

±102,275 SF Office/Showroom/Warehouse | For Lease

Ali Baba Commerce Center

3935, 3945, & 4005 West Reno Avenue & 4000, 4010, & 4020 West Ali Baba Lane



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Accelerating success.



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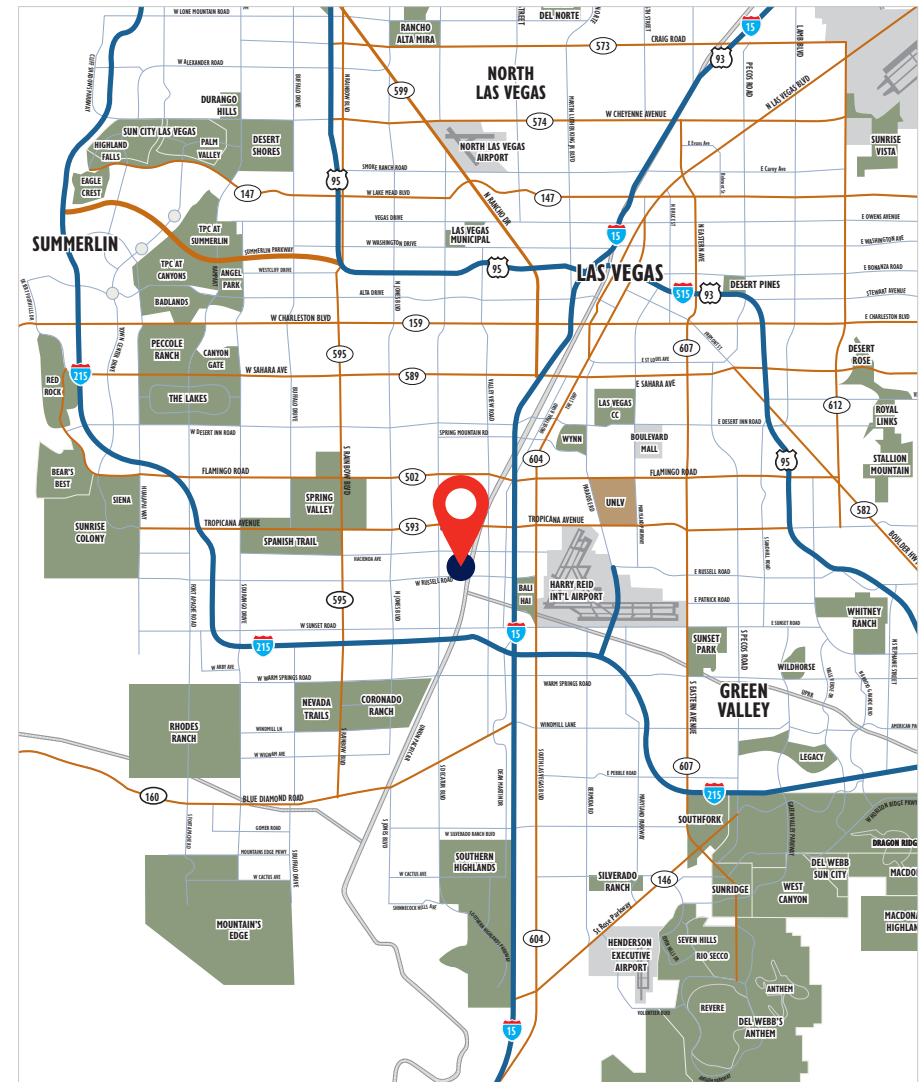
Property Highlights

- 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
- Fiber optic internet available
- Existing conduit for installation of fiber optics
- M-1 Zoning
- Fire sprinklers throughout
- Divisible to ±1,418 Square Feet
- Minimum ±16’ clear ceiling height in warehouse
- 12’ x 14’ grade level panel doors
- 200 amps, 120/208, 3-phase electrical service
- LED lighting and skylights in warehouse
- Excellent access to the Resort Corridor, I-15, Harry Reid International Airport and the I-215 Beltway

