



For lease

Westland Center

4339, 4345, 4351 & 4357 Corporate Center Drive
North Las Vegas, NV



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

Project & location

Highlights

Conveniently located in the heart of the North Las Vegas Speedway submarket with immediate access to I-15. Proximate to Harry Reid International Airport, I-15 & 215 freeways & less than a 15-minute drive to the Las Vegas Strip!



10.9 miles to the Las Vegas Strip



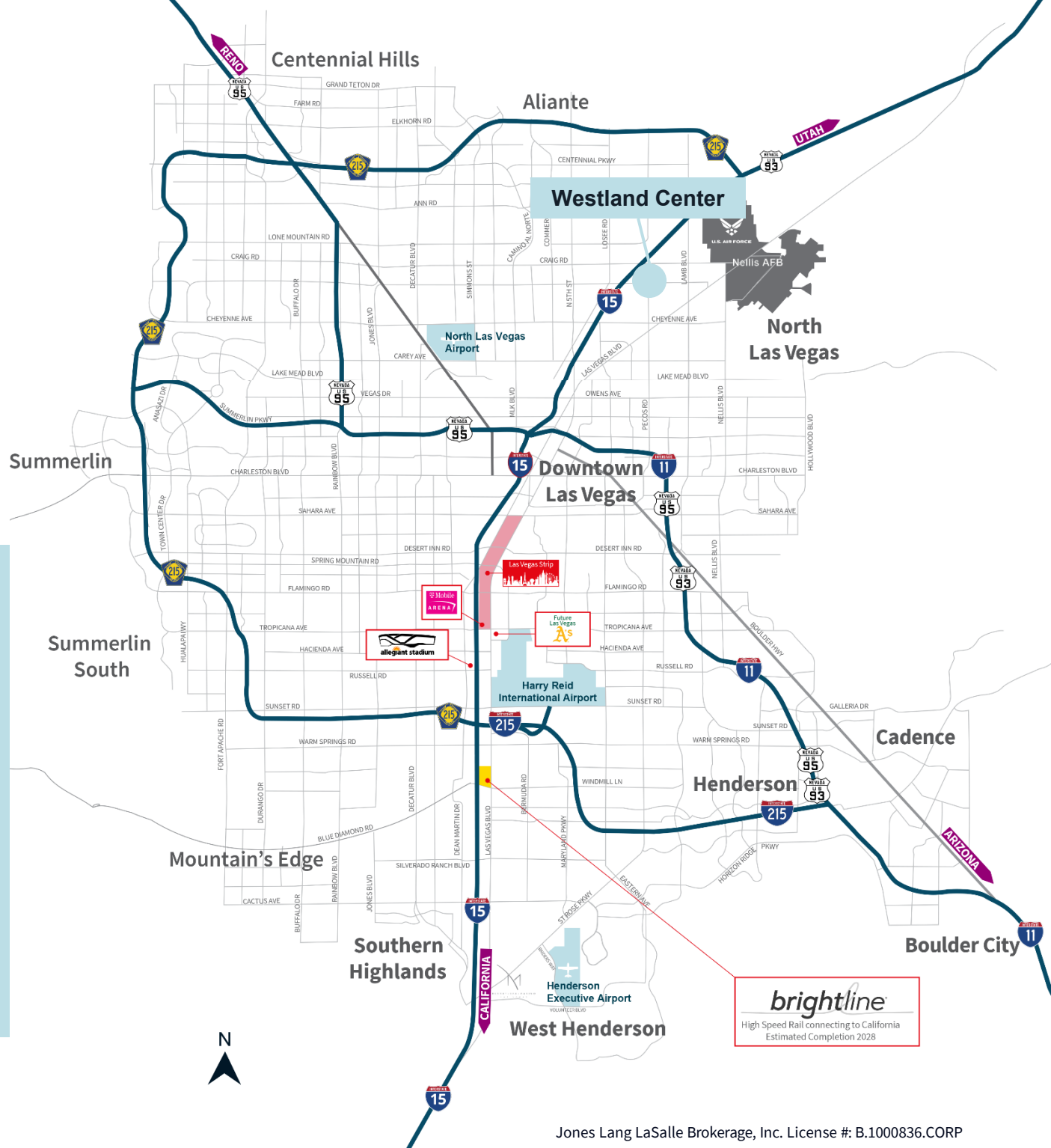
Less than a 15-minute drive to the Las Vegas Strip



