



100% OFFICE SUITE AVAILABLES | FULLY HVAC

For lease

Cheyenne Commerce Center

570, 720 & 730 West Cheyenne Avenue

North Las Vegas, NV 89030

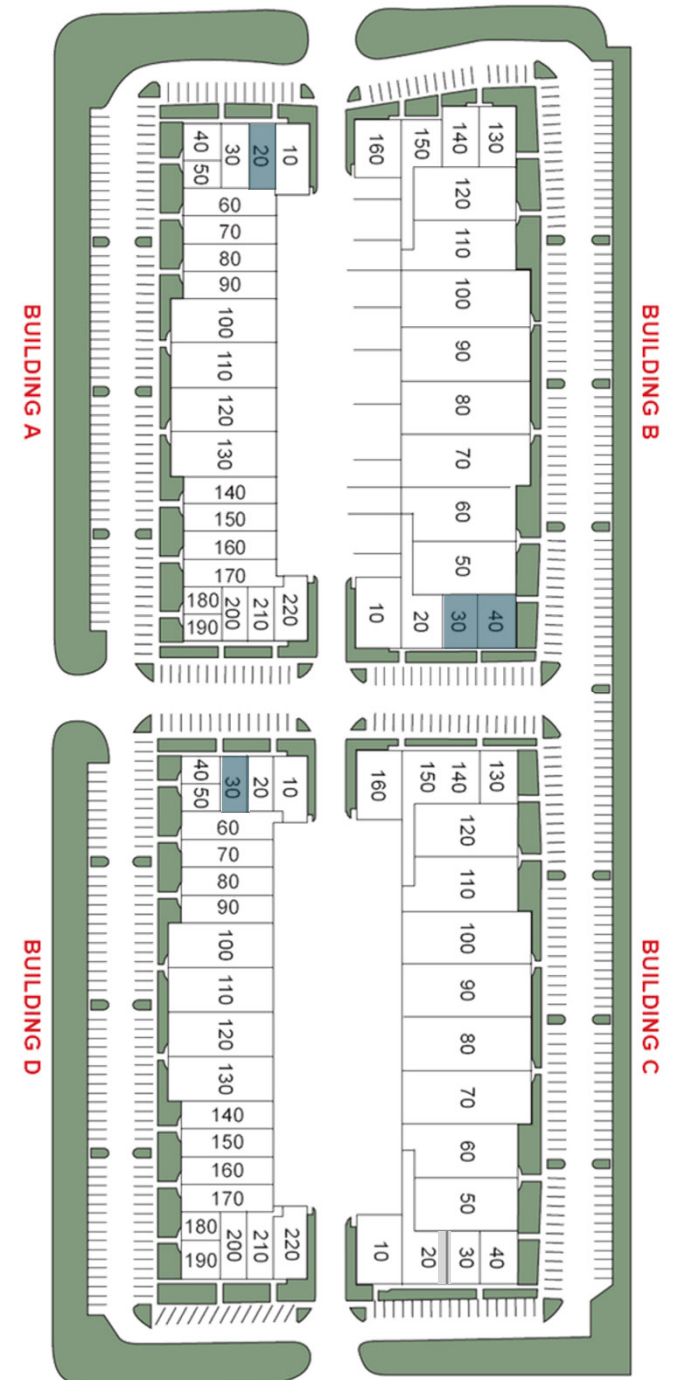


Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

Suite	Total s.f.	Rate	Cam	Monthly
720-A020	1,465*	\$0.85*	\$0.303	\$1,689.15 <i>*Special pricing</i>
730-B030	1,639	\$1.00	\$0.303	\$2,135.62
730-B040	1,639	\$1.00	\$0.303	\$2,135.62
730-B030/B040	3,278	\$0.80*	\$0.303	\$3,615.63 <i>*Special pricing</i>
570-D030	1,221	\$0.75*	\$0.33	\$1,318.68 <i>*Special pricing</i>