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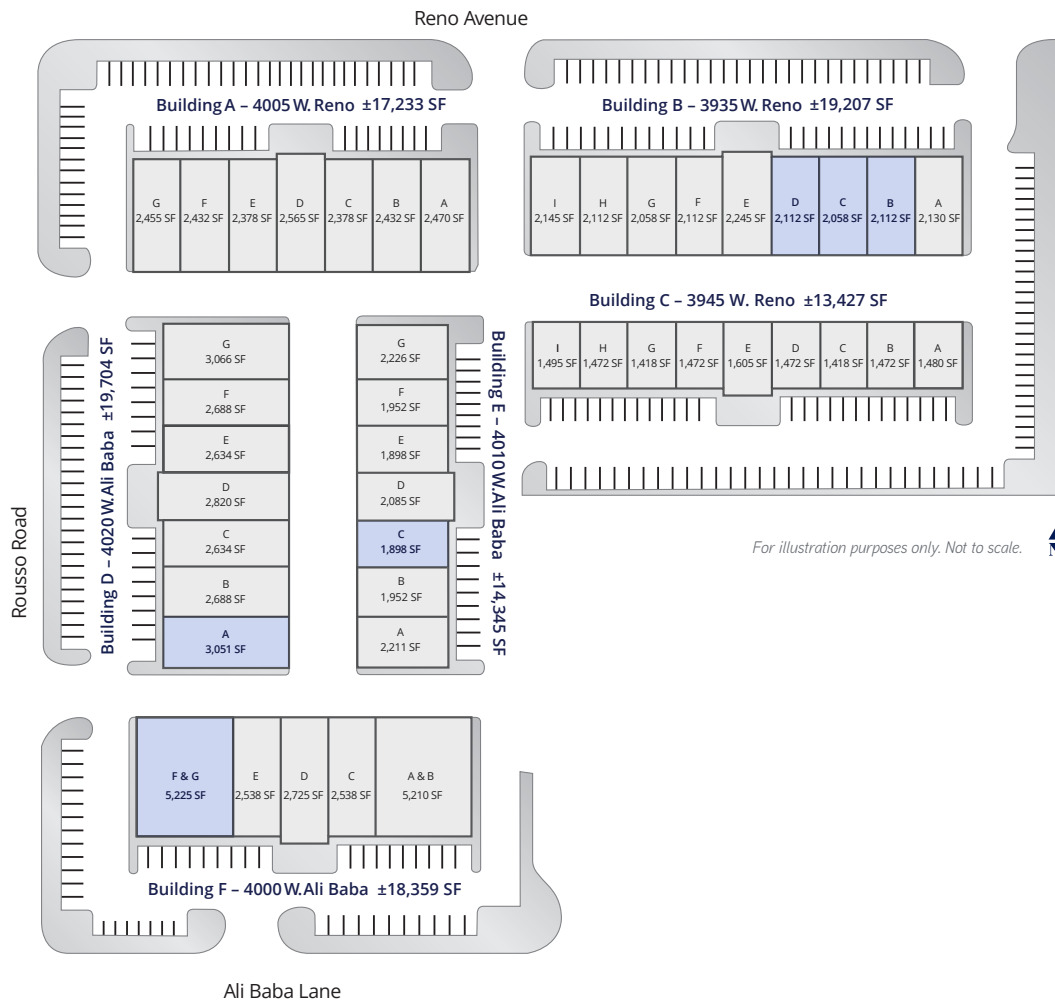


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Site Plan

■ = AVAILABLE



For illustration purposes only. Not to scale.

| Bldg/Suite | SF | Office | Warehouse | Base Rent (PSF) | Base Rent | CAMS (PSF) | Total Mo. Cost |
|--------------------------------------|--------|--------|-----------|-----------------|------------|------------|----------------|
| Building A — 4005 W. Reno | | | | | | | |
| A | | | | Leased | | | |
| B | | | | Leased | | | |
| C | | | | Leased | | | |
| D | | | | Leased | | | |
| E | | | | Leased | | | |
| F | | | | Leased | | | |
| G | | | | Leased | | | |
| Building B — 3935 W. Reno | | | | | | | |
| A | | | | Leased | | | |
| B | ±2,112 | ±855 | ±1,257 | \$1.40 | \$2,956.80 | \$0.41 | \$3,822.72 |
| C | ±2,058 | ±605 | ±1,453 | \$1.40 | \$2,881.20 | \$0.41 | \$3,724.98 |
| D | ±2,112 | ±855 | ±1,257 | \$1.40 | \$2,956.80 | \$0.41 | \$3,780.48 |
| E | | | | Leased | | | |
| F | | | | Leased | | | |
| G | | | | Leased | | | |
| H | | | | Leased | | | |
| I | | | | Leased | | | |
| Building C — 3945 W. Reno | | | | | | | |
| A | | | | Leased | | | |
| B | | | | Leased | | | |
| C | | | | Leased | | | |
| D | | | | Leased | | | |
| E | | | | Leased | | | |
| F | | | | Leased | | | |
| G | | | | Leased | | | |
| H | | | | Leased | | | |
| I | | | | Leased | | | |
| Building D — 4020 W. Ali Baba | | | | | | | |
| A | ±3,051 | ±1,115 | ±1,936 | \$1.40 | \$4,271.40 | \$0.41 | \$5,522.31 |
| B | | | | Leased | | | |
| C | | | | Leased | | | |
| D | | | | Leased | | | |
| E | | | | Leased | | | |
| F | | | | Leased | | | |
| G | | | | Leased | | | |
| Building E — 4010 W. Ali Baba | | | | | | | |
| A | | | | Leased | | | |
| B | | | | Leased | | | |
| C | ±1,898 | ±590 | ±1,308 | \$1.40 | \$2,657.20 | \$0.41 | \$3,435.38 |
| D | | | | Leased | | | |
| E | | | | Leased | | | |
| F | | | | Leased | | | |
| G | | | | Leased | | | |
| Building F — 4000 W. Ali Baba | | | | | | | |
| A & B | | | | Leased | | | |
| C | | | | Leased | | | |
| D | | | | Leased | | | |
| E | | | | Leased | | | |
| F & G | ±5,225 | ±1,250 | ±3,975 | \$1.40 | \$7,315.00 | \$0.39 | \$9,352.75 |

