

5905-6001 S. Decatur Boulevard Las Vegas, Nevada



# FOR LEASE

OFFERING 4% COMMISSION  
TO PROCURING BROKER

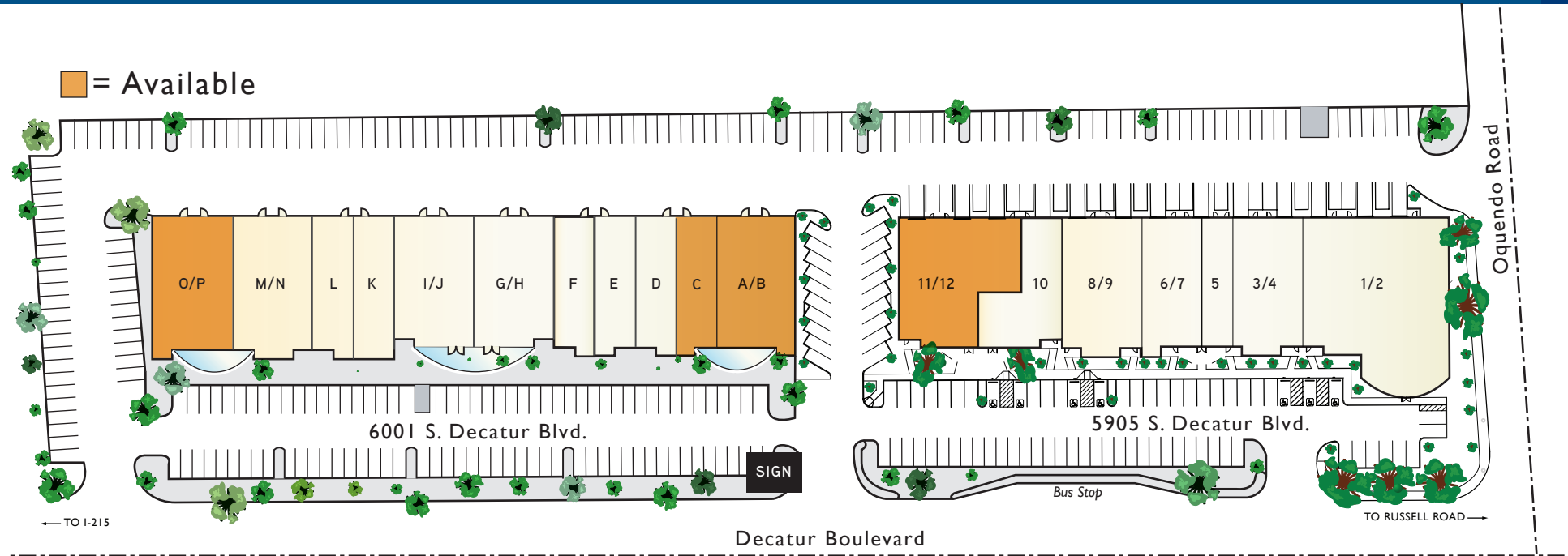
MULTI-TENANT  
OFFICE, WAREHOUSE  
SHOWROOM, RETAIL BUILDING

3960 Howard Hughes Parkway, Suite 150  
Las Vegas, Nevada 89169  
+1 702 735 5700  
[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)



# Bodega Business Park

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- Retail Showroom
- 18' Clear Height
- 12' x 14' Grade Level Doors
- Corporate Image
- Fully Fire Sprinklered
- Zoned M-D and C-2
- Glass Storefront Entries
- Beautiful Landscaping with Attractive Curb Appeal
- 100 Amps, 120/208 Volt, 3-Phase Power per Suite
- Ample Parking of 4.5/1,000 SF
- Access to I-215 Beltway & I-15 are Less Than 1 Mile