Property overview

- Professional 100% office suites
- Fully HVAC
- Fully sprinklered
- DSL/Cable internet service availability
- Concrete tilt-up construction
- Utilities: gas, power, water, sewer
- Parking: 2.7/1000
- Year built 2004/2006
- Zoned M-2 City of North Las Vegas
- Convenient North Las Vegas location
- Minutes to shopping & dining
- RTC bus stop in front of the project

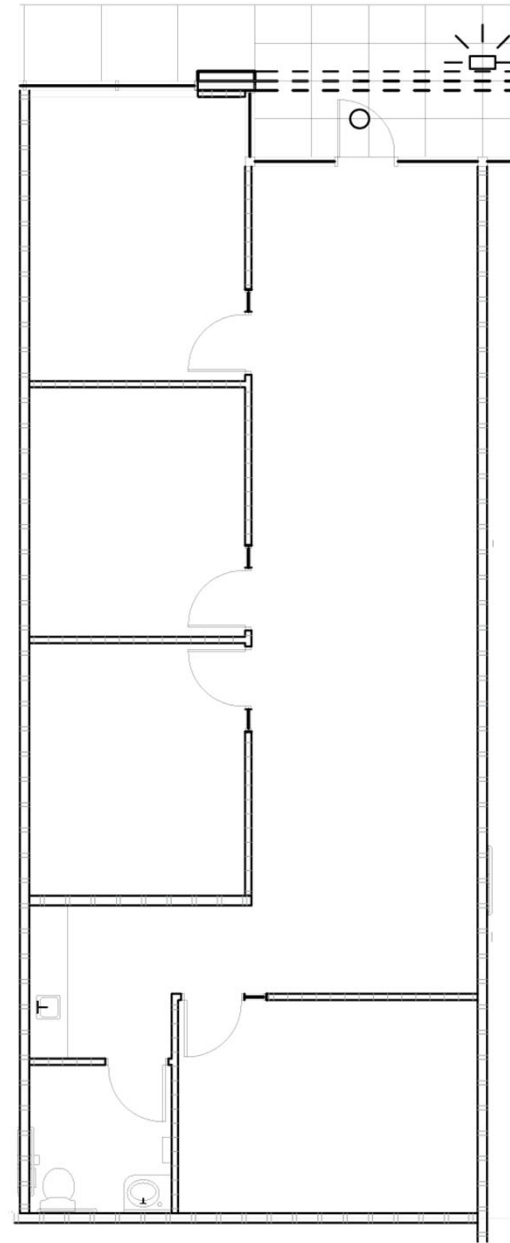


Floorplan

720 West Cheyenne Avenue Suite A020

- 1,465 total s.f.
- 100% office suite
- Fully HVAC
- 2.7/1000 parking
- \$0.85/s.f. NNN*
- \$0.303 CAM
- \$1,689.15 monthly
- Available Now