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Building B – Suite B 3935 West Ali Baba Lane

- ±2,112 Total SF
- ±855 SF Office
- ±1,257 SF Warehouse

Lease Rate: \$1.40 PSF, NNN

CAMS: \$0.41 PSF

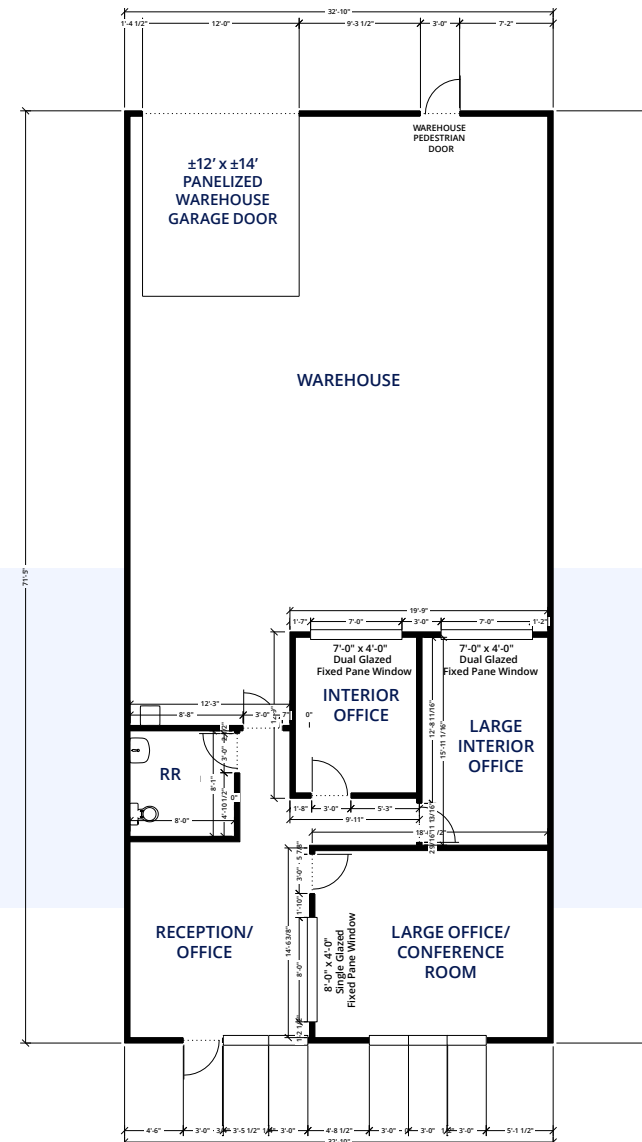
Total Monthly Rent: \$3,822.72

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Building B – Suite C

3935 West Ali Baba Lane

- ±2,058 Total SF
- ±605 SF Office
- ±1,453 SF Warehouse

Lease Rate: \$1.40 PSF, NNN

CAMS: \$0.41 PSF

