

FOR LEASE



PATRICK COMMERCE CENTER

2875 & 2925 East Patrick Lane & 6151-6231 McLeod Drive
Las Vegas, NV 89120



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COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
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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 shall be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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PATRICK COMMERCE CENTER is located on the southwest corner of Patrick Lane and McLeod Drive. The park is comprised of five multi-tenant office/industrial buildings totaling ±223,033 square feet. Patrick Commerce Center is located just minutes from McCarran International Airport and The Las Vegas Strip. The park is situated within close proximity to the I-15, I-215 and many amenities including: FedEx Express, U.S. Post Office, Ross, Lowes, Wal-Mart, Office Depot and Pet Smart. With such a variety of product types, Patrick Commerce Center can accommodate the specific demands of your business.

AVAILABILITY

BUILDING/SUITE #	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /PSF/M	CAM /PSF/M	TOTAL COST PER MONTH	DATE AVAILABLE
2875 East Patrick Lane, Suite B & C	±4,453	±880	±3,573	\$0.80	\$0.19	\$4,408.47	Now
2875 East Patrick Lane, Suite E, F & G	±7,344	±2,990	±4,354	\$0.80	\$0.19	\$7,270.56	Now
2875 East Patrick Lane, Suite H	±1,141	±1,141	N/A	\$0.80	\$0.19	\$1,129.59	Now
2875 East Patrick Lane, Suite E, F, G & H	±8,485	±4,131	±4,354	\$0.80	\$0.19	\$8,400.15	Now
2925 East Patrick Lane, Suite G, H & I	±5,953	±3,391	±2,562	\$0.75	\$0.19	\$5,595.82	Now
2925 East Patrick Lane, Suite K	±1,728	±1,031	±697	\$0.80	\$0.19	\$1,710.72	March 1, 2018
6151 McLeod Drive, Suite B	±2,035	±678	±1,357	\$0.80	\$0.19	\$2,014.65	January 1, 2018
6171 McLeod Drive, Suite A	±5,040	±2,358	±2,682	\$0.74	\$0.19	\$4,687.29	January 1, 2018



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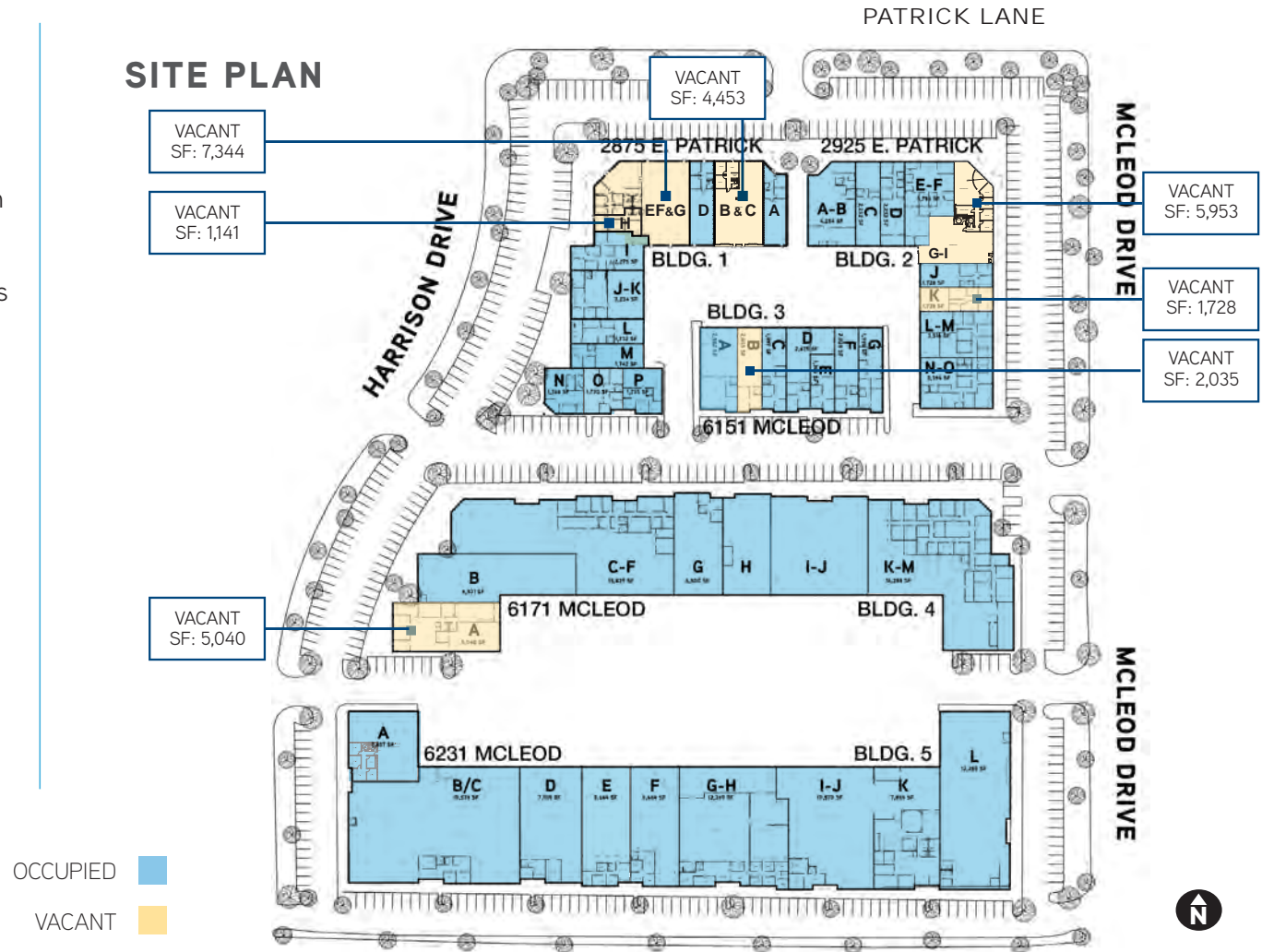
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PROPERTY FEATURES

