

FOR LEASE

CORPORATE CENTER BUSINESS PARK



4374 & 4385 North Pecos Road and 4339, 4345, 4351 & 4357 Corporate Center Drive, North Las Vegas, NV 89030



\$500
BROKER BONUS ON
3 YEAR LEASE DEALS

\$1,000
BROKER BONUS ON 5
YEAR LEASE DEALS

PROJECT DETAILS

Four (4) Flex Industrial Building

Located on the southwest corner of East Craig Road and North Pecos Road

Additional ±10 Acres of Adjacent Land for Future Development

Immediate access to I-15

BUILDING DETAILS

- Available Suites from ±2,418 SF - ±5,119 SF
- ±14' Clear Height
- Grade Level Loading
- Skylights in Warehouse
- Building Signage Opportunities
- Above Standard Parking
- Lush Common Area Landscaping
- 120/208 Volt, 3 Phase



COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas

CHRIS LANE
+1 702 836 3728
chris.lane@colliers.com

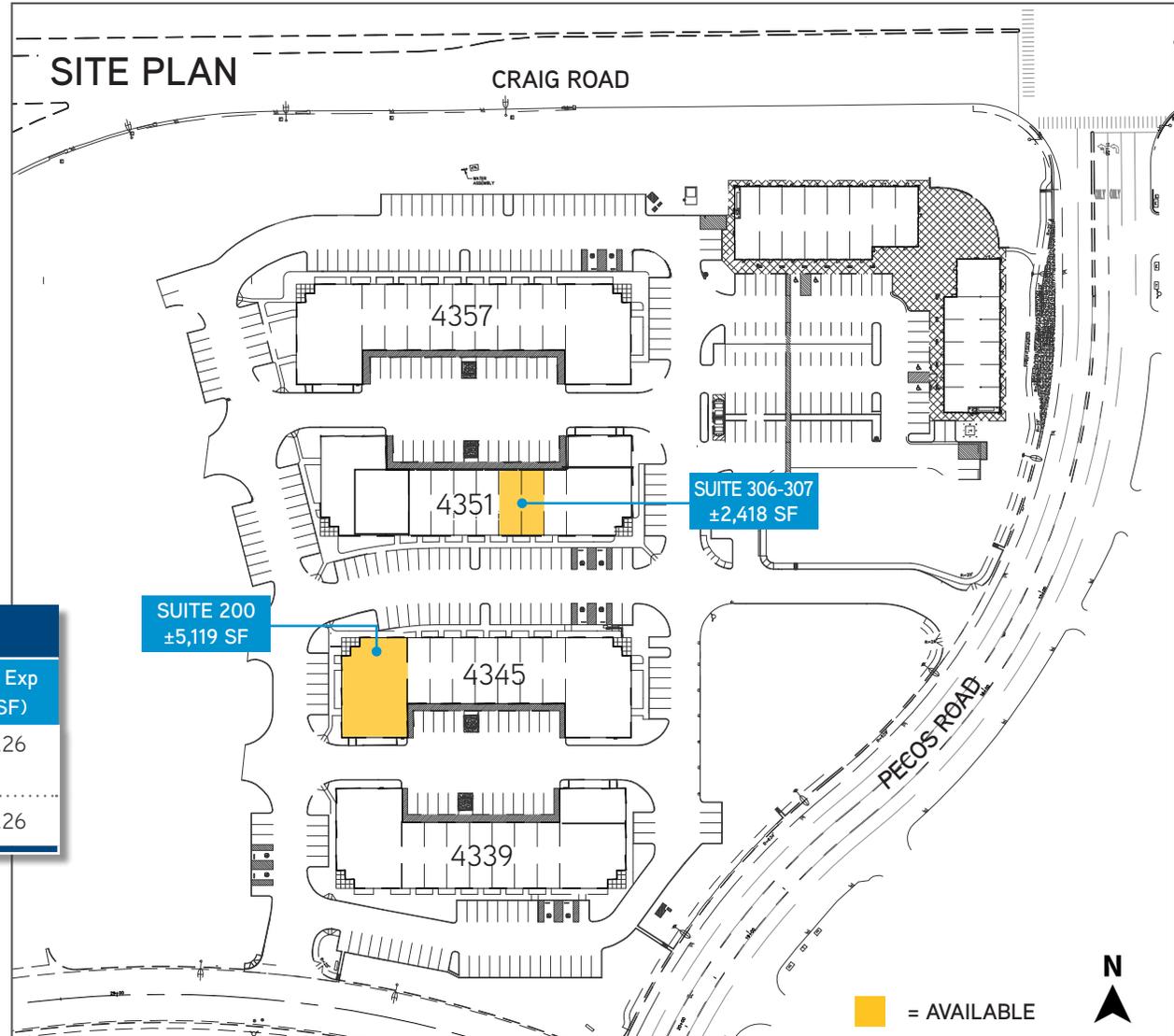
JERRY DOTY
+1 702 836 3735
jerry.doty@colliers.com