**PAT MARSH, SIOR**  
Sr. Vice President  
+1 702 836 3741  
pat.marsh@colliers.com

**SAM NEWMAN**  
Associate  
+1 702 836 3724  
sam.newman@colliers.com

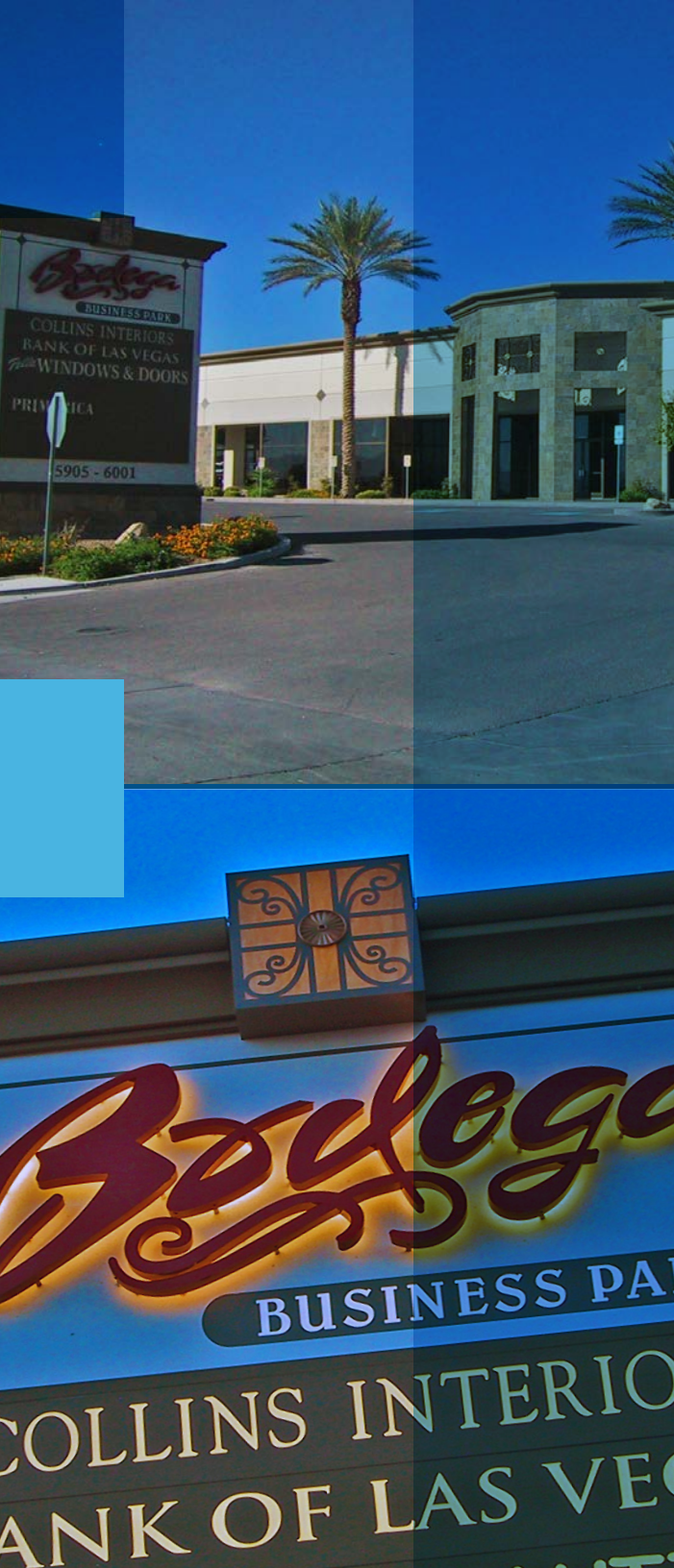
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BLDG/SUITE	SF	OFFICE	WAREHOUSE	BASE RENT *	BLENDED **	CAMS	TOTAL MO. COST
<b>5905 South Decatur</b>							
1&2				LEASED			
3&4				LEASED			
5				LEASED			
6&7				LEASED			
8&9				LEASED			
10				LEASED			
11&12	6,315	4,515	1800	\$6,251.85	\$0.99	\$1,389.30	\$7,642.14
<b>6001 South Decatur</b>							
A&B	5,000	850	4150	\$4,950.00	\$0.99	\$1,100.00	\$6,050.99
C	2,538	2,538	0	\$2,411.10	\$0.95	\$558.36	\$2,970.41
D				LEASED			
E				LEASED			
F				LEASED			
G&H				LEASED			
I&J				LEASED			
K				LEASED			
L				LEASED			
M&N				LEASED			
O&P	6,509	6,509	0	\$6,834.45	\$1.05	\$1,431.98	\$8,267.48