- Zoning: M1 & MD Clark County
- Full office/warehouse suites ranging from $\pm 1,105$ SF to $\pm 17,202$ SF
- Dock High and Grade Level Loading Doors
- Fire Sprinklers
- Power: ± 200 ; 120/208 volt and 277/480 volt
- Excellent Access to the I-15 & I-215
- CAM Includes HVAC/Evaporative Cooler Maintenance, Trash and Recycling
- $\pm 10'$ - $\pm 24'$ Clear Height in Warehouse
- Skylights in Warehouse

SITE PLAN



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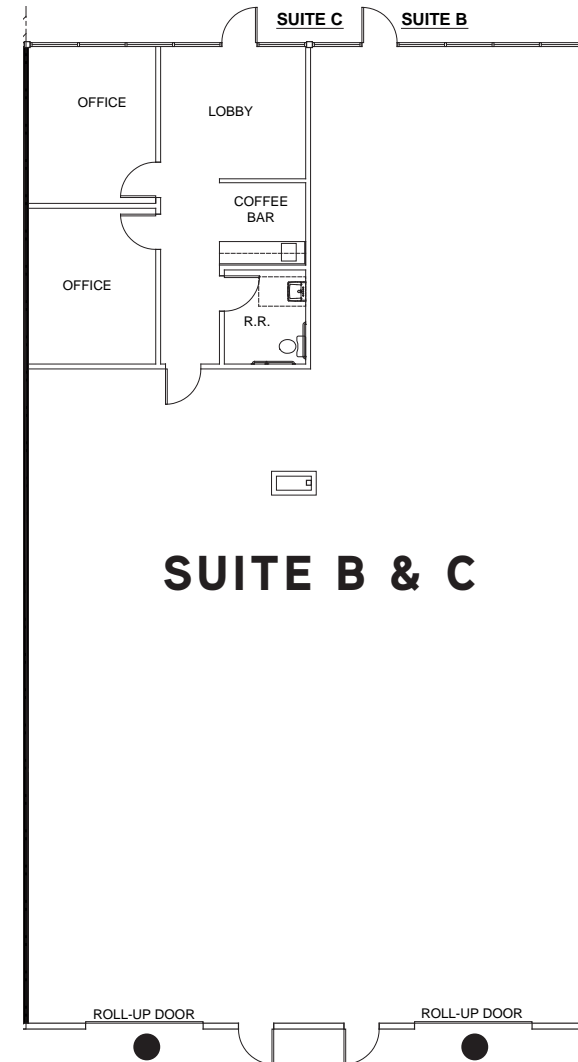
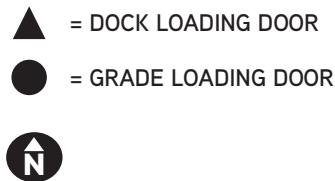
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2875 East Patrick Lane, Suite B & C