14.5 miles to Harry Reid International Airport



13.7 miles to the New Allegiant Stadium



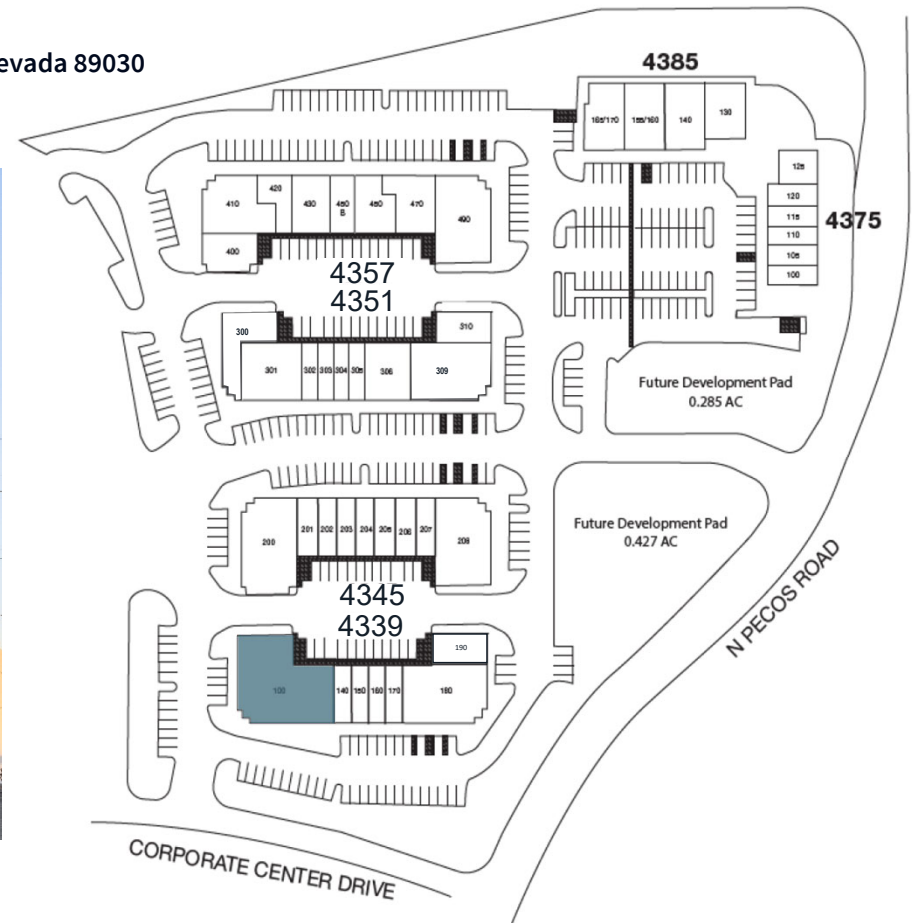


Property Highlights

Westland Center is conveniently located in the high growth Craig Road corridor in North Las Vegas. The park is comprised of 6 buildings, totaling ±95,213 SF of office and warehouse, and 2 retail pads. It is located off of the I-15 freeway off-ramp, with high traffic location at the corner of North Pecos Road and East Craig Road.

- Rates from \$0.80/s.f.
- Excellent access to the I-15 freeway
- Frontage on North Pecos Road
- Second largest landlord in Southern Nevada
- Zoning: M-2
- 6 buildings, totaling ±95,213 SF of office and warehouse, and 2 retail pads
- CAM includes HVAC/evaporative cooler maintenance

Westland Center | 4339, 4345, 4351 & 4357 Corporate Center Dr, North Las Vegas, Nevada 89030



| Suite | Total s.f. | Office s.f. | Warehouse s.f. | Clear height | Grade | Rate | Cam | Monthly | Date Available |
|----------|------------|-------------|----------------|--------------|-------------|--------|---------|------------|----------------|
| 4339-100 | 7,537 | 7,095 | 442 | 14' | (2) 10 x 12 | \$0.80 | \$0.412 | \$9,134.84 | Now |



Floorplans

4339 Corporate Center Dr. Suite 100

- 7,537 total s.f.
- 7,095 s.f. office/retail/banquet area
- 442 s.f. warehouse
- Two (2) grade doors (10' x 12')
- \$0.80/s.f. NNN
- CAM's \$0.412
- \$9,134.84 monthly
- Available Now



Note: Office/retail/banquet area is 100% HVAC. Warehouse is Evaporative Cooled.



Las Vegas

Business facts



2.3 Million residents



25th Largest metropolitan area in the U.S.



