

HUGHES AIRPORT CENTER



FOR LEASE
OFFICE & INDUSTRIAL

500, 680, 823, 831 & 839 PILOT RD | LAS VEGAS | NV | 89119

FOR MORE INFORMATION:

JAKE HIGGINS, SIOR
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KELSEY HIGGINS
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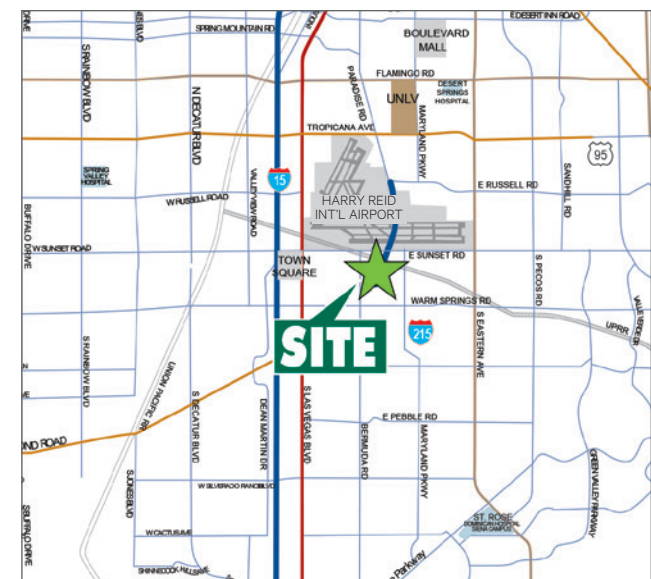
CBRE INC.
8548 Rozita Lee Ave, Suite 200
Las Vegas, NV 89113
www.cbre.com

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PROPERTY FEATURES

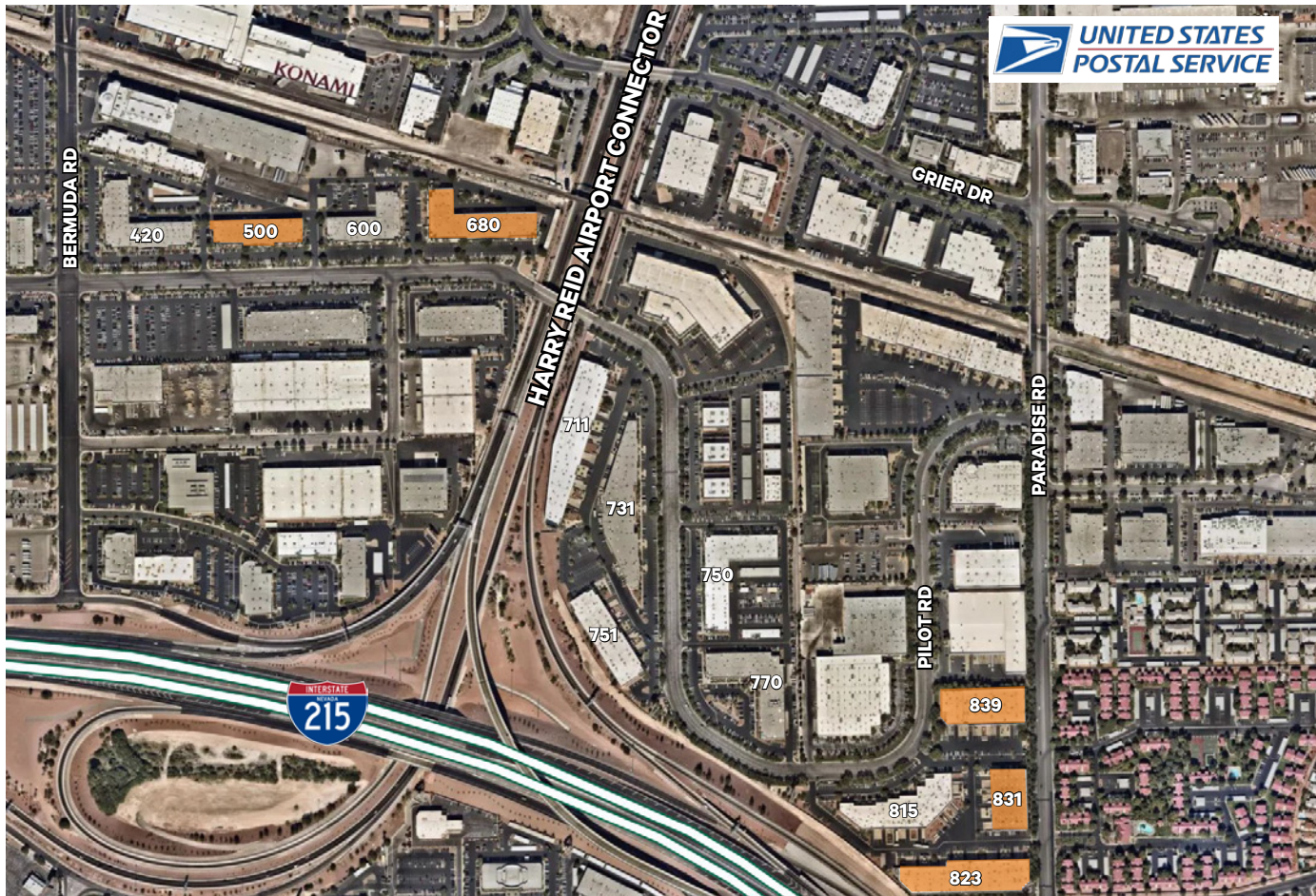
- Premier business park in Las Vegas
- 3.3 million square feet
- Office, flex and industrial space
- In close proximity to the Las Vegas Strip, Harry Reid International Airport, Town Square and numerous other amenities
- Convenient access to I-15 and 215 freeways
- Contact broker for tour information