Total Sq. Ft:	±4,453
Office Sq. Ft:	±880
Warehouse Sq. Ft:	±3,573
Available:	Now
Dock Loading Doors:	N/A
Grade Loading Doors:	Two (2) ±10' x ±12'
Clear Height:	±14'
Lease Rate:	\$0.80 SF/M
Cam Rate:	\$0.19 SF/M
Total Monthly:	\$4,408.47
Power:	400 Amps, 120/208 Three Phase



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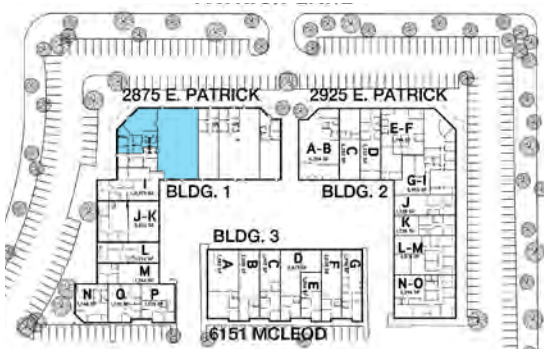
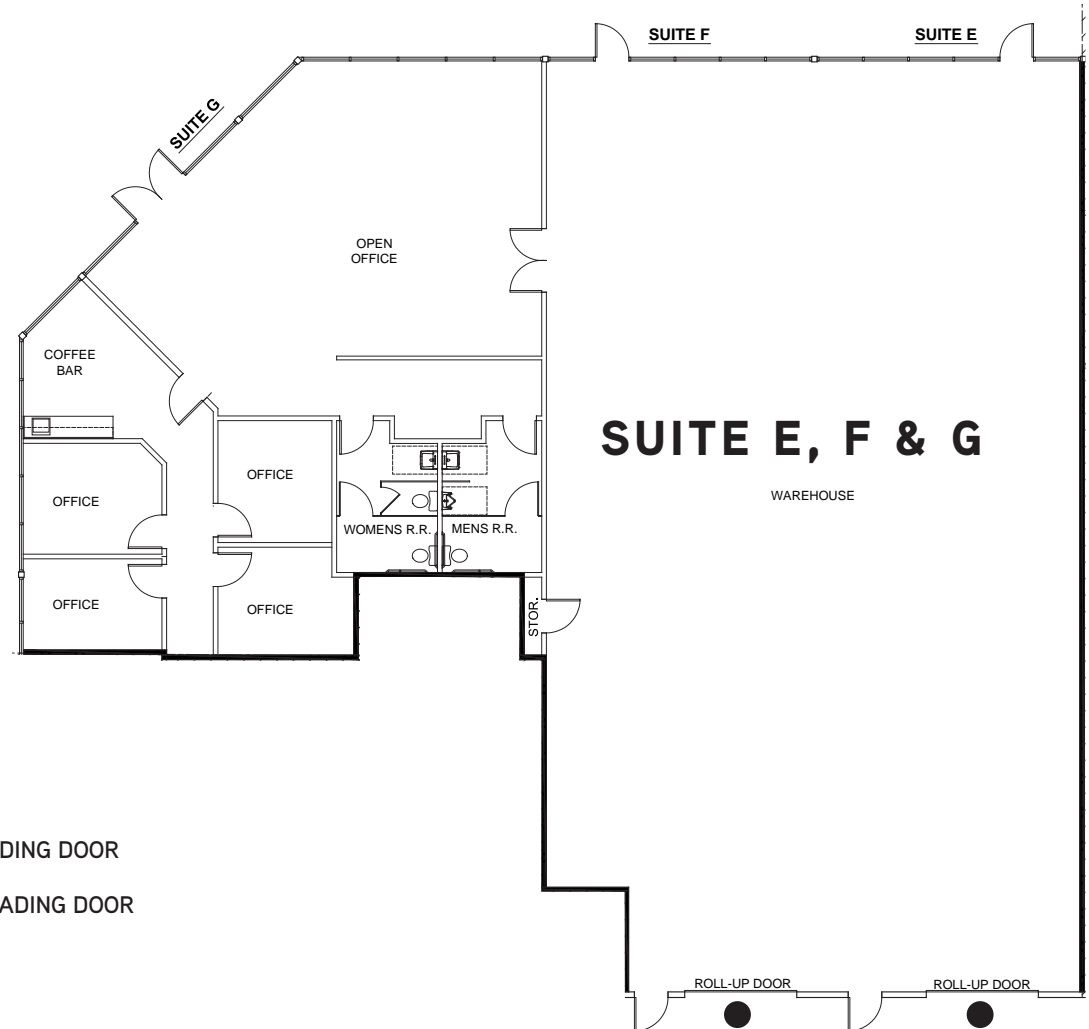
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2875 East Patrick Lane, Suite E, F & G