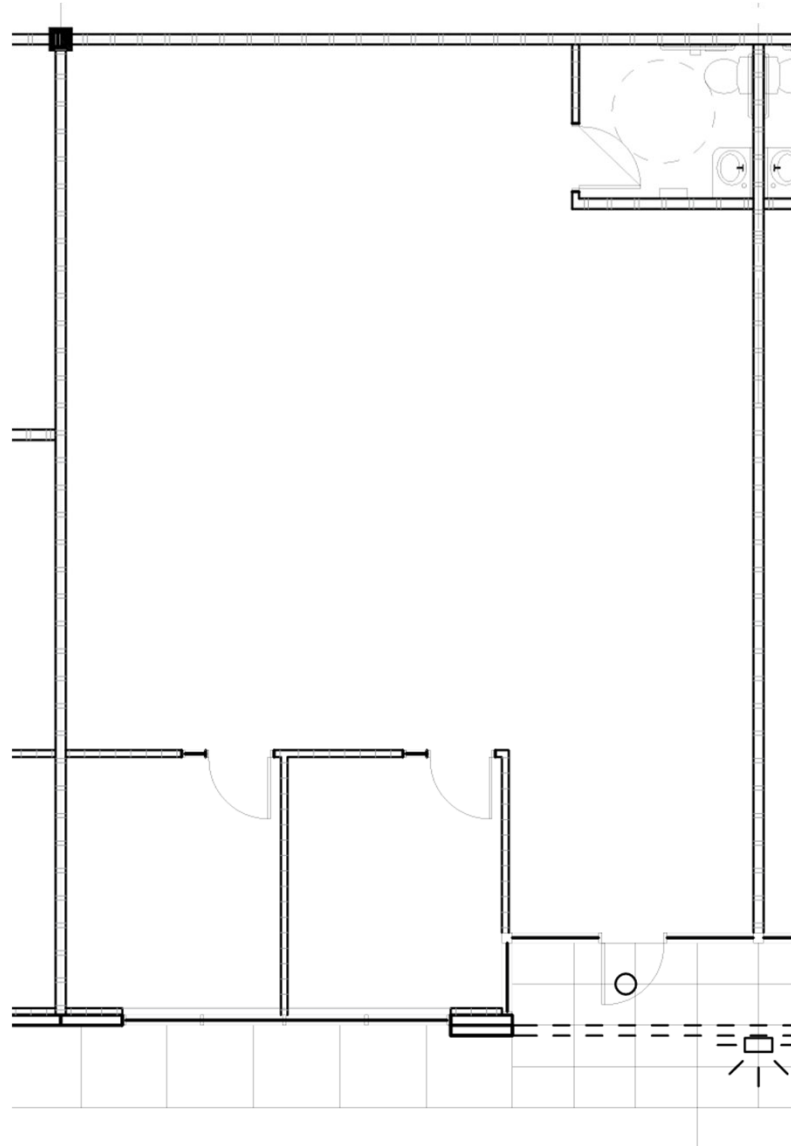
**SPECIAL
PRICING!!!**



Floorplan

730 West Cheyenne Avenue Suite B030

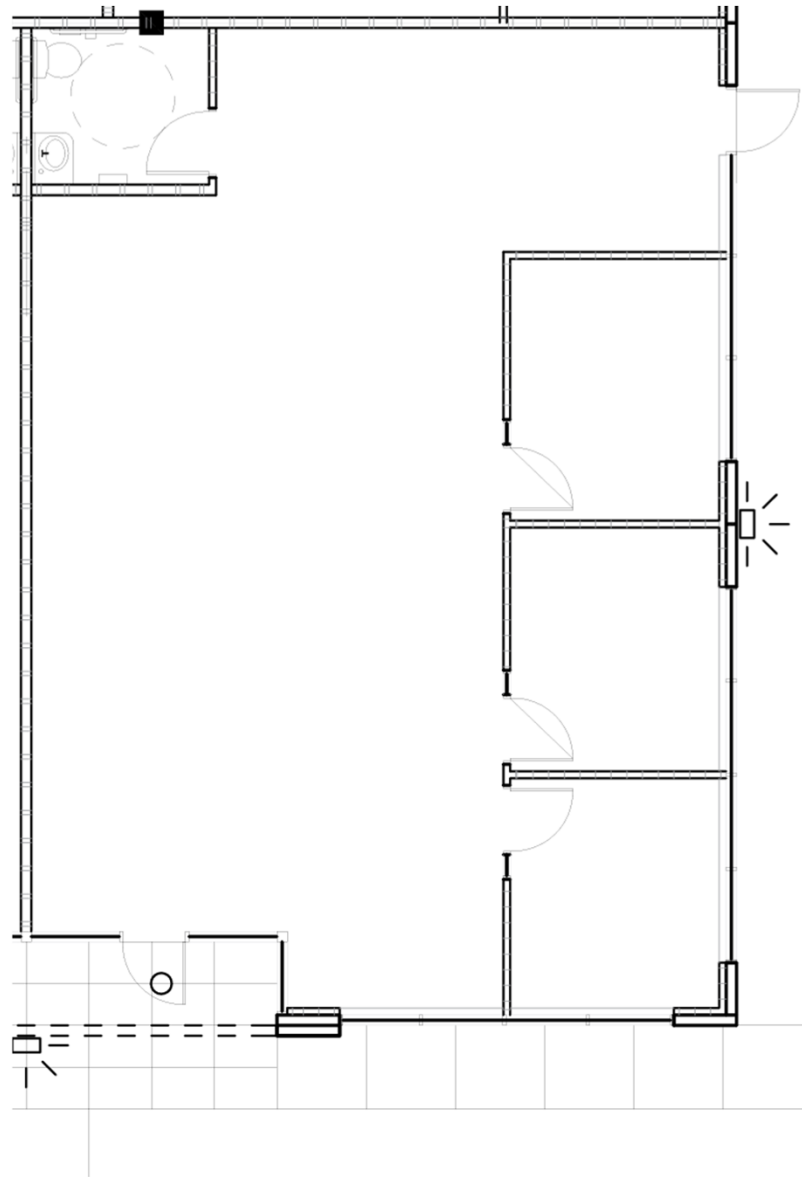
- 1,639 total s.f.
- 100% office suite
- Fully HVAC
- 2.7/1000 parking
- \$1.00/s.f. NNN
- \$0.303 CAM
- \$2,135.62 monthly
- Available Now



