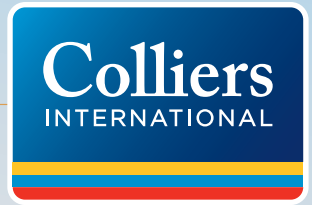


CENTURY PARK



5850 SOUTH POLARIS AVENUE | LAS VEGAS, NEVADA 89118
55,330 SQUARE FOOT, MULTI-TENANT OFFICE/SHOWROOM/WAREHOUSE
SITUATED ON +/- 4.25 ACRES



FOR LEASE: INDUSTRIAL/OFFICE FLEX

- Prime southwest location
- Distinctive corporate image
- Street frontage on Polaris Avenue and Oquendo Road
- Immediate freeway access to I-15 via Russell Road
- Divisible to 2,505 square feet
- 16' minimum clear height in warehouse
- 12' x 14' grade level doors (18 total)
- Skylights in warehouse
- Fully fire sprinklered — .33/3,000 sq. ft. density
- Zoned M-D (Clark County)
- 200 amp, 277/480 volt, 3-phase power
- Unique architectural appeal
- Parking ratio of 3.09 per 1,000 sf. — expandable

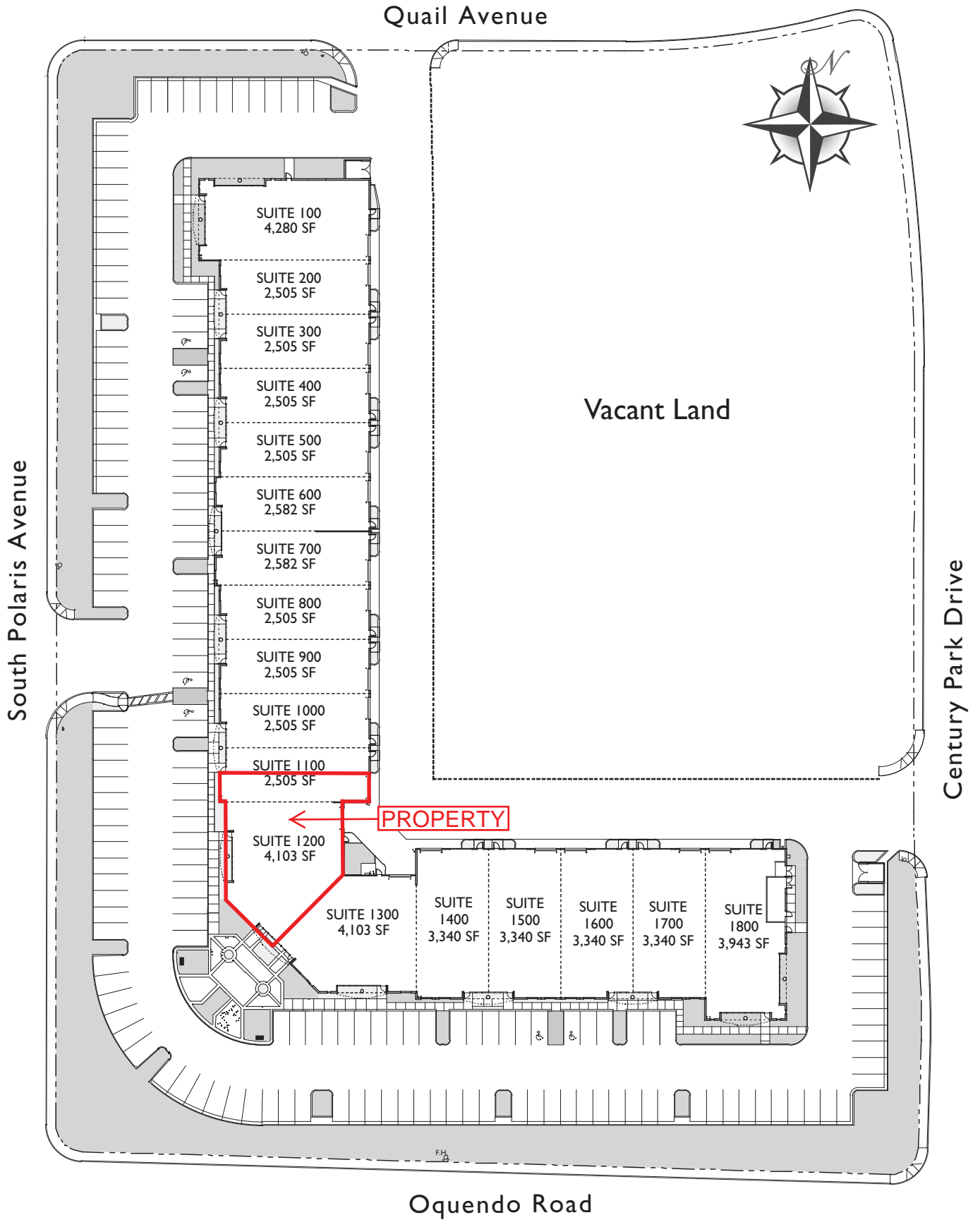
For more information or an appointment to show call:

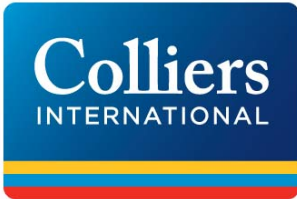
Spencer Pinter

702-836-3776
www.lvcolliers.com

3960 Howard Hughes Pkwy, Suite 150
Las Vegas, Nevada USA 89109
Tel 702-735-5700 Fax 702-731-5709

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.





FOR LEASE

+/- 5,755 Square Feet – Office / Industrial Flex Space

Listing Agent(s): **Spencer Pinter**

Phone: 702.836.3776
Fax: 702.939.5083
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89109

Last Updated: February 1, 2016

Property Name: **Century Park**
Address: **5850 S. Polaris Avenue, Suite 1200**
Las Vegas, Nevada 89118

County: Clark
Zoning: M-D
Lot Size: +/- 4.25 Acres - Total
Project Size: +/- 54,993 SF - Total
Divisibility: +/- 2,500 SF
Available: Currently

LEASABLE PREMISE DETAIL

Divisibility:	+/- 5,755 SF
Office Area:	+/- 5,230 SF
Sprinklers:	Yes
Dock High:	None
Grade Level:	1 – 12'x14'
Truss Height:	+/- 16' min
Power:	277/480 volt 3-Phase

Century Park is a 4.25-acre office/industrial park which is centrally located with excellent proximity to "The Las Vegas Strip" and McCarran International Airport. The Project also has immediate access to the I-15 Freeway via Russell Road. Century Park currently offers an individual +/- 5,755 square foot unit that includes +/- 5,230 square feet of office space. This unit is serviced by 1 grade loading door, and is equipped with fire sprinklers, evaporative cooling and high bay lighting in the warehouse, insulation in the warehouse ceiling and 200 amps of 277/480 volt, 3-phase power. This unit is located on the corner of the building and enjoys direct exposure to South Polaris Avenue and Oquendo Road. Please see the attached information for a space plan of this unit.

PARKING AND UTILITIES

Century Park is serviced by municipal water and sewer. Each building has 277/480 volt, 3-phase power service to each panel. Each Tenant is responsible for its own electrical, gas, telephone and janitorial services. This has 18 automobile parking spaces allocated for use by Tenant.

TERMS AND TAX DATA

Base Rent / Mo.:	\$5,698 (NNN) or approximately \$0.99/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.	\$0.209 or \$1,203/mo for the year 2016
Total Rent / Mo.:	\$6,901 (this figure includes the estimated NNN Expenses)
Lease Term:	3 to 5 years – Currently Available

PROMOTIONAL FEATURES / DISCLOSURES

EJM Development Co. offers a variety of buildings to fit the growing demand of users in the Las Vegas Valley.

The Landlord of this project, EJM Development Co., owns and has constructed over 4,000,000 square feet of industrial product within the Las Vegas valley. The Landlord continues to strive for excellence by offering local, professional, and responsive property management.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

5850 S. Polari Avenue, Suite 1200
Las Vegas, Nevada 89118