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

HUGHES AIRPORT CENTER

SITE PLAN



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AVAILABILITIES

AVAILABLE

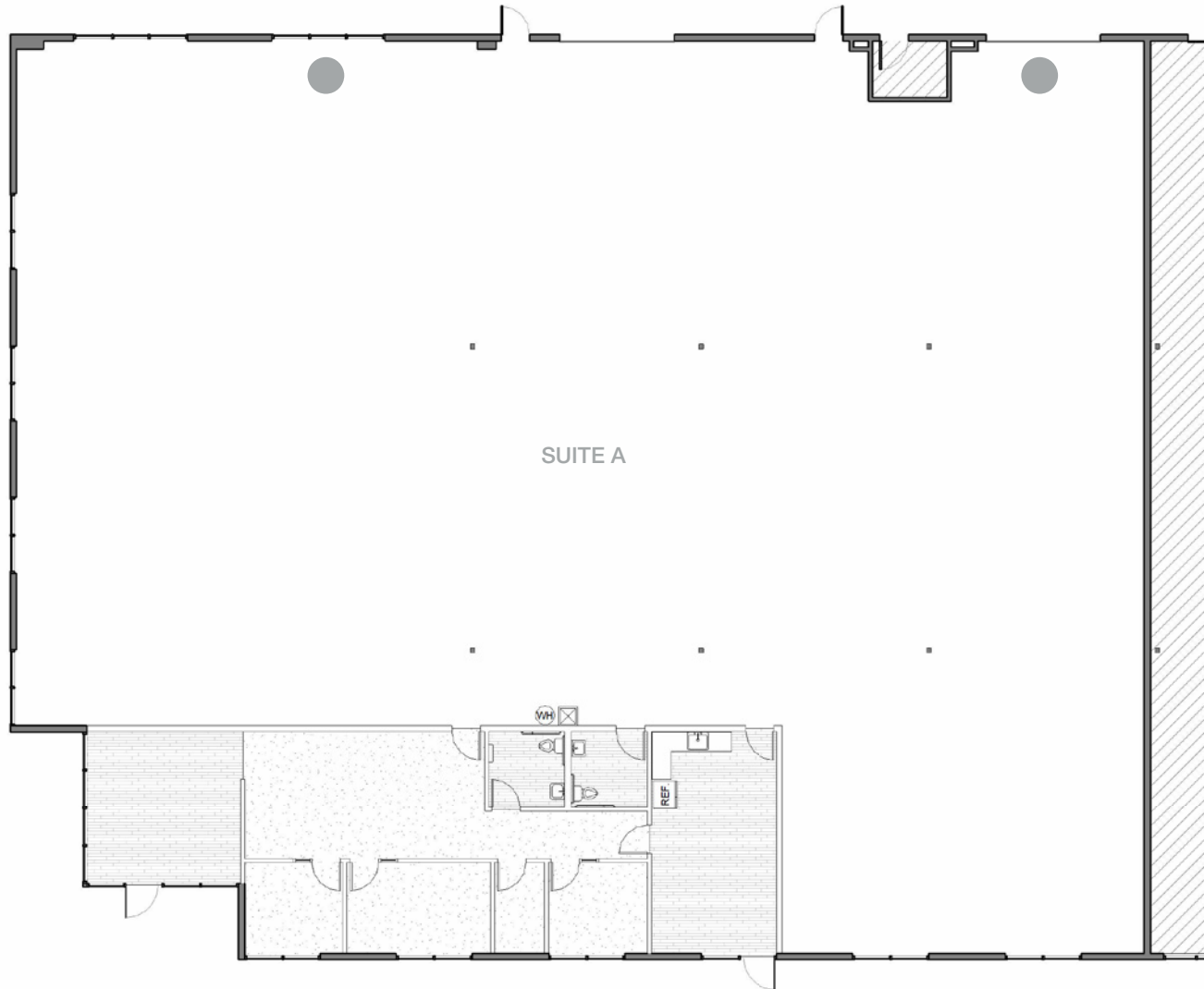
BLDG	SUITE	TOTAL SF	OFFICE SF	CLEAR HEIGHT	DOCK HIGH	GRADE DOORS	LEASE RATE PSF	CAM
500	A	11,377	1,662	16'	0	2	Call for Pricing	\$0.31
680	E	8,688	1,327	16'	0	2	Call for Pricing	\$0.31
823	C	6,265	1,010	26'	1	1	\$1.45 - \$1.50	\$0.31
831	D	10,408	867	26'	1	1	Call for Pricing	\$0.31
839	A/B/C	47,252	4,030	16.5', 20', 23.5'	4	8	Call for Pricing	\$0.31