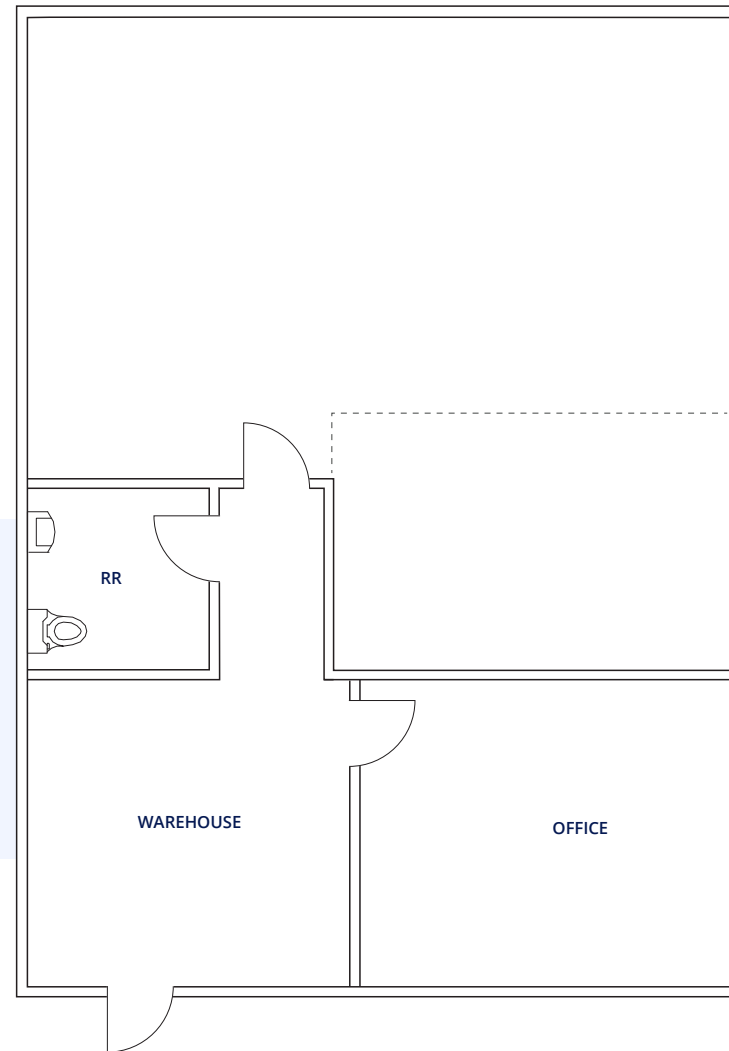
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Building B – Suite D 3935 West Ali Baba Lane

- ±2,112 Total SF
- ±433 SF Office
- ±1,679 SF Warehouse

Lease Rate: \$1.40 PSF, NNN

CAMS: \$0.41 PSF

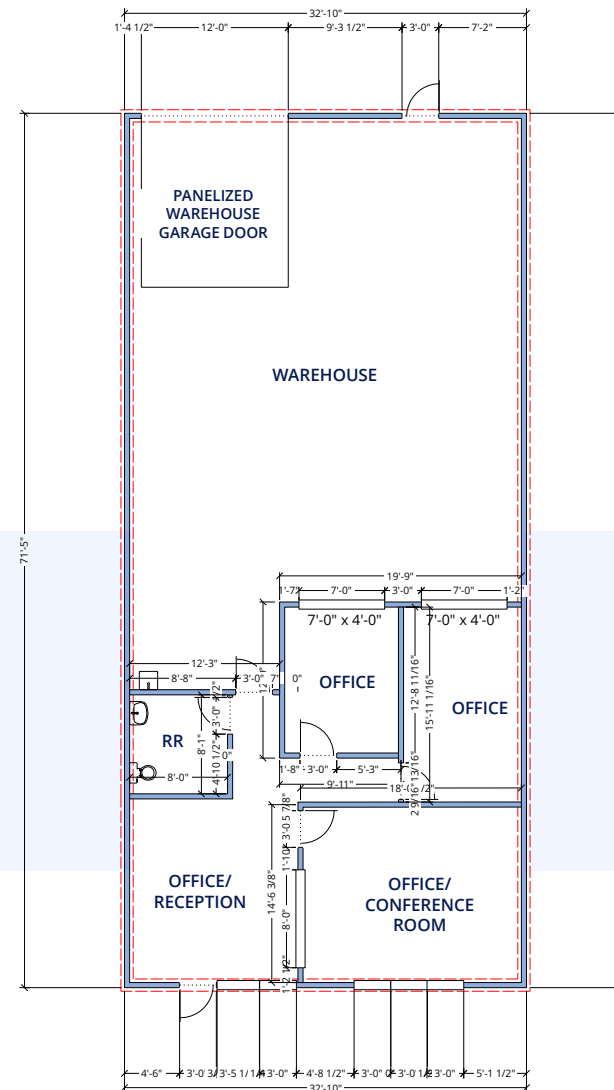
Total Monthly Rent: \$3,822.72

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A
Wall height is approximately 8'-0" from finished floor. Approximately 1'6" below grid ceiling.

