

±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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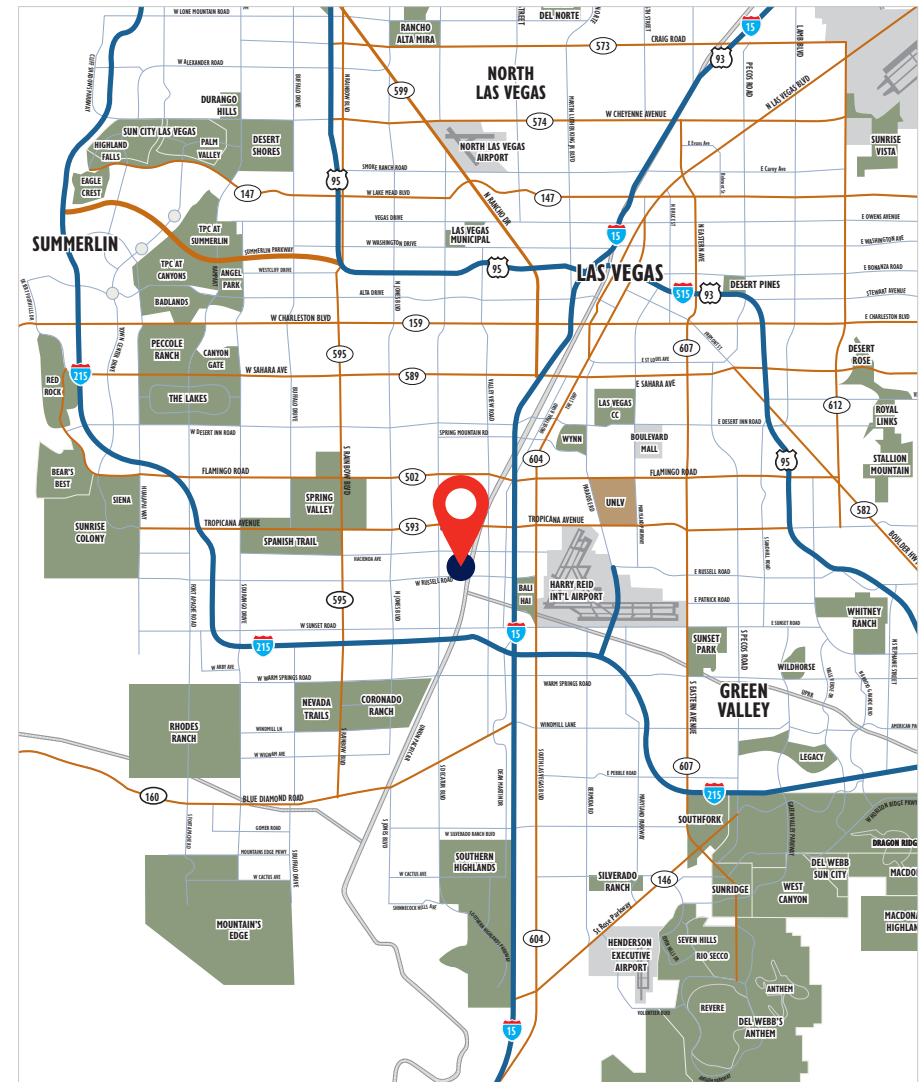
Property Highlights