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 LAS VEGAS, NV 89119



HUGHES AIRPORT CENTER

SITE PLAN



● GRADE DOOR

*Floor plan not to scale.

FEATURES

±11,377 SF Total

±1,662 SF Office

±9,715 SF Warehouse

Clear Height: 16'

Grade Doors: 2

Full HVAC

Available Now

Lease Rate: Call for Pricing

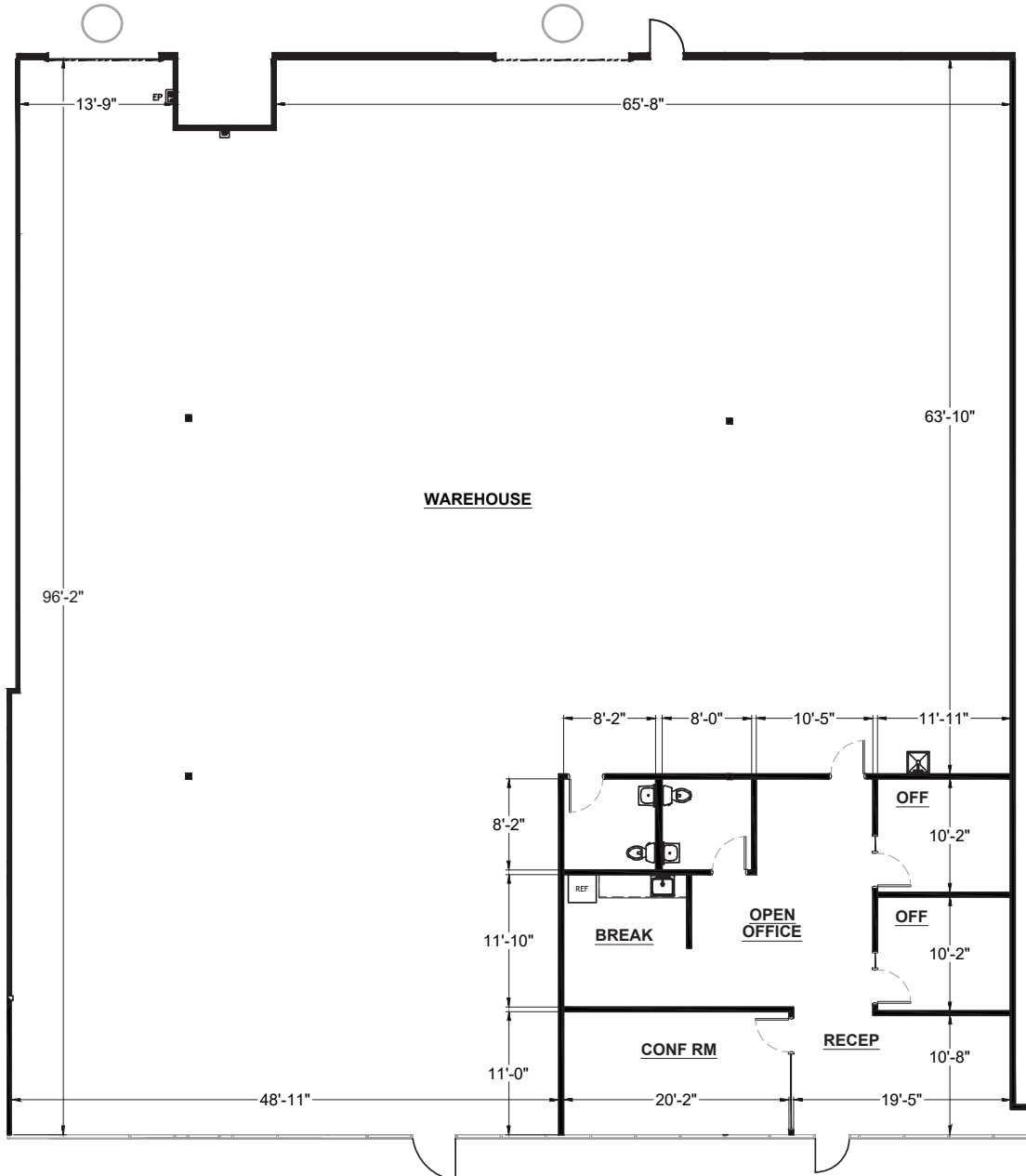
CAM: \$0.31

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HUGHES AIRPORT CENTER