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Building E – Suite C 4010 West Ali Baba Lane

- ±1,898 Total SF
- ±590 SF Office
- ±1,308 SF Warehouse

Lease Rate: \$1.40 PSF, NNN

CAMS: \$0.41 PSF

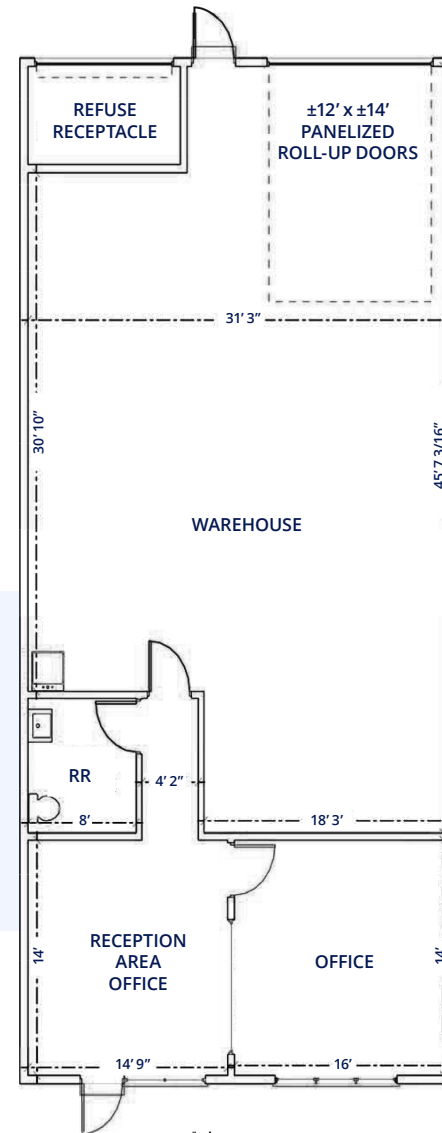
Total Monthly Rent: \$3,435.38

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Building F – Suite F & G

4000 West Ali Baba Lane

- ±5,225 Total SF
- ±1,250 SF Office
- ±3,975 SF Warehouse

Lease Rate: \$1.40 PSF, NNN

CAMS: \$0.39 PSF

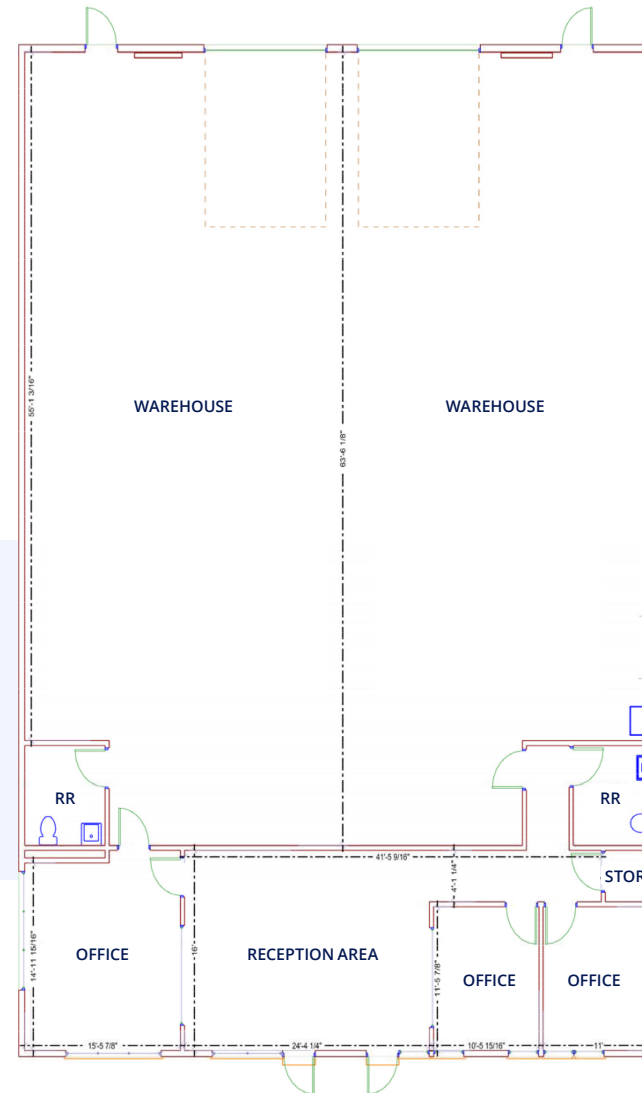
Total Monthly Rent: \$9,352.75

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\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

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