Total Sq. Ft:	±7,344
Office Sq. Ft:	±2,990
Warehouse Sq. Ft:	±4,354
Available:	Now
Dock Loading Doors:	N/A
Grade Loading Doors:	Two (2) ±10' x ±12'
Clear Height:	±14'
Lease Rate:	\$0.80 SF/M
Cam Rate:	\$0.19 SF/M
Total Monthly:	\$7,270.56
Power:	600 Amps, 120/208 Three Phase



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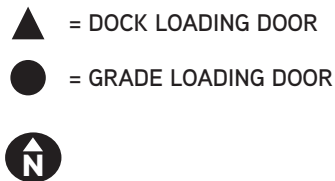
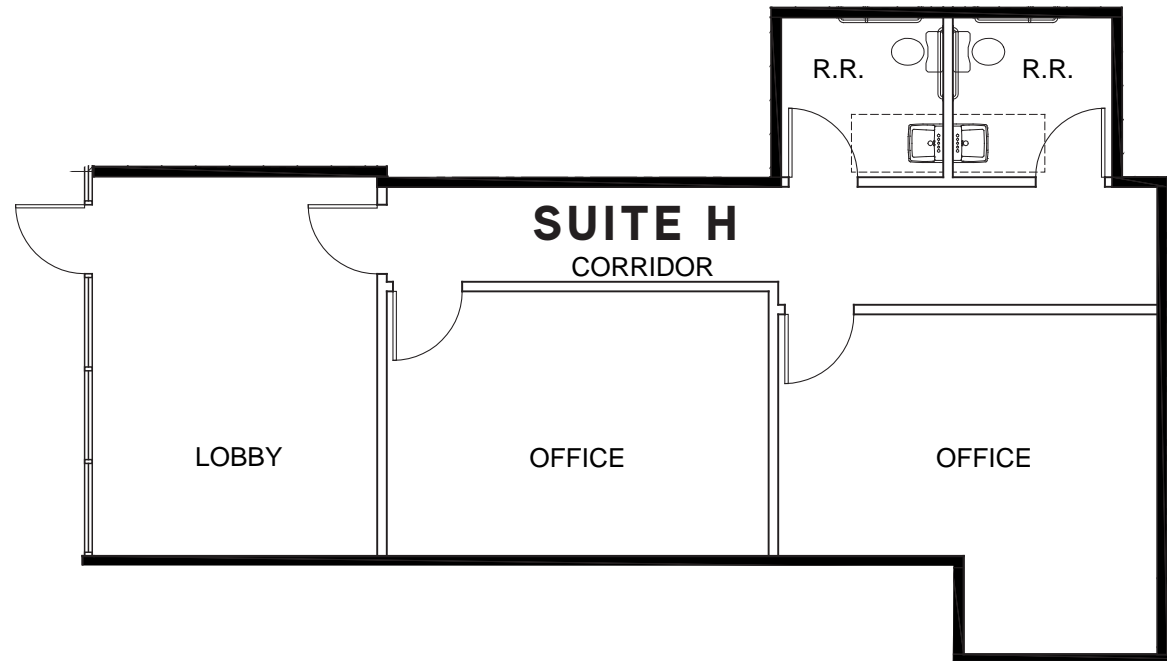
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2875 East Patrick Lane, Suite H