Floorplan

730 West Cheyenne Avenue Suite B040

- 1,639 total s.f.
- 100% office suite
- Fully HVAC
- 2.7/1000 parking
- \$1.00/s.f. NNN
- \$0.303 CAM
- \$2,135.62 monthly
- Available Now

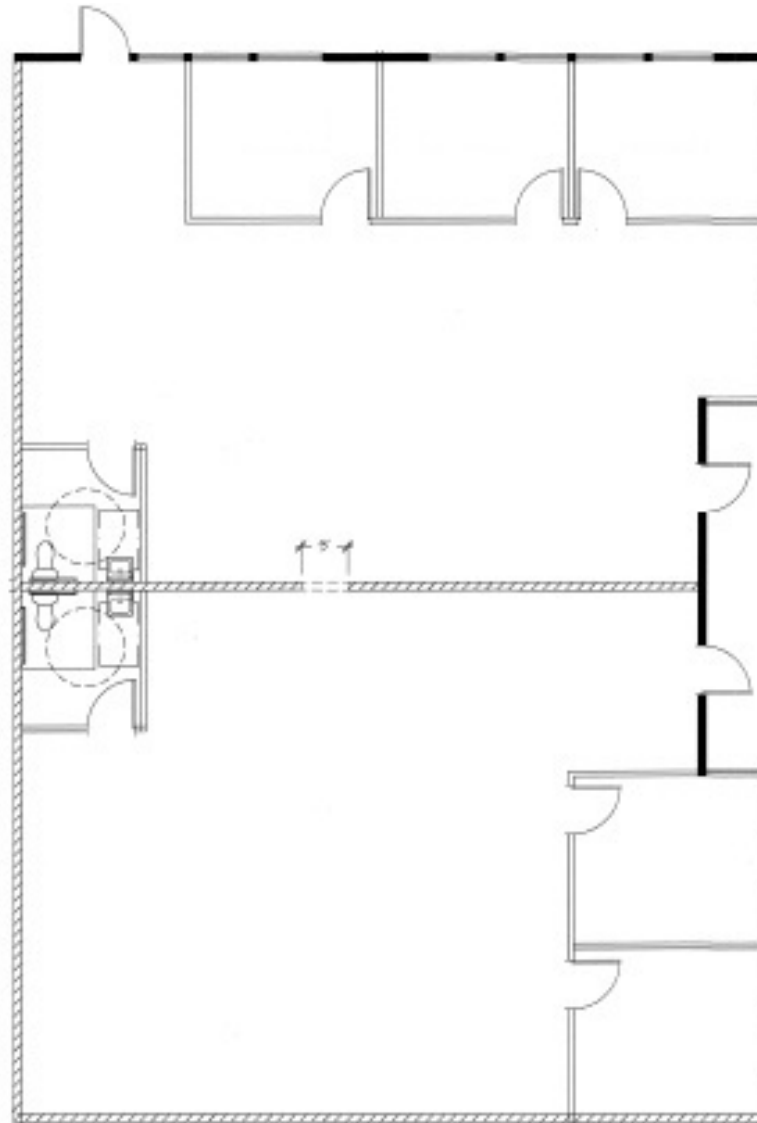


Floorplan

730 West Cheyenne Avenue Suite B030/B040

- 3,278 total s.f.
- 100% office suite
- Fully HVAC
- 2.7/1000 parking
- \$0.80/s.f. NNN*
- \$0.303 CAM
- \$3,615.63 monthly
- Available Now