Population projected to grow almost 1.73% YOY

0% Tax

- Personal Income Tax
- Corporate Income Tax
- Gift tax
- Franchise tax
- Estate tax
- Inventory tax
- Employer payroll tax

Labor

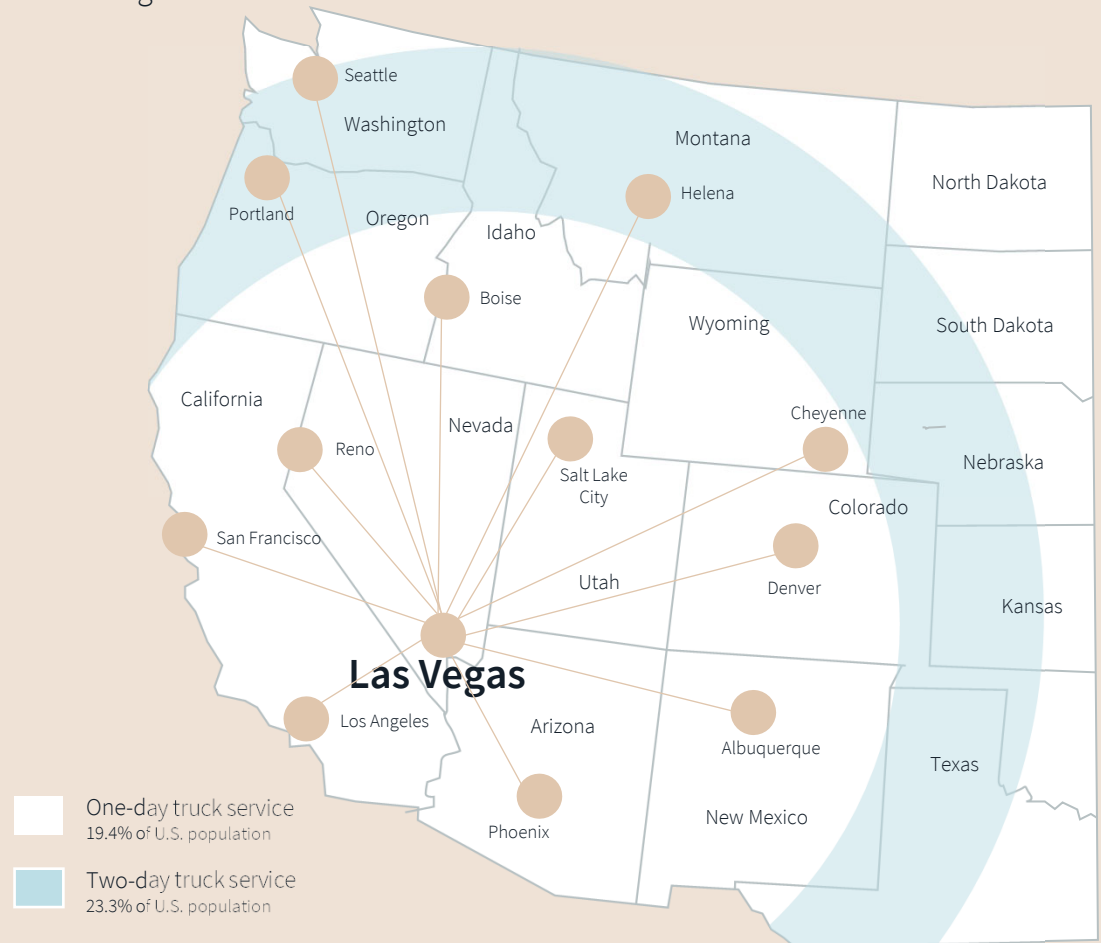
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

Assistance programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

Transit analysis

from Las Vegas



One-day truck service
 19.4% of U.S. population

Two-day truck service
 23.3% of U.S. population

| | Distance | Travel time |
|----------------|----------|---------------|
| Los Angeles | 270 mi | 4 hrs |
| Phoenix | 298 mi | 4 hrs, 38 min |
| Salt Lake City | 421 mi | 5 hrs, 51 min |
| Reno | 448 mi | 7 hrs, 1 min |
| Albuquerque | 574 mi | 8 hrs, 20 min |
| San Francisco | 568 mi | 8 hrs, 29 min |

| | Distance | Travel time |
|----------|----------|----------------|
| Boise | 630 mi | 9 hrs, 32 |
| Denver | 748 mi | 10 hrs, 50 min |
| Cheyenne | 833 mi | 12 hrs, 8 min |
| Helena | 901 mi | 12 hrs, 35 min |
| Portland | 974 mi | 15 hrs, 29 min |
| Seattle | 1,125 mi | 15 hrs, 29 min |





Danny Leanos

Vice President

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

Brayden Stockbauer

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

Jason Simon, SIOR

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

Rob Lujan, SIOR, CCIM

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018