Total Sq. Ft:	±1,141
Office Sq. Ft:	±1,141
Warehouse Sq. Ft:	N/A
Available:	Now
Dock Loading Doors:	N/A
Grade Loading Doors:	N/A
Clear Height:	±14'
Lease Rate:	\$0.80 SF/M
Cam Rate:	\$0.19 SF/M
Total Monthly:	\$1,129.59
Power:	200 Amps, 120/208 Three Phase



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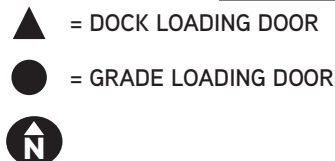
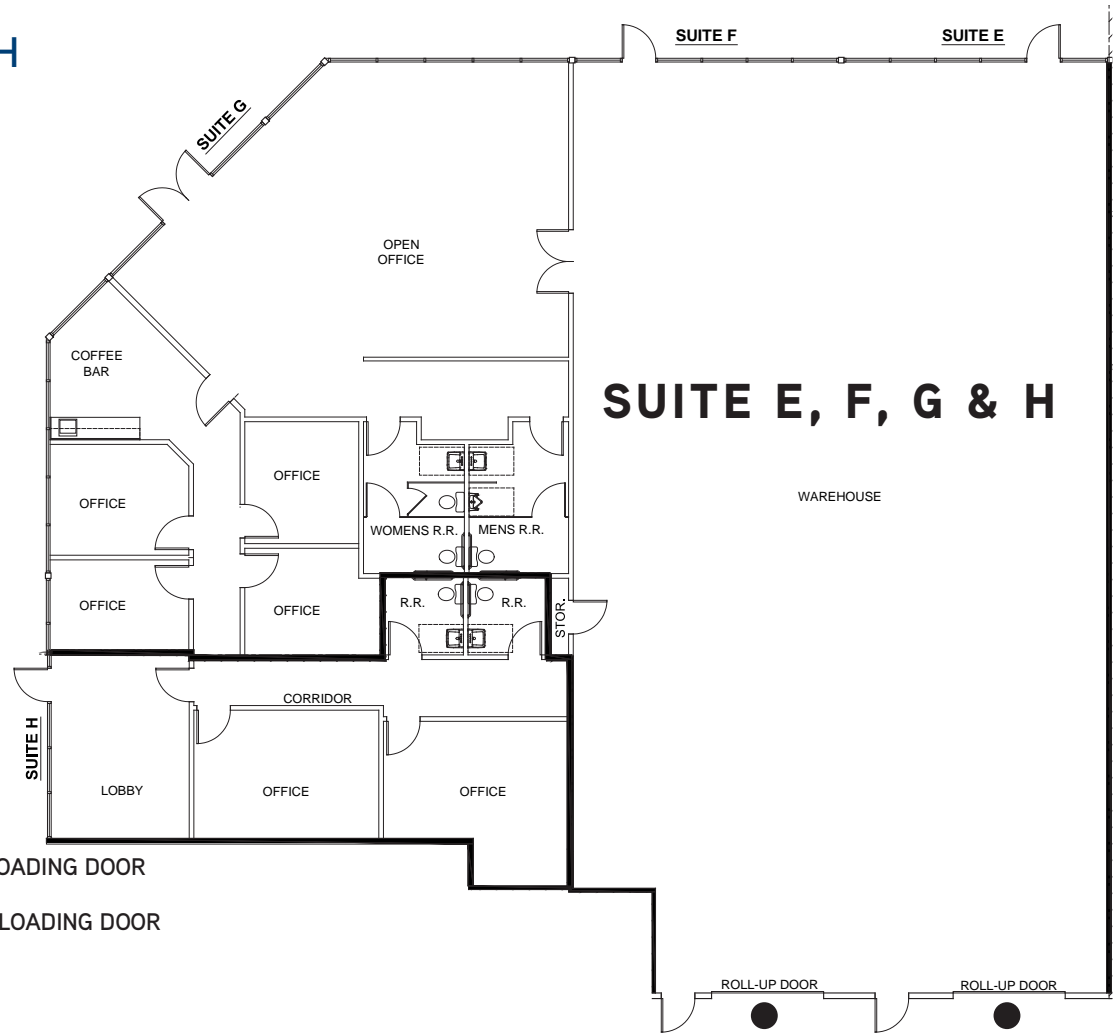
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2875 East Patrick Lane, Suite E, F, G & H