- 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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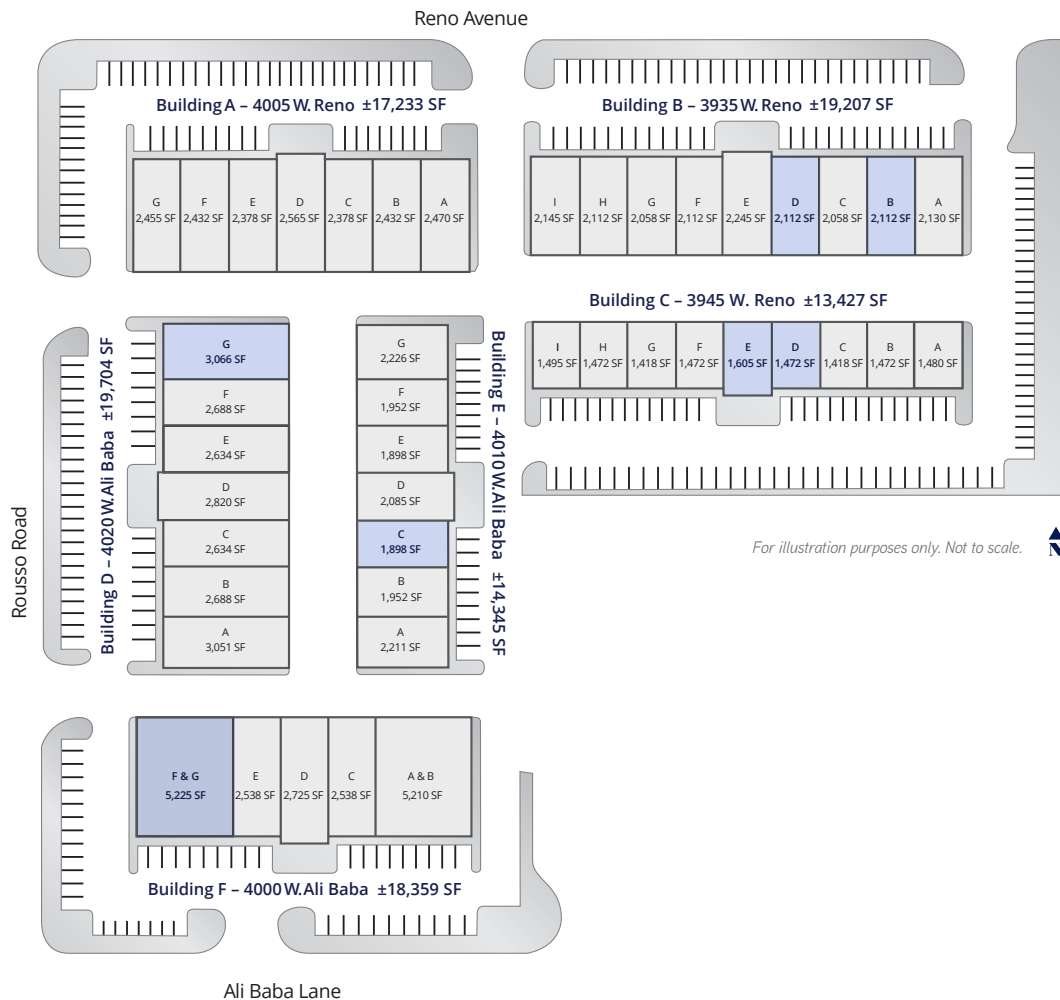


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Site Plan

■ = AVAILABLE



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	\$0.39	\$3,780.48
C				Leased			
D	±2,112	±1,679	±433	\$1.40	\$2,956.80	\$0.39	\$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	±1,472	±837	±635	\$1.40	\$2,060.80	\$0.39	\$2,634.88
E	±1,605	±907	±698	\$1.40	\$2,247.00	\$0.39	\$2,872.95
F				Leased			
G				Leased			
H				Leased			
I				Leased			
Building D — 4020 W. Ali Baba							
A				Leased			
B				Leased			
C				Leased			
D				Leased			
E				Leased			
F				Leased			
G	±3,066	±672	±2,394	\$1.40	\$4,292.40	\$0.39	\$5,488.14
Building E — 4010 W. Ali Baba							
A				Leased			
B				Leased			
C	±1,898	±590	±1,308	\$1.40	\$2,657.20	\$0.39	\$3,397.42
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: \$0.39 PSF

