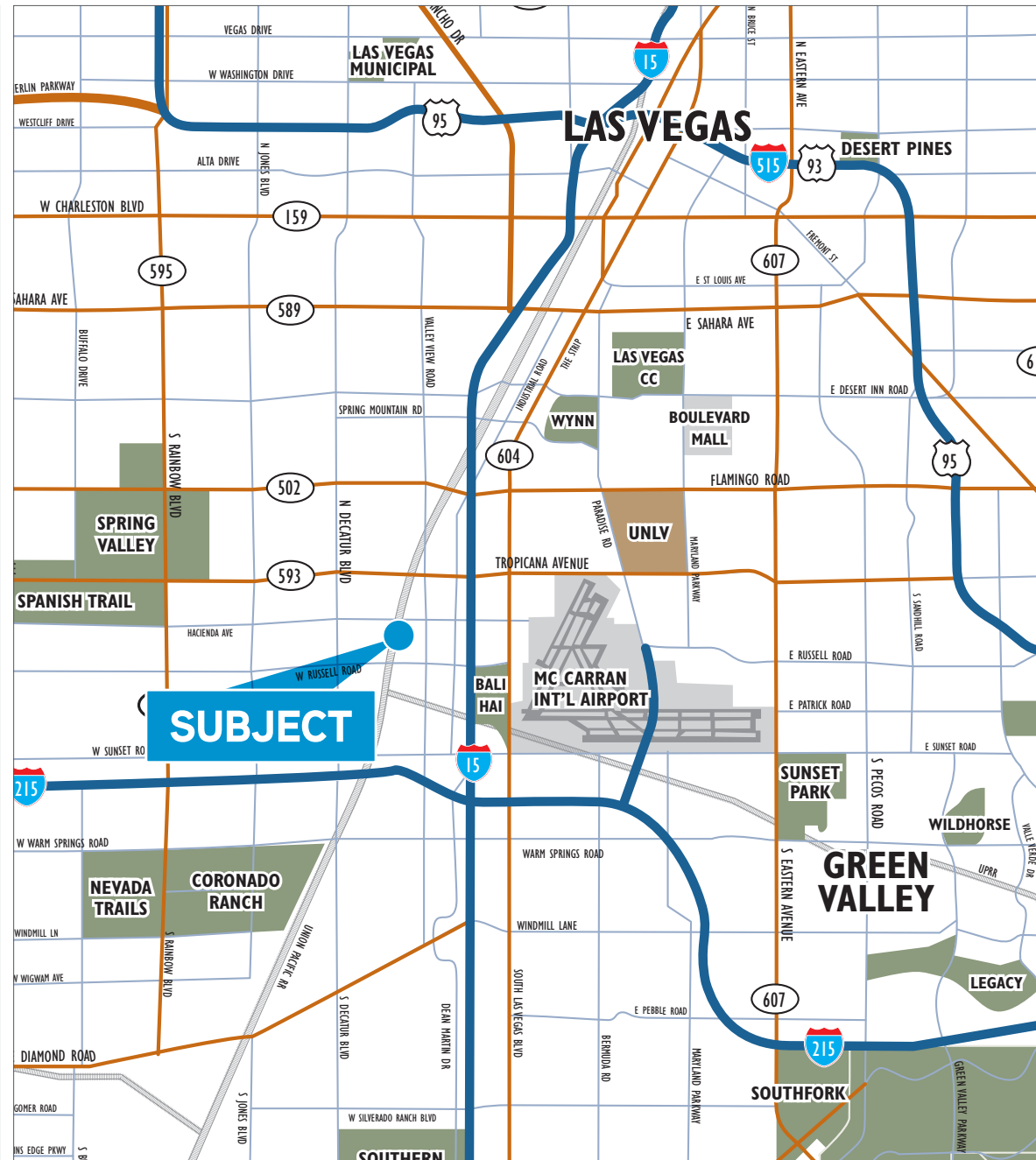




ALI BABA COMMERCE CENTER							
SUITE	SF	OFFICE	WAREHOUSE	BASE RENT	BLENDED	CAMS	TOTAL MO. COST
4005 RENO - BUILDING A							
A	2,470	871	1,599	\$2,148.90	\$0.87	\$617.50	\$2,766.40
B				LEASED			
C				LEASED			
D				LEASED			
E				LEASED			
F				LEASED			
G				LEASED			
3935 RENO - BUILDING B							
A				LEASED			
B				LEASED			
C				LEASED			
D				LEASED			
E				LEASED			
F	2,112	605	1,507	\$1,943.04	\$0.92	\$528.00	\$2,471.04
G				LEASED			
H				LEASED			
I				LEASED			
3945 RENO - BUILDING C							
A				LEASED			
B				LEASED			
C				LEASED			
D	1,472	837	635	\$1,280.64	\$0.87	\$368.00	\$1,648.64
E	1,605	907	698	\$1,396.35	\$0.87	\$401.25	\$1,797.60
F	1,472	540	932	\$1,280.64	\$0.87	\$368.00	\$1,648.64
G				LEASED			
H				LEASED			
I				LEASED			
4020 ALI BABA - BUILDING D							
A				LEASED			
B	2,688	1,200	1,488	\$2,338.56	\$0.87	\$672.00	\$3,010.56
C				LEASED			
D				LEASED			
E				LEASED			
F				LEASED			
G				LEASED			
4010 ALI BABA - BUILDING E							
A	2,211	675	1,536	\$1,923.57	\$0.87	\$552.75	\$2,476.32
B				LEASED			
C				LEASED			
D	2,085	700	1,385	\$1,813.95	\$0.87	\$521.25	\$2,335.20
E				LEASED			
F				LEASED			
G				LEASED			
4000 ALI BABA - BUILDING F							
A&B				LEASED			
C				LEASED			
D				LEASED			
E				LEASED			
F&G				LEASED			

AVAILABLE SPACE FEATURES

- Hi-Tech Flex Space with Custom Designed Suites
- High Efficiency “Cell Deck” Cooled Warehouse
- Cost Efficient, Gas Radiant Heated Warehouse
- Office/Showroom Storefront Windows
- Office/Showroom with AC and Cost Efficient Gas Heating
- Vinyl-Faced R-30 Insulated Roof Deck
- ±3/1,000 Square Feet Parking Ratio
- DSL/Cable Internet Services Available
- Existing Conduit for Installation of Fiber Optics
- M-1 Zoning
- Fire Sprinklers Throughout
- Divisible to 1,472 Square Feet
- Minimum 16’ Clear Ceiling Height in Warehouse
- 12’ x 14’ Grade Level Panel Doors
- 200 Amps, 120/208, 3-Phase Electrical Service
- Metal Halide Lighting and Skylights in Warehouse
- Excellent Access to the Resort Corridor, I-15, McCarran Int’l Airport and the I-215 Beltway



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