FOR LEASE

CORPORATE CENTER BUSINESS PARK



4374 & 4385 North Pecos Road and 4339, 4345, 4351 & 4357 Corporate Center Drive, North Las Vegas, NV 89030



AVAILABLE					
Suite	Available SF	Office SF	Grade Doors	Base Rent (PSF)	NNN Exp (PSF)
4345 - 200 *	±5,119	±1,000	1	\$0.55	\$0.26
<i>Broker Bonus applies to leasing of this Suite only</i>					
4351 - 306-307 **	±2,418	±600	2	\$0.55	\$0.26

* 5% Commission to Procuring Broker

** Sublease



COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas

CHRIS LANE
+1 702 836 3728
chris.lane@colliers.com

JERRY DOTY
+1 702 836 3735
jerry.doty@colliers.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOR LEASE

CORPORATE CENTER BUSINESS PARK



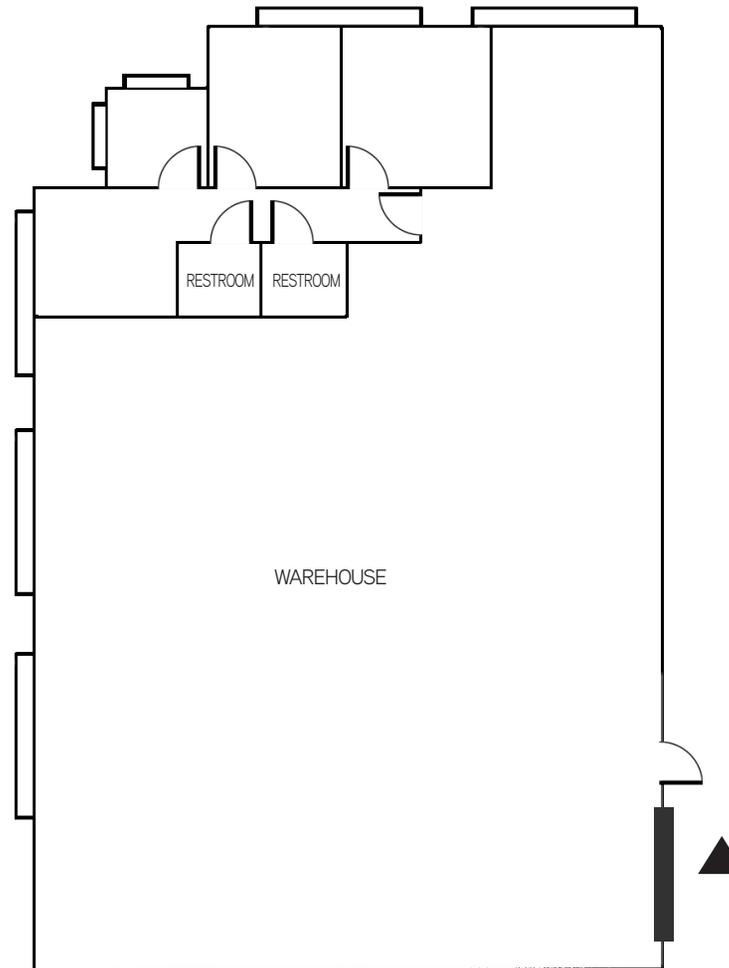
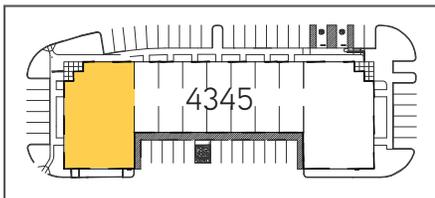
4374 & 4385 North Pecos Road and 4339, 4345, 4351 & 4357 Corporate Center Drive, North Las Vegas, NV 89030

4345 CORPORATE CENTER DRIVE SUITE 200

- ±5,119 Total SF
- ±1,000 SF of Office
- One (1) Grade Level Loading Door
- 14' Clear Height
- \$0.55 PSF Base Rent
- \$0.26 PSF NNN Expenses