SITE PLAN



FEATURES

±8,688 SF Total
±1,327 SF Office
Clear Height: 16'
Grade Doors: 2
Full HVAC

Available Early 2025
Lease Rate: Call for Pricing
CAM: \$0.31 PSF

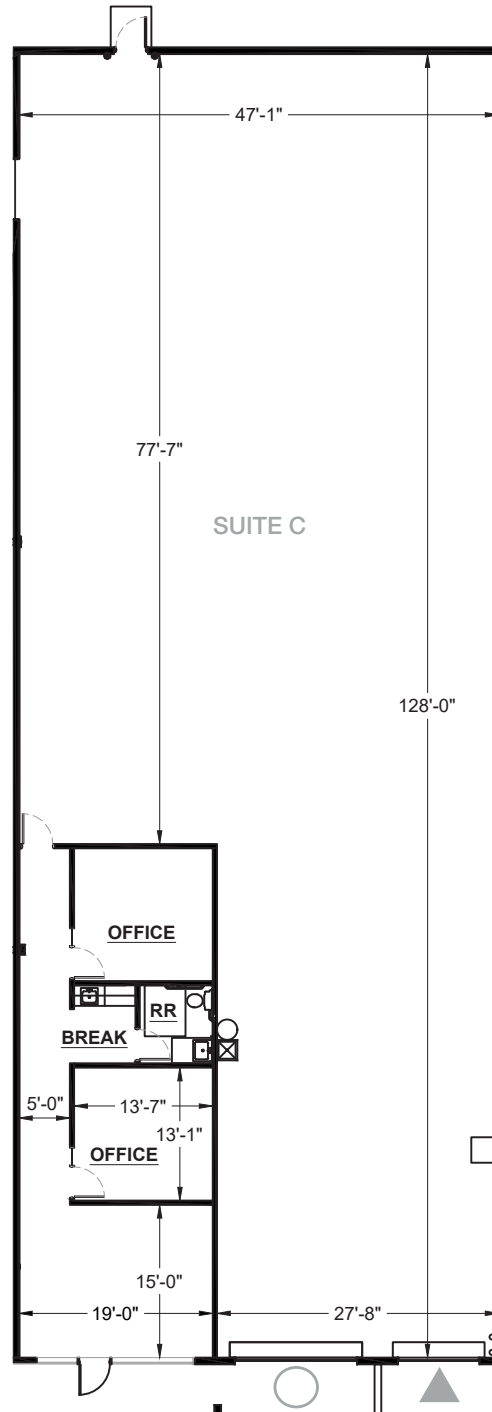
Site Plan Subject to Change

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HUGHES AIRPORT CENTER

SITE PLAN



FEATURES

- ±6,265 SF Total
- ±1,010 SF Office
- ±5,255 SF Warehouse
- Clear Height: 26'
- Grade Door: 1
- Dock Door: 1

