

ARENA COMMERCCE CENTER

TROPICANA AVE. & I-15 | LAS VEGAS, NV 89118 | INDUSTRIAL & OFFICE SPACE FOR LEASE




GATSKI COMMERCIAL
REAL ESTATE SERVICES

An Affiliate of
 **SPERRY**
Each Office is Independently Owned & Operated

Ali Roesener, SIOR

NRE #S.0186416

Senior Vice President

Brokerage Services

(702) 765-8894

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Tony Alvarez

NRE #S.0200369

Associate

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(702) 765-8880

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CV PropCo Campus - 2017

CV PropCo Campus - 2021

Legend
Tenant 1



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ARENA COMMERCE CENTER

Building	Address	Square feet	Office	Warehouse	Grade	Dock	Asking	CAM	Total Monthly
1	3625 Harmon D	3,000	600	2400	0	1	\$1.18	N/A	\$3,540.00
2	3535 Harmon F	2,280	600	1,680	1	0	\$1.18	N/A	\$2,690.40
2	3535 Harmon E	2,280	600	1,680	1	0	\$1.18	N/A	\$2,690.40
10	4575 Procyon D	3,200	630	2,570	0	1	\$1.10	\$0.28	\$4,416.00
10	4575 Procyon E	3,835	500	3,335	1	1	\$1.10	\$0.28	\$5,292.30
23	4640 Valley View F, G, H	7,200	2,160	5,040	3	1	\$1.30	N/A	\$9,360.00
24	4665 Procyon E	2,995	900	2,095	1	0	\$1.18	\$0.25	\$4,282.85
28	3171 Tompkins	1,813	905	908	1	0	\$1.25	\$0.21	\$2,646.98
28	3175 Tompkins	3,461	1,729	1,732	2	0	\$1.15	\$0.21	\$4,706.96
28	3213 Tompkins	1,647	700	947	1	0	\$1.25	\$0.21	\$2,404.62



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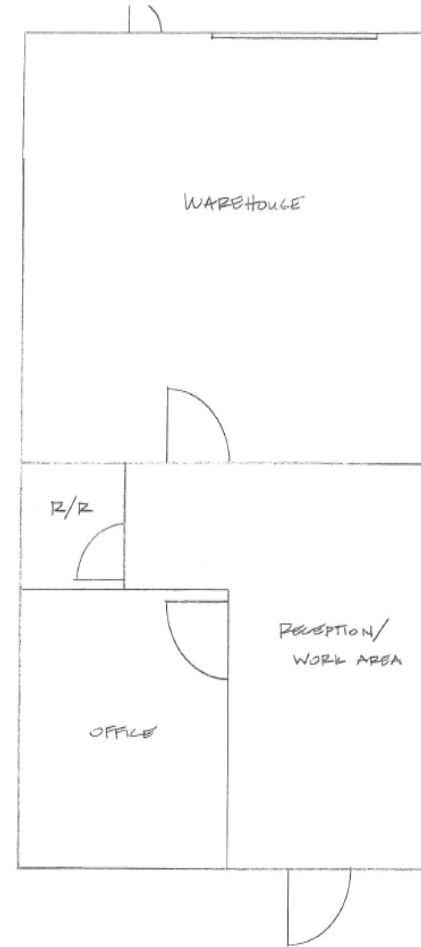
3535 Harmon

UNIT F

- » 2,280 SF
- » +/- 600 SF Office
- » +/- 1,680 SF Warehouse
- » 1 Grade Door 10' x 12'

LEASING TERMS

- » \$1.30 PSF Monthly MG
- » 5% ANNUAL INCREASES



4665 Procyon

UNIT E

- » 2,995 SF
- » +/- 900 SF Office
- » +/- 2,095 SF Warehouse
- » 1 Grade Door 10' x 12'

LEASING TERMS

- » \$1.20 PSF Monthly NNN
- » 5% ANNUAL INCREASES
- » \$0.25 PSF Monthly

Operating Expenses *Estimate