5% Commission to Procuring Broker

▲ Grade Level Door



COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas

CHRIS LANE
+1 702 836 3728
chris.lane@colliers.com

JERRY DOTY
+1 702 836 3735
jerry.doty@colliers.com

FOR LEASE

CORPORATE CENTER BUSINESS PARK

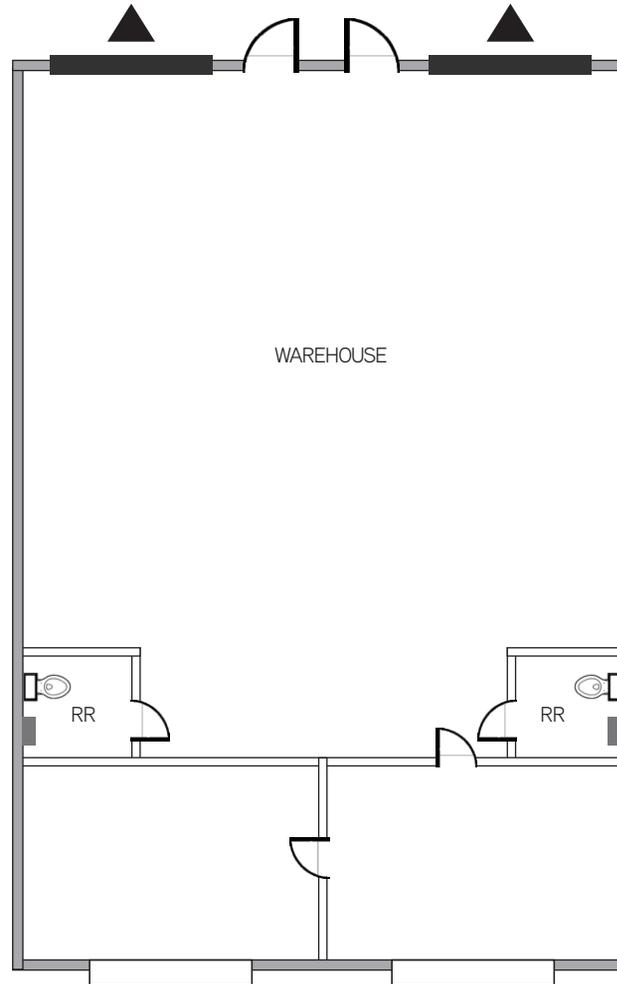
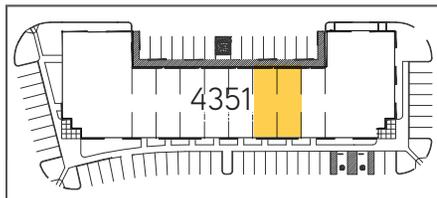


4374 & 4385 North Pecos Road and 4339, 4345, 4351 & 4357 Corporate Center Drive, North Las Vegas, NV 89030

4351 CORPORATE CENTER DRIVE SUITE 306 & 307

- **Sublease**
- ±2,418 Total SF
- ±600 SF of Office
- Two (2) Grade Level Loading Doors
- 14' Clear Height
- \$0.55 PSF Base Rent
- \$0.26 PSF NNN Expenses