Total Sq. Ft:	±8,485
Office Sq. Ft:	±4,131
Warehouse Sq. Ft:	±4,354
Available:	Now
Dock Loading Doors:	N/A
Grade Loading Doors:	Two (2) ±10' x ±12'
Clear Height:	±14'
Lease Rate:	\$0.80 SF/M
Cam Rate:	\$0.19 SF/M
Total Monthly:	\$8,400.15
Power:	800 Amps, 120/208 Three Phase



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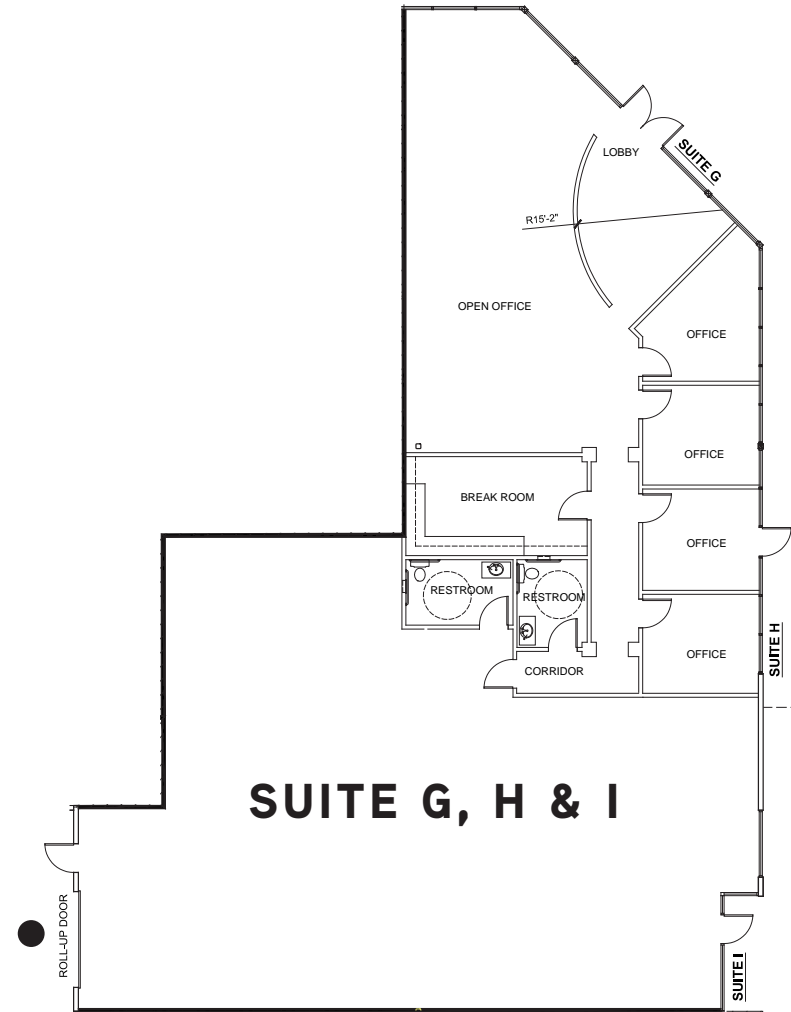
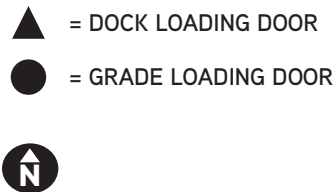
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2925 East Patrick Lane, Suite G, H & I

Total Sq. Ft:	±5,953
Office Sq. Ft:	±3,391
Warehouse Sq. Ft:	±2,562
Available:	Now
Dock Loading Doors:	N/A
Grade Loading Doors:	One (1) ±10' x ±12'
Clear Height:	±14'
Lease Rate:	\$0.75 SF/M
Cam Rate:	\$0.19 SF/M
Total Monthly:	\$5,595.82



