

# SOUTHWEST CORPORATE CAMPUS

7900 West Sunset Road, Las Vegas, NV 89113



**±65,598 - ±99,571 SF INDUSTRIAL DISTRIBUTION / OFFICE SPACE FOR LEASE**



## INDUSTRIAL WAREHOUSE SPACE

**SUITE 300: ±65,598 SF**



## HIGH IMAGE OFFICE SPACE

**SUITE 500: ±33,973 SF**



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## ◀ Location

The SOUTHWEST CORPORATE CAMPUS is located in the heart of the Southwest submarket of Las Vegas. Centrally located, it is considered the premiere area of Las Vegas due to its close proximity to the resort corridor, the master-planned communities in Summerlin and Henderson, McCarran International Airport and both Interstate 215 & Interstate 15. Neighbors include: IGT, IKEA, Pepsi, UFC, Freeman Company, Scientific Games, Ainsworth, Switch, Eye-Fi, Blueprint Studios and more.

## ◀ Available Suites

WAREHOUSE									
Suite	Available SF	Spec Office SF	Build-to-Suit Office SF	Warehouse Sf	Rate NNN	Estimated NNN	Loading Doors	Power	Comments / Features
300	±65,598	±2,600	N/A	±62,998	\$0.56	\$0.14	3 Dock High 1 Grade Level	±2,000 Amps 277/480 V	Available May 2018.
OFFICE									
500	±33,973	±33,973	Grey Shell	N/A	\$1.10	\$0.14		±2,000 Amps 277/480 V	Allow ±90 days for improvements. Generous TI allowance for new build out. Existing bank of restrooms in place. Floor to ceiling curved window line; fronts common area courtyard with lush landscaping, outdoor seating, gorgeous landscaping, etc. Adjacent to Class A office building occupied by IGT.  <i>Suite 500 can also be leased separately. Contact the Colliers Office Team of Taber Thill, Ryan Martin or Patti Dillon at (702) 735-5700 for further information.</i>
COMBINED WAREHOUSE & OFFICE									
300 & 500	±99,571	±33,973	Grey Shell	±65,598	\$0.75 (blended)	\$0.14	3 Dock High 1 Grade Level	±4,000 Amps 277/480 V	100% Climate controlled with building management software

Note: 5% commission on first 5 year lease term



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## SUITE 300 WAREHOUSE FEATURES

YEAR BUILT	2007
ZONED	M-D
CONSTRUCTION TYPE	Tilt-up; X frame construction with 14" thermo mass energy efficient tilt walls
SLAB ON GRADE	8" concrete slab-on-grade reinforced with #7 re-bar at a 12" grid pattern
ROOFING	60 Mil (TPO) membrane, 2.5" insulation above the steel deck, 20 year warranty
DOCK DOORS	3 (8' x 10') electrically operated loading doors, 20,000 lb hydraulic pit levelers.
GRADE DOORS	1 - 12' x 16' electrically operated grade level doors
SKYLIGHTS	4' x 8' acrylic domes with safety screens
COLUMN SPACING	45' x 60'
CLEAR HEIGHT	35'
WAREHOUSE LIGHTING	Combination of T5's, CFL and LED.
HEATING & COOLING	Complete climate controlled-full HVAC w/building management software.
FORKLIFT CHARGING STATIONS	Existing stations available
FIRE PROTECTION	ESFR
KOHLER 800 KW GENERATOR	Generator in place for fire life safety, including emergency lighting
FENCED & SECURED YARD & LOADING AREA SECURED TRUCK COURT	10' high decorative block wall with electronically gated access
ADDITIONAL PARKING	Adjacent land available for expanded auto or trailer parking or potential expansion of secured yard area
UTILITIES	Nevada Energy; Southwest Gas; AT&T; Cox Cable; Republic Services

## SUITE 500 OFFICE FEATURES

YEAR BUILT	2007
SPACE DESCRIPTION	High Image Design. Grey shell with existing men's and women's multi-fixture restrooms (8); break room, storage room, utility room, fire sprinklers, HVAC, perimeter lighting and more
PARKING	Minimum 4:1000 (Expandable)
FEATURES	Ground floor, single-story HVAC: Variable Air-volume system
LIGHTING	Curved glass curtain wall for natural light
LANDSCAPE	Lush central exterior courtyard with outdoor seating
NEIGHBORS	Adjacent to Class A Building occupied by IGT
ACCESS	I-215 & Buffalo Interchange; driveways off Sunset Road, Warbonnet Way, Buffalo Drive & Post Road



