

ARENA COMMERCIAL CENTER

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



Ali Roesener, SIOR

NRE #S.0186416

Senior Vice President

Brokerage Services

(702) 765-8894

Ali@gatskicommercial.com

Tony Alvarez

NRE #S.0200369

Associate

Brokerage Services

(702) 765-8880

tony@gatskicommercial.com



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	\$1.25	N/A	\$3,750.00
2	3535 Harmon E	2,280	600	1,680	1	0	\$1.30	N/A	\$2,964.00
17	4625 Polaris 100	5,709	2,000	3,709	1	0	\$1.40	N/A	\$7,992.60
17	4625 Polaris 120	4,882	4,882	0	0	0	\$1.40	N/A	\$6,834.80
17	4625 Polaris 210	2,994	2,994	0	0	0	\$1.45	N/A	\$4,341.30
19	4675 Polaris G	2,500	200	2,300	1	0	\$1.25	N/A	\$3,125.00
24	4665 Procyon E	2,995	900	2,095	1	0	\$1.18	\$0.25	\$4,282.85
28	3073 Tompkins	1,817	700	1,117	1	0	\$1.30	\$0.21	\$2,743.67
28	3113 & 3117 Tompkins	3,290	1,500	1,790	2	0	\$1.20	\$0.21	\$4,638.90
28	3175 Tompkins	3,461	1,729	1,732	2	0	\$1.20	\$0.21	\$4,706.96
29	4790 Polaris	6,833	800	6,033	1	0	\$1.30	\$0.21	\$10,317.83
29	3055 Palms Center Dr.	10,769	700	10,069	2	0	\$1.30	\$0.21	\$16,261.19