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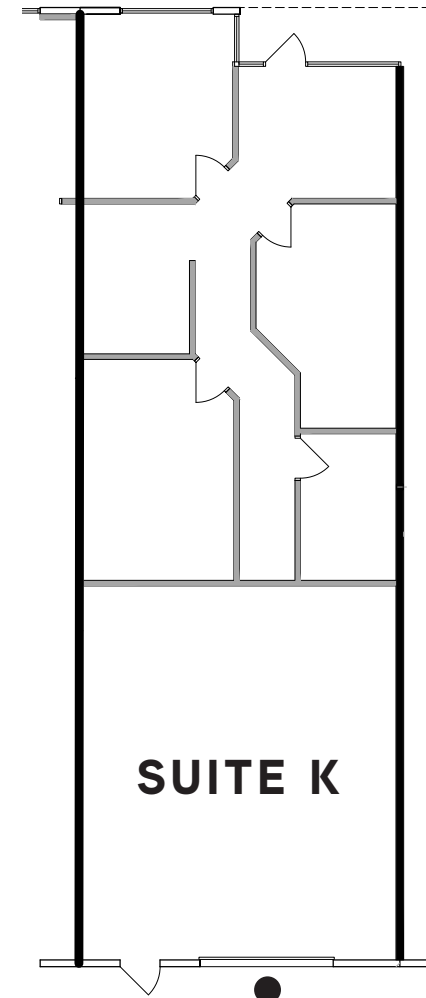
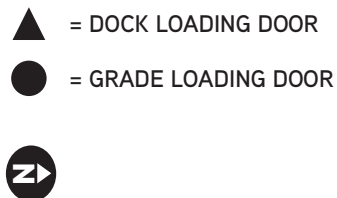
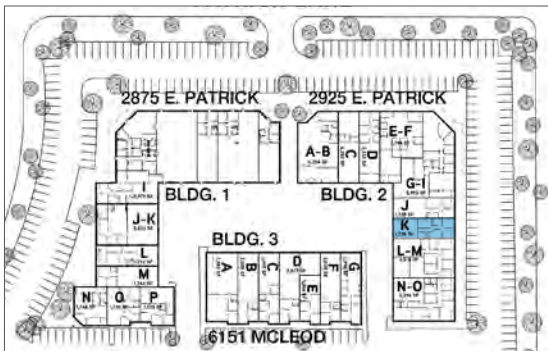
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2925 East Patrick Lane, Suite K

Total Sq. Ft:	±1,728
Office Sq. Ft:	±1,031
Warehouse Sq. Ft:	±697
Available:	March 1, 2018
Dock Loading Doors:	N/A
Grade Loading Doors:	One (1) ±10' x ±12'
Clear Height:	±14'
Lease Rate:	\$0.80 SF/M
Cam Rate:	\$0.19 SF/M
Total Monthly:	\$1,710.72



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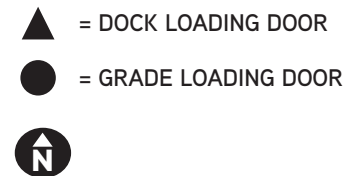
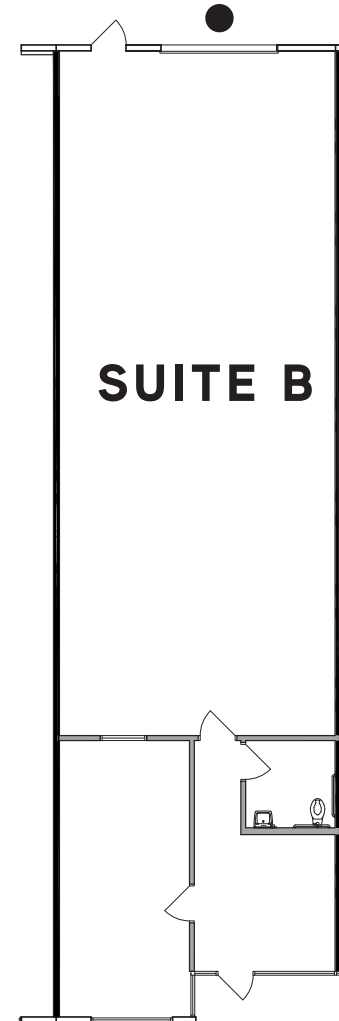
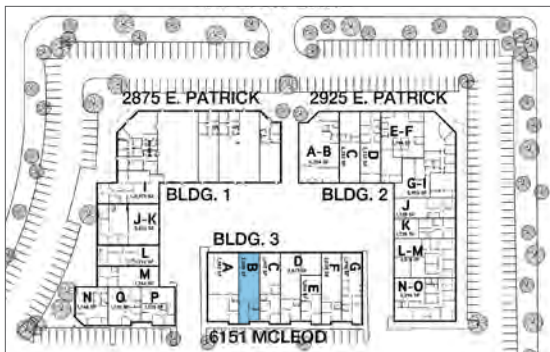
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6151 McLeod Drive, Suite B