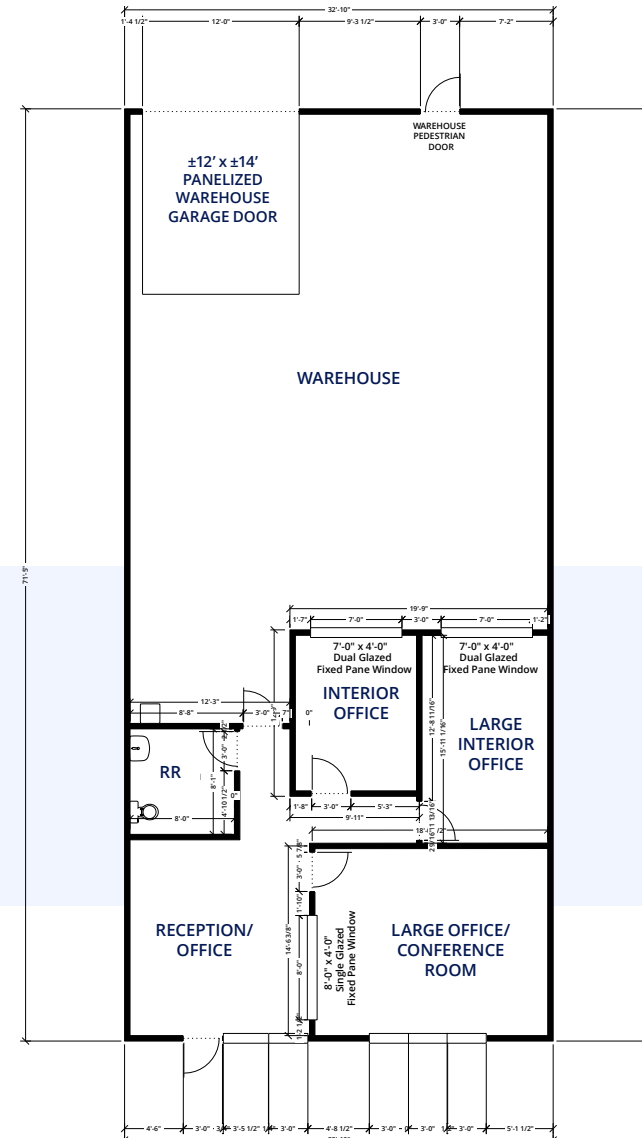
Total Monthly Rent: \$3,780.48

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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: \$0.39 PSF

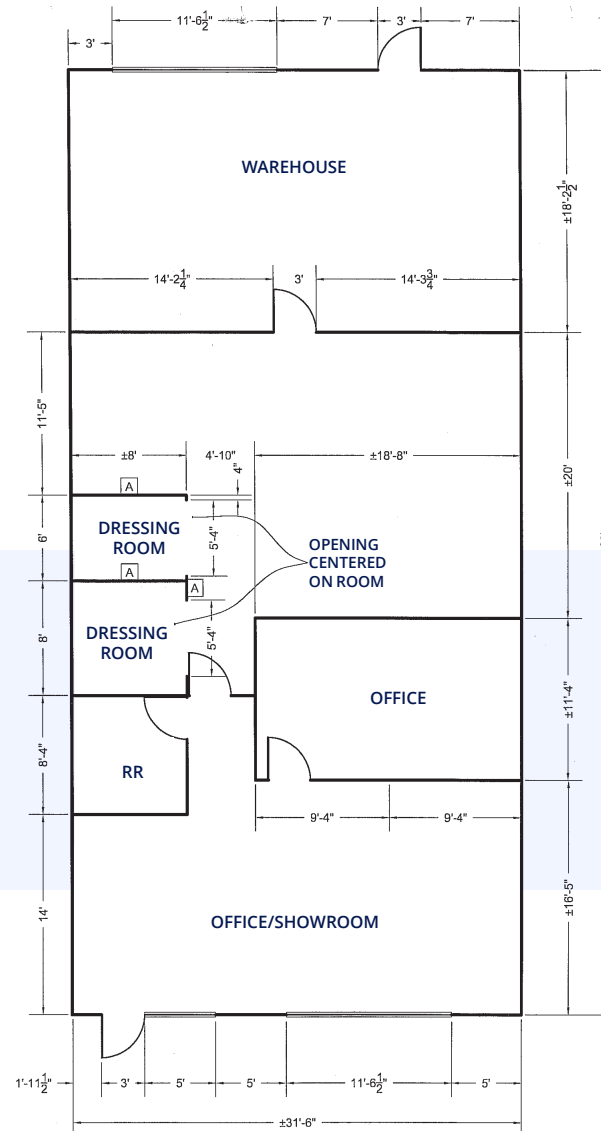
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A
Wall height is approximately 8'-0" from finished floor. Approximately 1'6" below grid ceiling.