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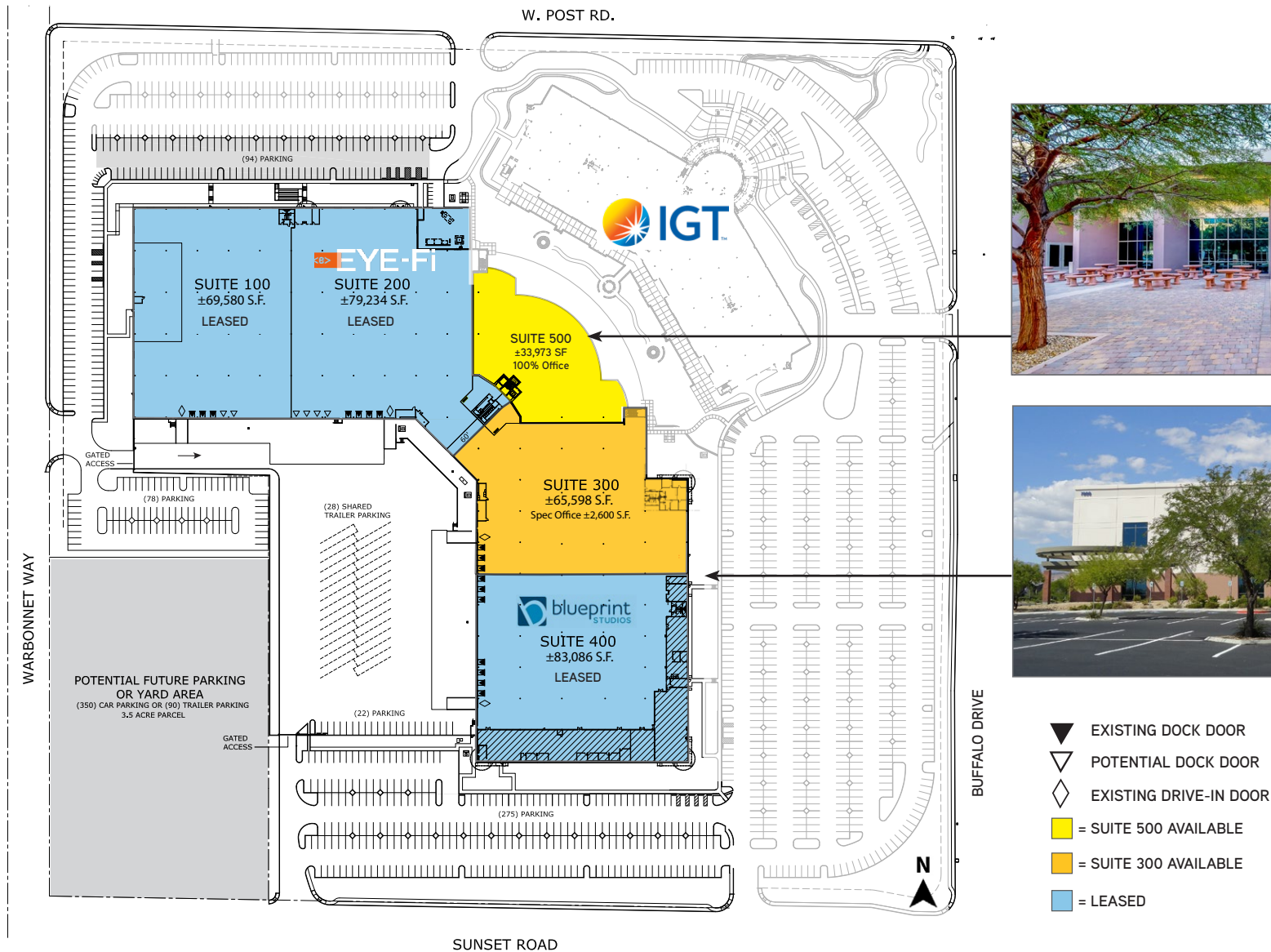
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