Total Sq. Ft:	±2,035
Office Sq. Ft:	±678
Warehouse Sq. Ft:	±1,357
Available:	January 1, 2018
Dock Loading Doors:	N/A
Grade Loading Doors:	One (1) ±10' x ±12'
Clear Height:	±14'
Lease Rate:	\$0.80 SF/M
Cam Rate:	\$0.19 SF/M
Total Monthly:	\$2,014.65
Power:	200 Amps, 120/208 Three Phase



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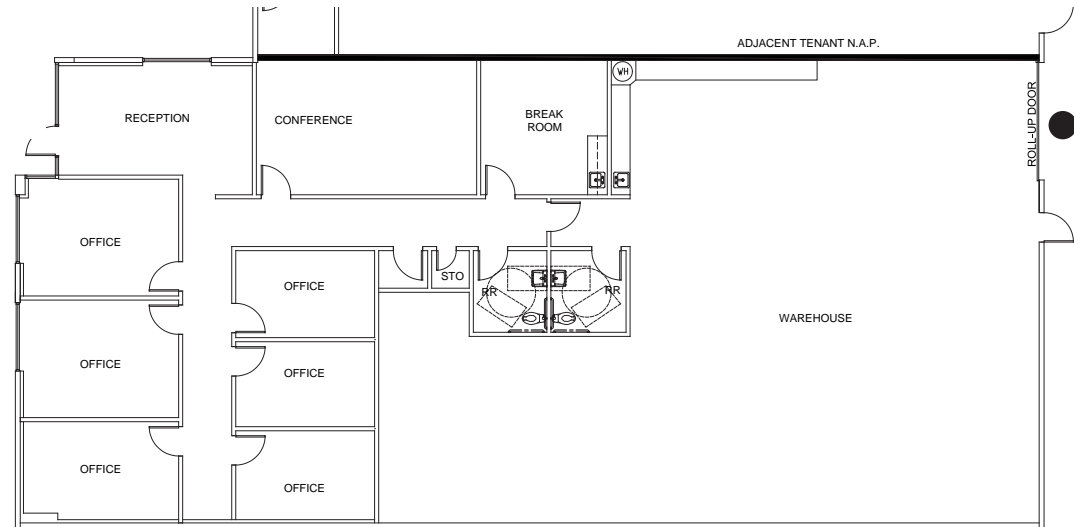
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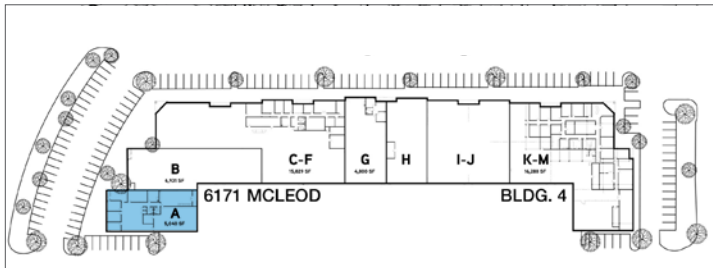


6171 McLeod Drive, Suite A

Total Sq. Ft:	±5,040
Office Sq. Ft:	±2,358
Warehouse Sq. Ft:	±2,682
Available:	January 1, 2018
Dock Loading Doors:	N/A
Grade Loading Doors:	One (1) ±12' x ±14'
Clear Height:	±24'
Lease Rate:	\$0.74 SF/M
Cam Rate:	\$0.19 SF/M
Total Monthly:	\$4,687.20
Power:	200 Amps, 120/208 Three Phase



SUITE A



- ▲ = DOCK LOADING DOOR
- = GRADE LOADING DOOR

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Distance to:

215 Beltway 2.10 miles
The Las Vegas Strip 5.40 miles
McCarran Inter'l Airport . 1.50 miles
The US Post Office 2.00 miles



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