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Building C – Suite D

3945 West Reno Avenue

- ±1,472 Total SF
- ±837 SF Office
- ±635 SF Warehouse

Lease Rate: \$1.40 PSF, NNN

CAMS: \$0.39 PSF

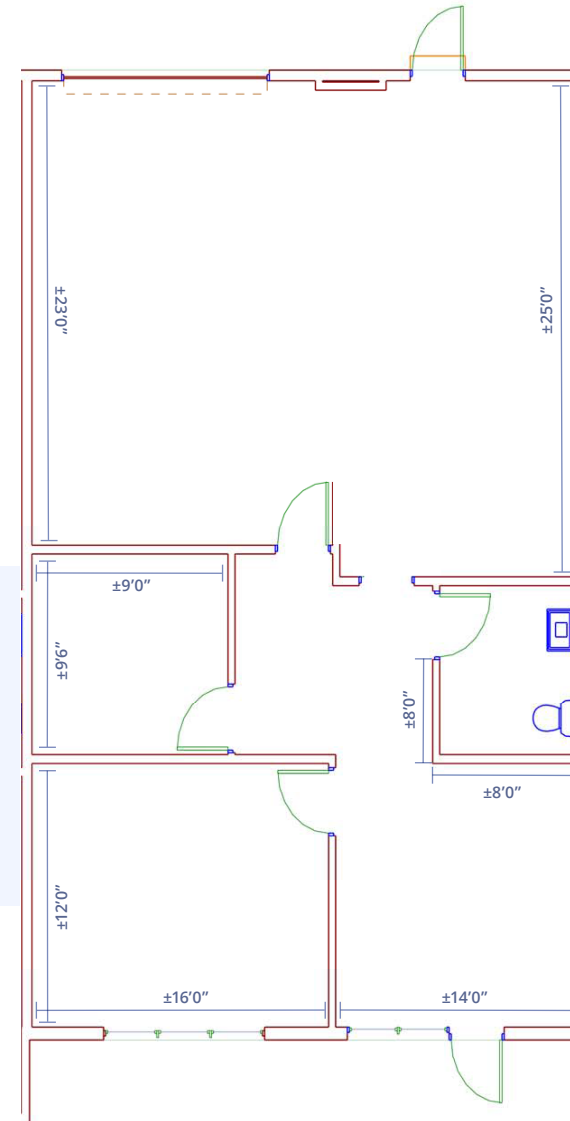
Total Monthly Rent: \$2,855.68

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Building C – Suite E 3945 West Reno Avenue