Ali Roesener, SIOR

NRE #S.0186416

Senior Vice President

Brokerage Services

(702) 765-8894

Ali@gatskicommercial.com

Tony Alvarez

NRE #S.0200369

Associate

Brokerage Services

(702) 765-8880

Tony@gatskicommercial.com

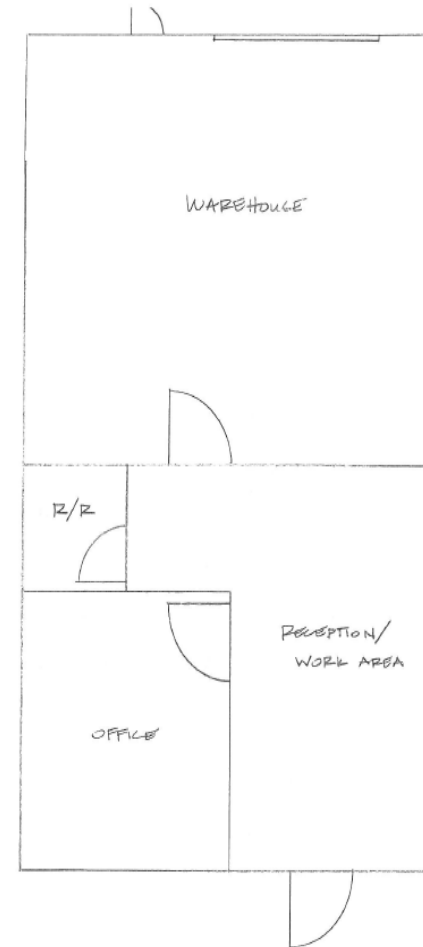
3535 Harmon

UNIT E

- » 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



4625 Polaris

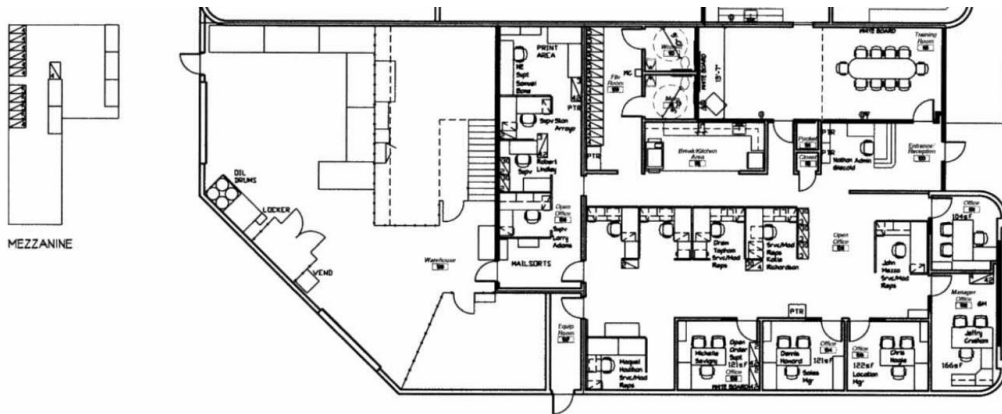
UNIT 100

» 5,709 SF

LEASING TERMS

» \$1.40 PSF Monthly MG

» 5% ANNUAL INCREASES



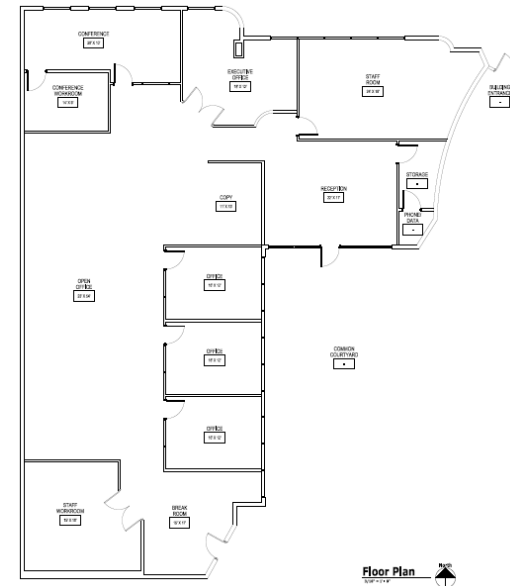
UNIT 120

» 4,882 SF

LEASING TERMS

» \$1.40 PSF Monthly MG

» 5% ANNUAL INCREASES



4665 Procyon

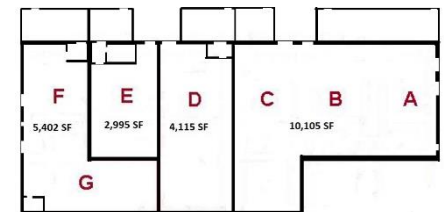
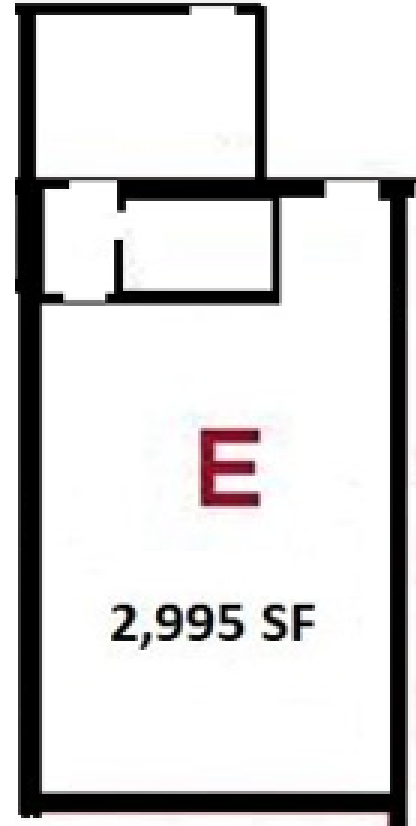
UNIT E

- » 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



3073 Tompkins

3073 TOMPKINS

- » 1,817 SF
- » +/- 700 SF Office
- » +/- 1,117 SF Warehouse
- » 1 Grade Door 10' x 12'

LEASING TERMS

- » \$1.30 PSF Monthly NNN
- » 5% ANNUAL INCREASES
- » \$0.21 PSF Monthly
Operating Expenses