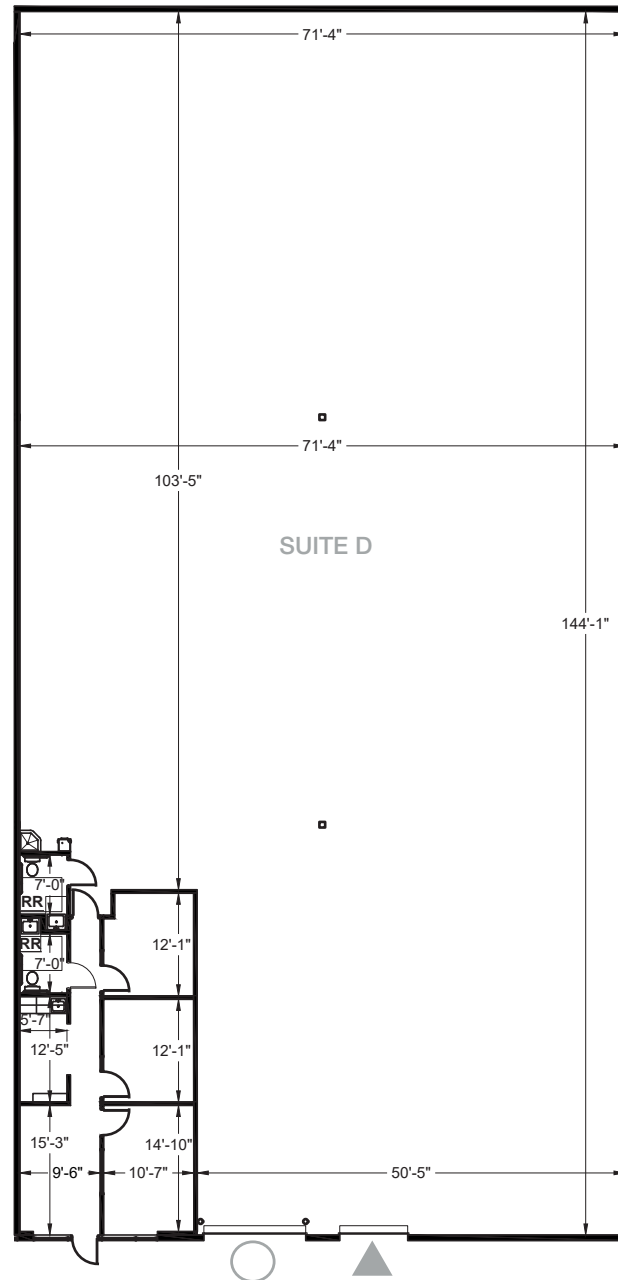
Available January 2025
Lease Rate: \$1.45 - 1.50 PSF
CAM: \$0.31

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HUGHES AIRPORT CENTER

SITE PLAN



▲ DOCK DOOR

○ GRADE DOOR

*Floor plan not to scale.

FEATURES

±10,408 SF Total

±867 SF Office

±9,547 SF Warehouse

Clear Height: 26'