- ±1,605 Total SF
- ±907 SF Office
- ±698 SF Warehouse

Lease Rate: \$1.40 PSF, NNN

CAMS: \$0.39 PSF

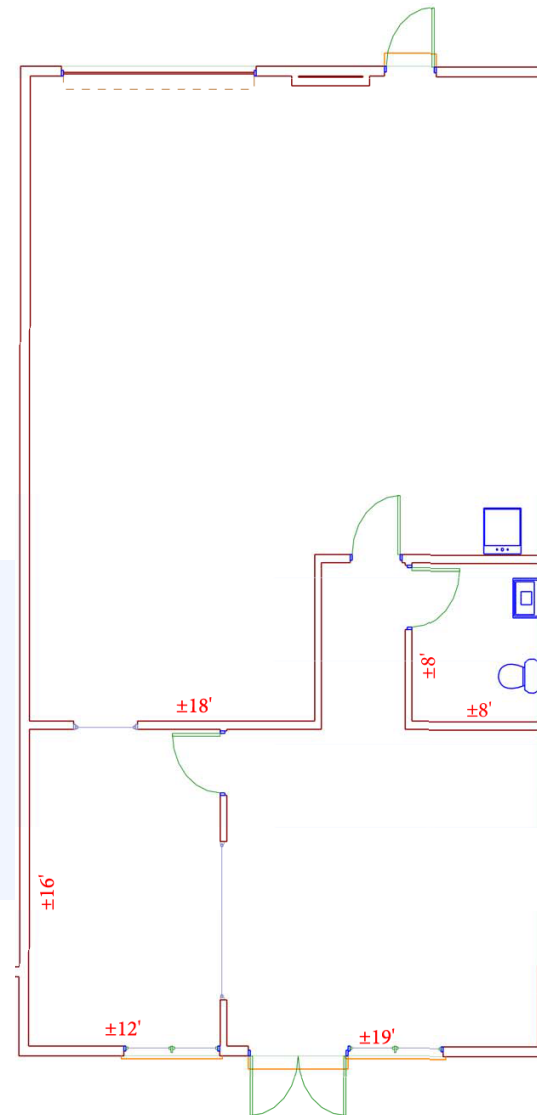
Total Monthly Rent: \$2,872.95

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Building D – Suite G 4020 West Ali Baba Lane

- ±3,066 Total SF
- ±672 SF Office
- ±2,394 SF Warehouse

Lease Rate: \$1.40 PSF, NNN

CAMS: \$0.39 PSF

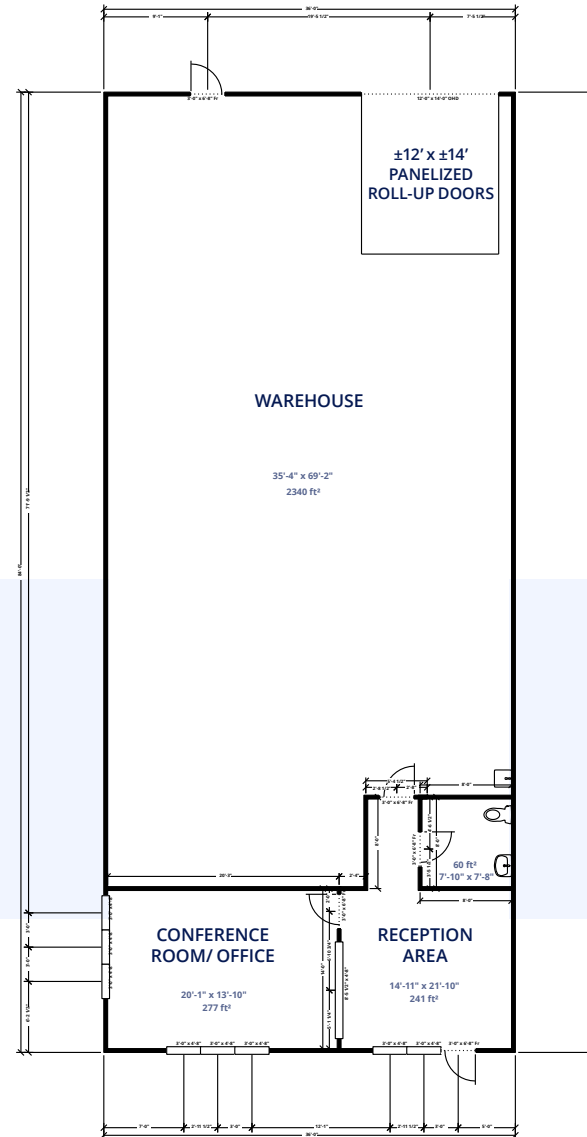
Total Monthly Rent: \$5,488.14

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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: \$0.39 PSF