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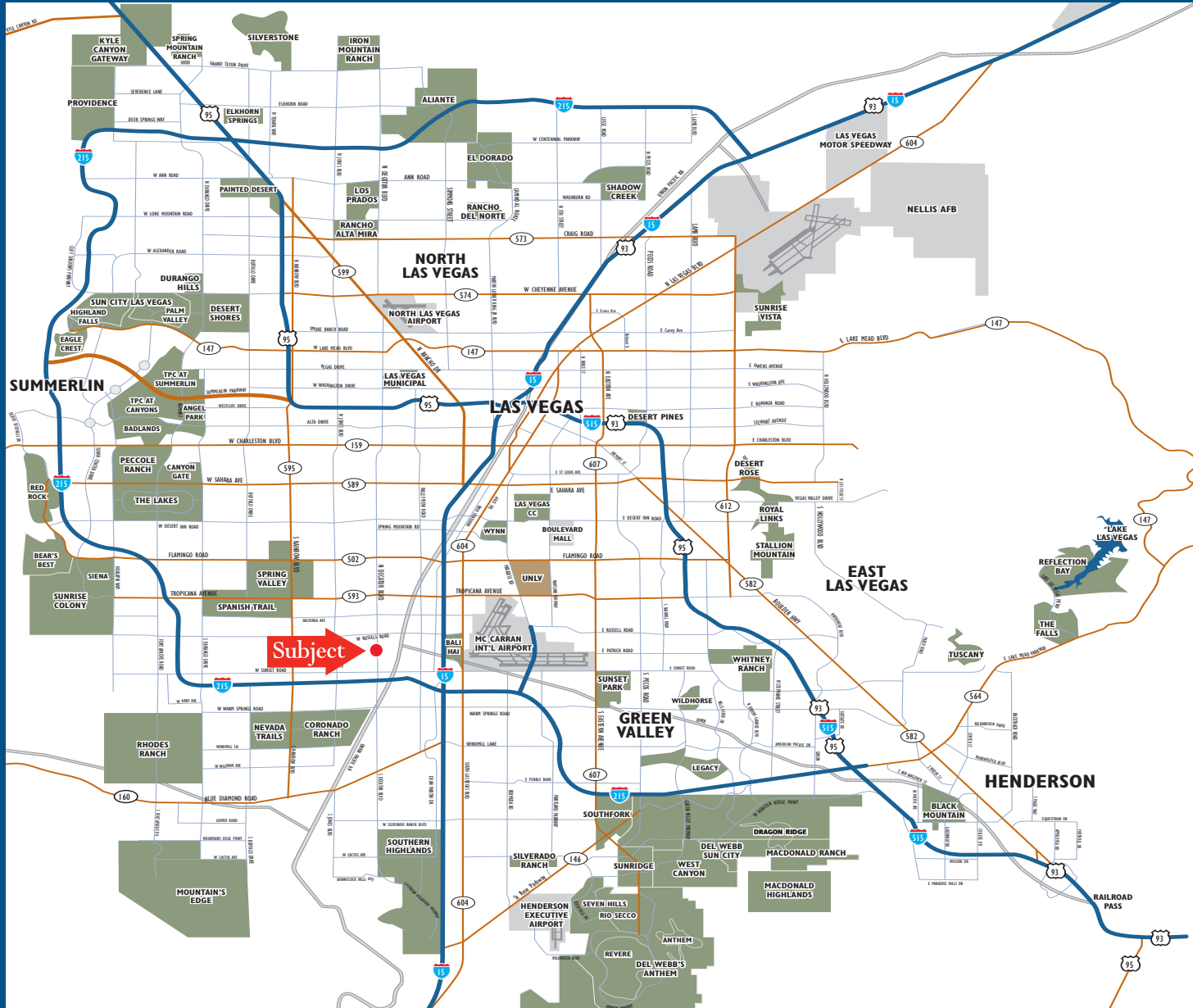
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