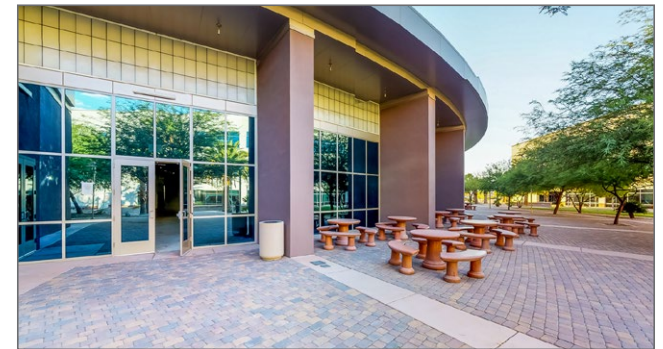
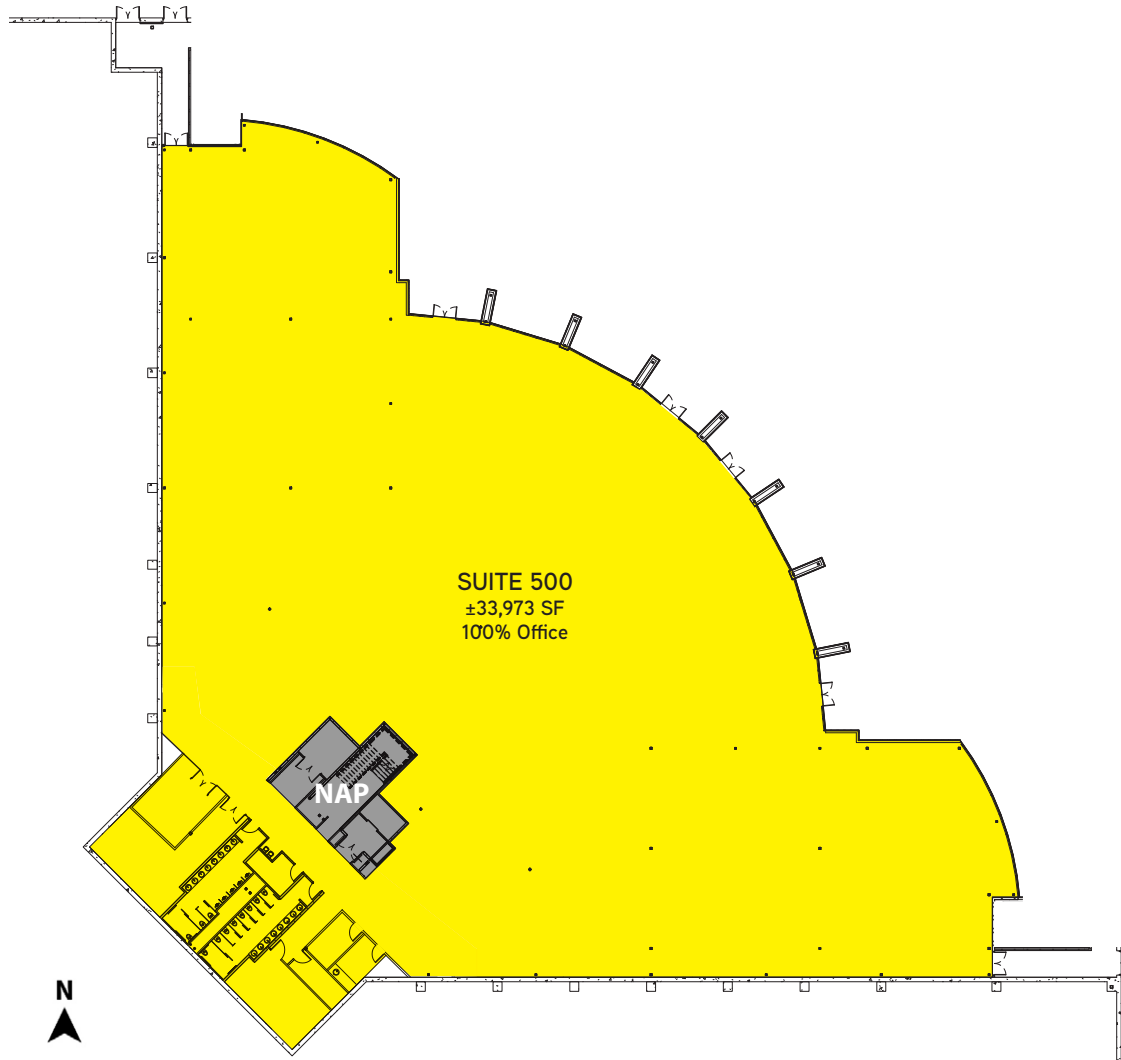
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# Floor Plan Suite 500