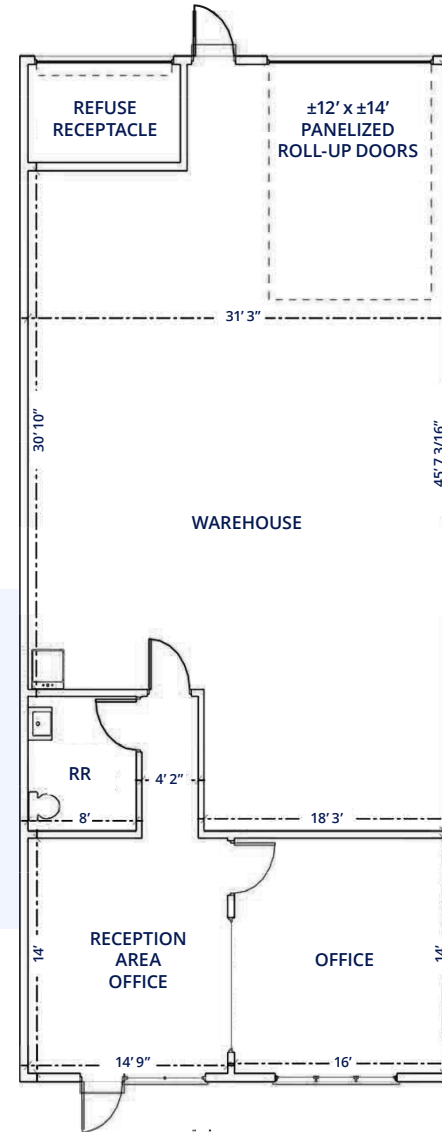
Total Monthly Rent: \$3,397.42

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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

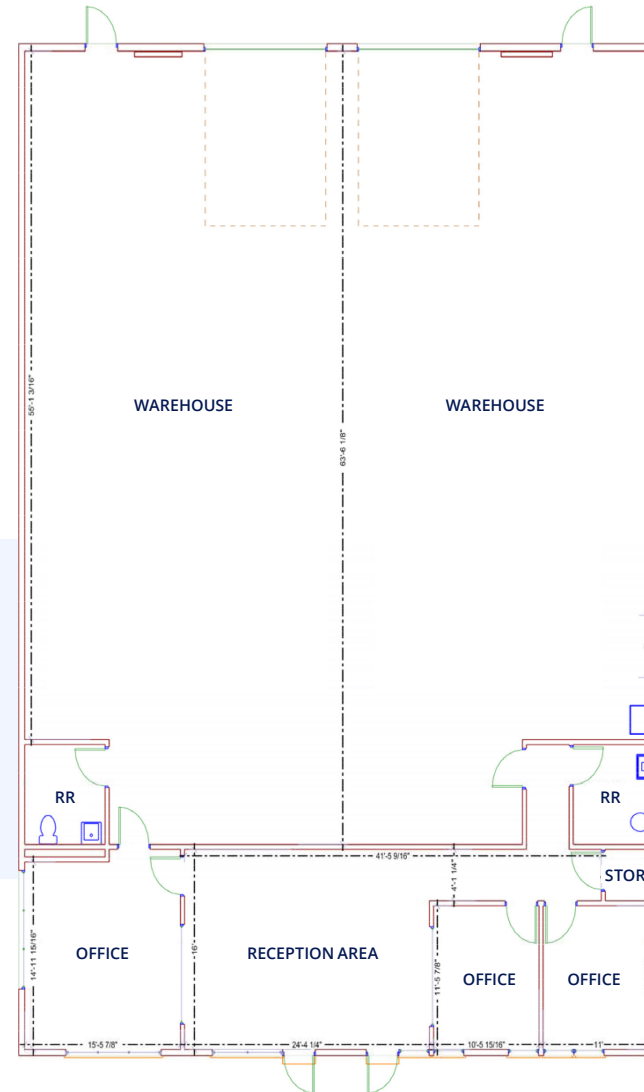
Total Monthly Rent: \$9,352.75

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\$5.5B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
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