Grade Doors: 1

Dock Doors: 1

Available Now

Lease Rate: Call for Pricing

CAM: \$0.31

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SITE PLAN

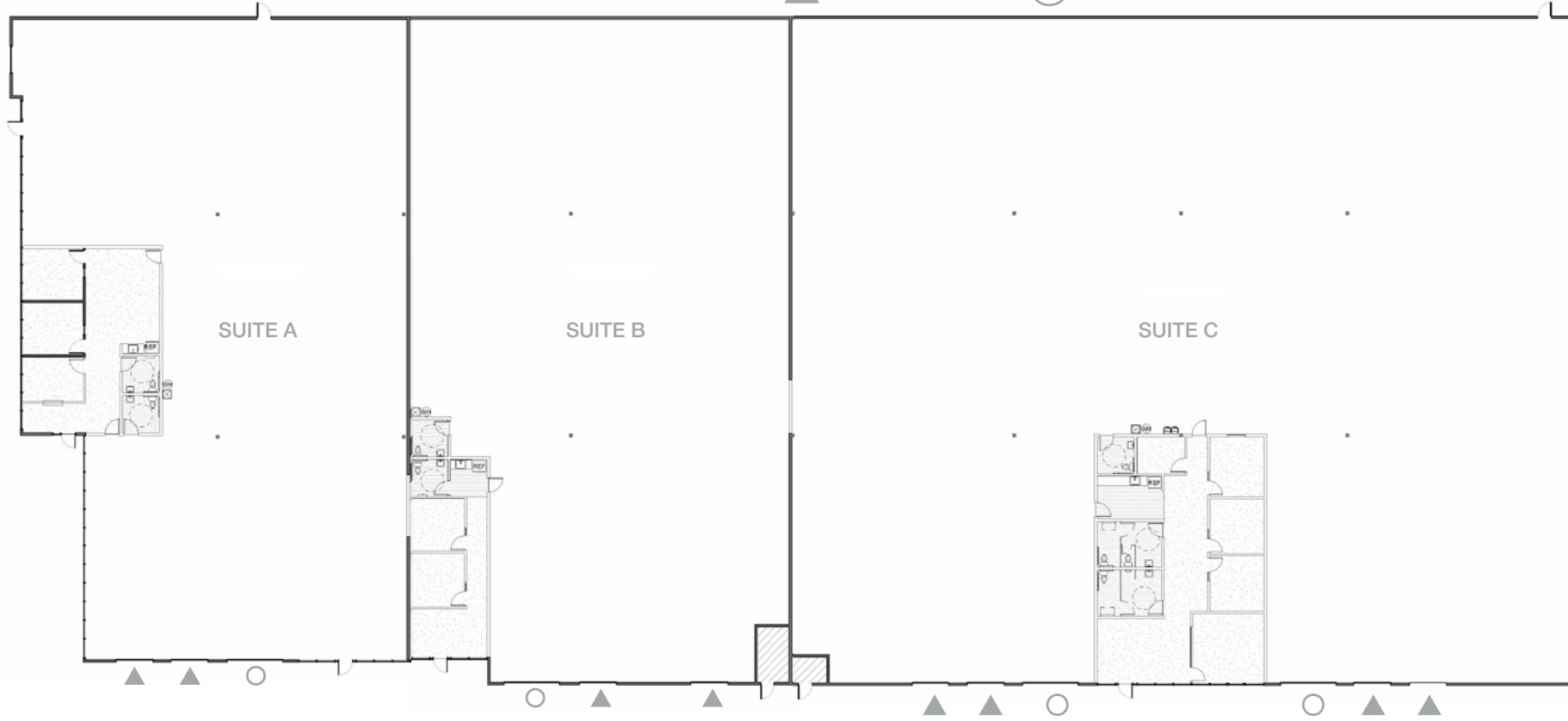


DOCK DOOR



GRADE DOOR

*Floor plan not to scale.



SUITE A

±11,049 SF Total

±1,224 SF Office

±9,825 SF Warehouse

Clear Height: 16.5'

Grade Doors: 1

Dock Doors: 2

Spec work underway

Available Q1 2025

Lease Rate: Call for Pricing

CAM: \$0.31

SUITE B

±11,780 SF Total

±818 SF Office

±10,962 SF Warehouse

Clear Height: 20'

Grade Doors: 1

Dock Doors: 2

Spec work underway

Available Q1 2025

Lease Rate: Call for Pricing

CAM: \$0.31

SUITE C

±24,423 SF Total

±1,988 SF Office

±22,435 SF Warehouse

Clear Height: 23.5'

Grade Doors: 2

Dock Doors: 4

Spec work underway

Available Q1 2025

Lease Rate: Call for Pricing

CAM: \$0.31

***Potential to
combine units**

HUGHES AIRPORT CENTER

AMENITIES & IMPROVEMENTS



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NEARBY AMENITIES

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