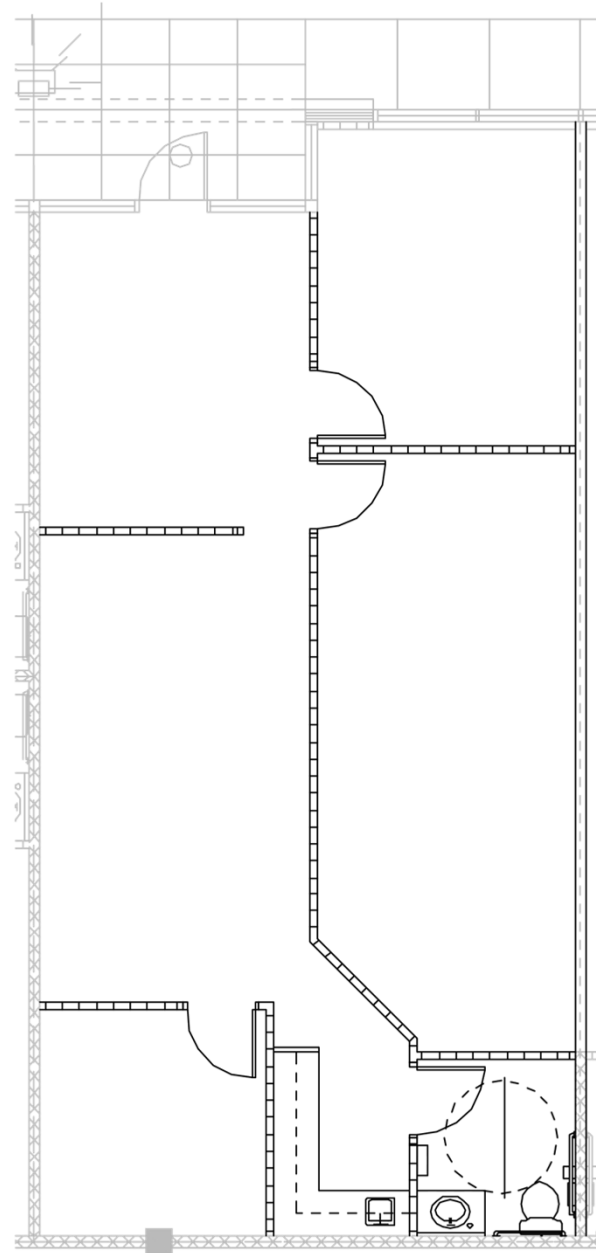
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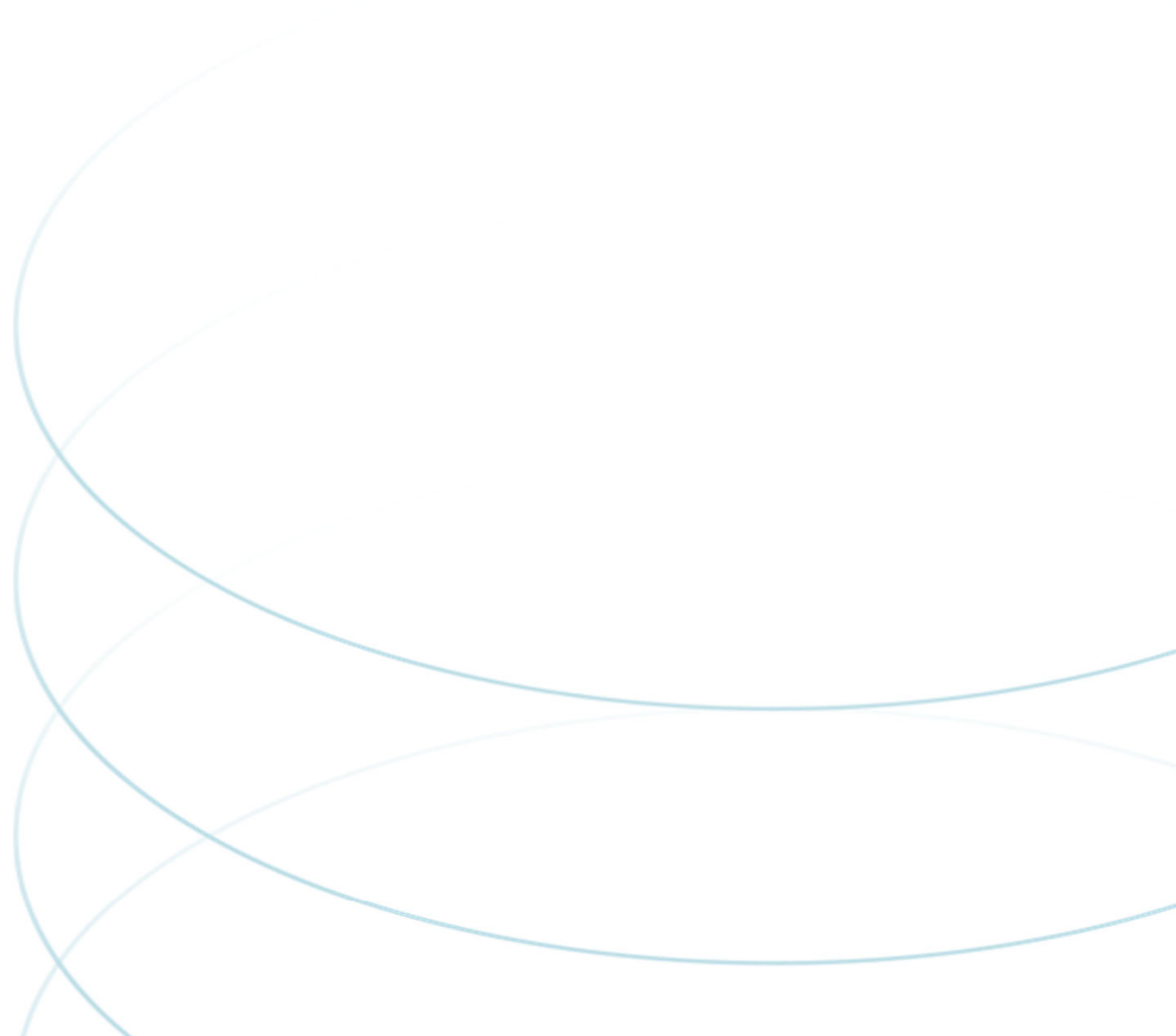


Floorplan

570 West Cheyenne Avenue Suite D030

- 1,221 total s.f.
- 100% office suite
- Fully HVAC
- 2.7/1000 parking
- \$0.75/s.f. NNN*
- \$0.33 CAM
- \$1,318.68 monthly
- Available Now





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