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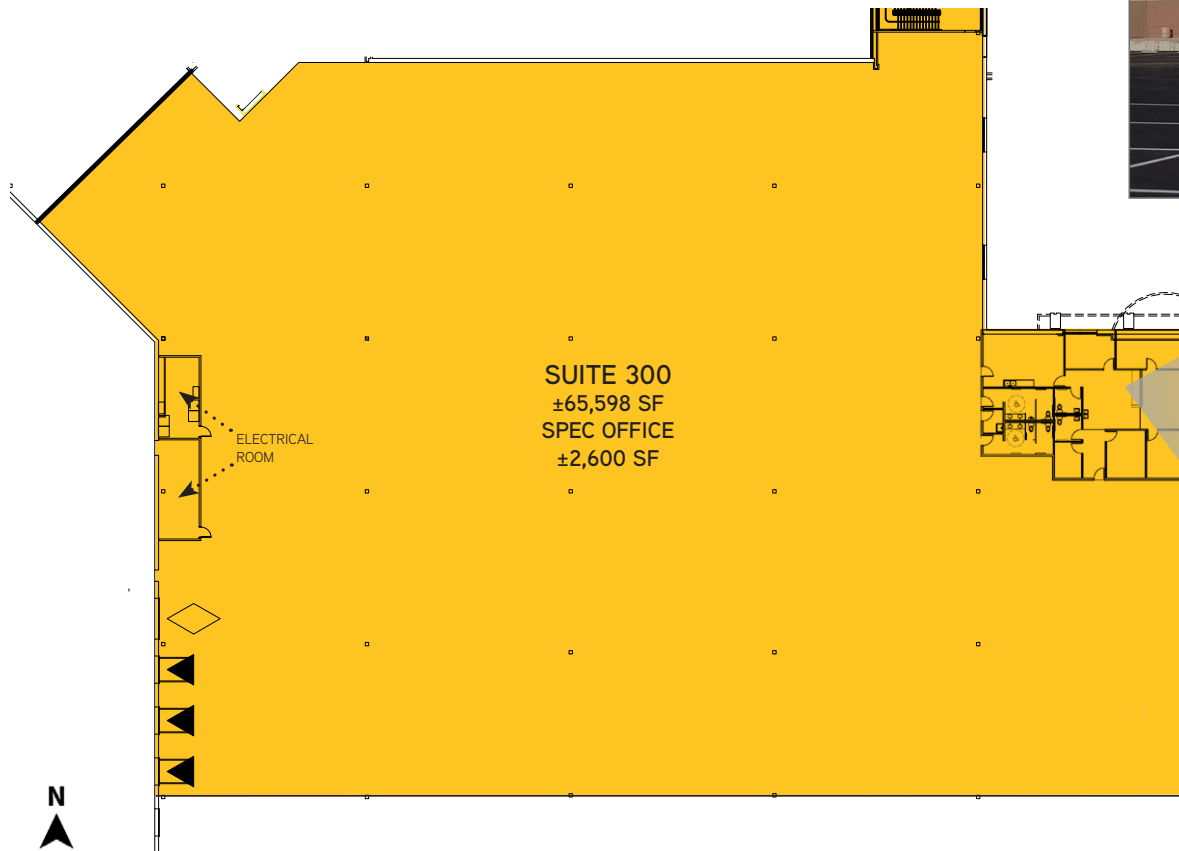
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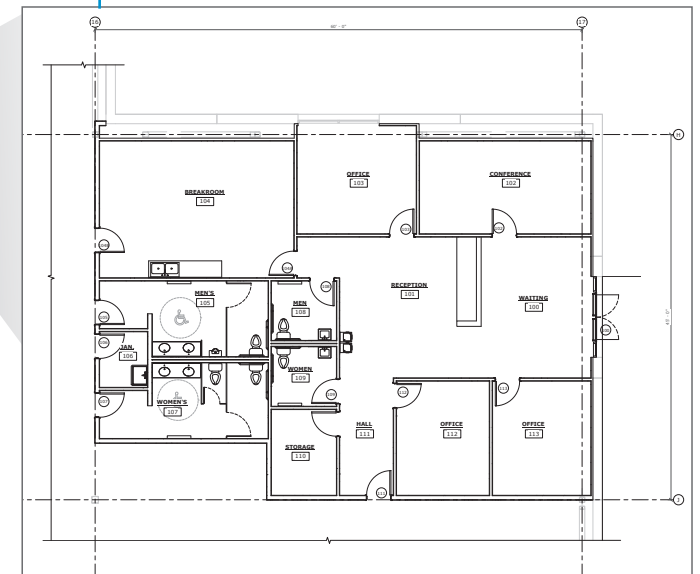
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# Floor Plan Suite 300

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## SPEC OFFICE



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# MAP WITH SURROUNDING NEIGHBORS

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