▲ Grade Level Door



COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas

CHRIS LANE
+1 702 836 3728
chris.lane@colliers.com

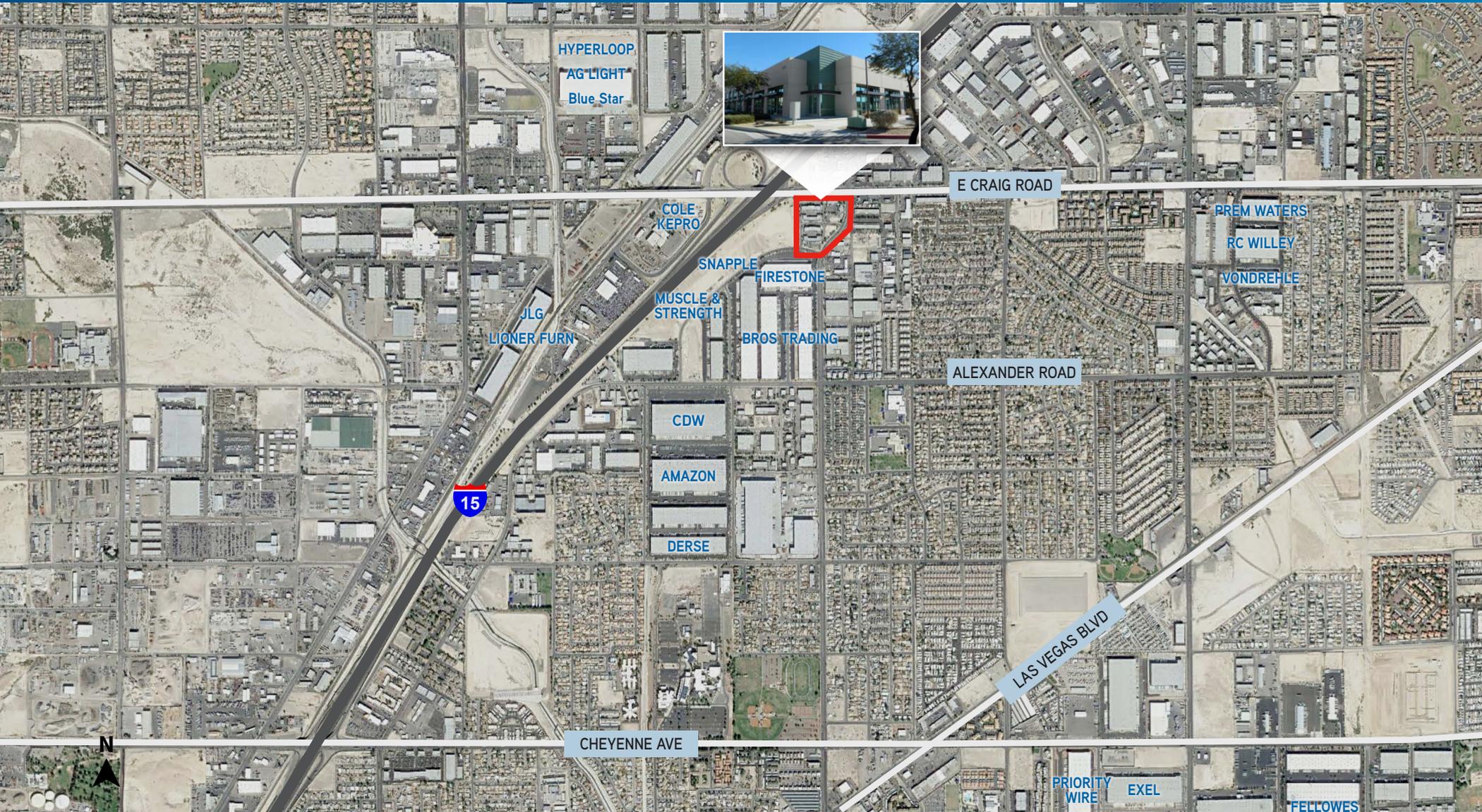
JERRY DOTY
+1 702 836 3735
jerry.doty@colliers.com

FOR LEASE

CORPORATE CENTER BUSINESS PARK



4374 & 4385 North Pecos Road and 4339, 4345, 4351 & 4357 Corporate Center Drive, North Las Vegas, NV 89030



COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas

CHRIS LANE
+1 702 836 3728
chris.lane@colliers.com

JERRY DOTY
+1 702 836 3735
jerry.doty@colliers.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOR LEASE

CORPORATE CENTER BUSINESS PARK



4374 & 4385 North Pecos Road and 4339, 4345, 4351 & 4357 Corporate Center Drive, North Las Vegas, NV 89030

CORPORATE CENTER BUSINESS PARK is a well maintained ±78,000 square foot 4-building multi-tenant park, located at 4339 - 4357 Corporate Center Drive. The common areas are impeccably maintained and is surrounded by lush landscaping. The office space includes glass store fronts, reception area, HVAC and private office(s). Warehouse includes 14' clear height, evaporative coolers, skylights, fluorescent lighting and at least one 10' x 12' grade level door.

LOCATION: The project is located just East of the I-15 at the SWC of Craig Road and Pecos Road. This pivotal freeway location in North Las Vegas serves as the gateway to all businesses in the area.

County	Clark
Zoning	M-2 in the City of North Las Vegas
APN:	139-01-711-001
Year Built	2004 and 2009
Flood Zone	Not in a 100 year flood zone per Clark County Assessor

BUILDING	TOTAL SF	OFFICE SF	GRADE LOADING	LEASE RATE (NNN)	NNN FEES PSF
4345 Corporate Center Drive, Suite 200 <i>Broker Bonus applies to leasing of this Suite only</i>	±5,119	±1,000	1 - 12' x 14'	\$0.55	\$0.26
4351 Corporate Center Drive, Suite 306-307 - <i>Sublease</i>	±2,418	±600	2 - 12' x 14'	\$0.55	\$0.26

* 5% Commission to Procuring Broker



COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com/lasvegas

CHRIS LANE
+1 702 836 3728
chris.lane@colliers.com

JERRY DOTY
+1 702 836 3735
jerry.doty@colliers.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.