

# ////// New Office / Medical / Tech Campus

TECHNOLOGY DESIGNED FOR HEALTH, WELLNESS and SECURITY

6140 W LAKE MEAD BLVD | LAS VEGAS, NV 89108

PROFESSIONALLY OWNED AND MANAGED BY  
**KRAEMER**  
LAND COMPANY

# THE CENTER

AT LAKE MEAD

////// [Click For Property Video](#)

THE CENTER  
AT LAKE MEAD

# PROPERTY OVERVIEW

TECH WITH POWER,  
SPEED and PARKING

- Corporate headquarters, medical or tech operations, call center configuration
- Large break room and multiple employee restrooms
- 7:1000 parking
- Redundant fiber optics available
- Large, flexible open floor plan
- Upgraded power to accommodate server room and telecoms
- Secured lobby and reception area
- State of the art mechanical, air conditioning, and filtration system
- Open access conference room and restrooms available off lobby
- Natural daylight acoustical ceiling system to accommodate any floor plan
- Grade level loading door for deliveries



±59,764 SF  
Expandable to



Newly Renovated \$1.60-\$2.80 NNN  
single story office space



Lease Rate

# ////// PROPERTY LOCATION



**SUITE 6150**

**SUITE 6140**

**ArchWell**  
HEALTH

Connect with Physicians  
A Collaborative Network of Top-Rated Medical Professionals

*aria*  
Landscape  
Architecture

City  
Pharmacy

Starbucks

**JACKSON HEWITT**  
TAX SERVICE

**Pizza Hut**

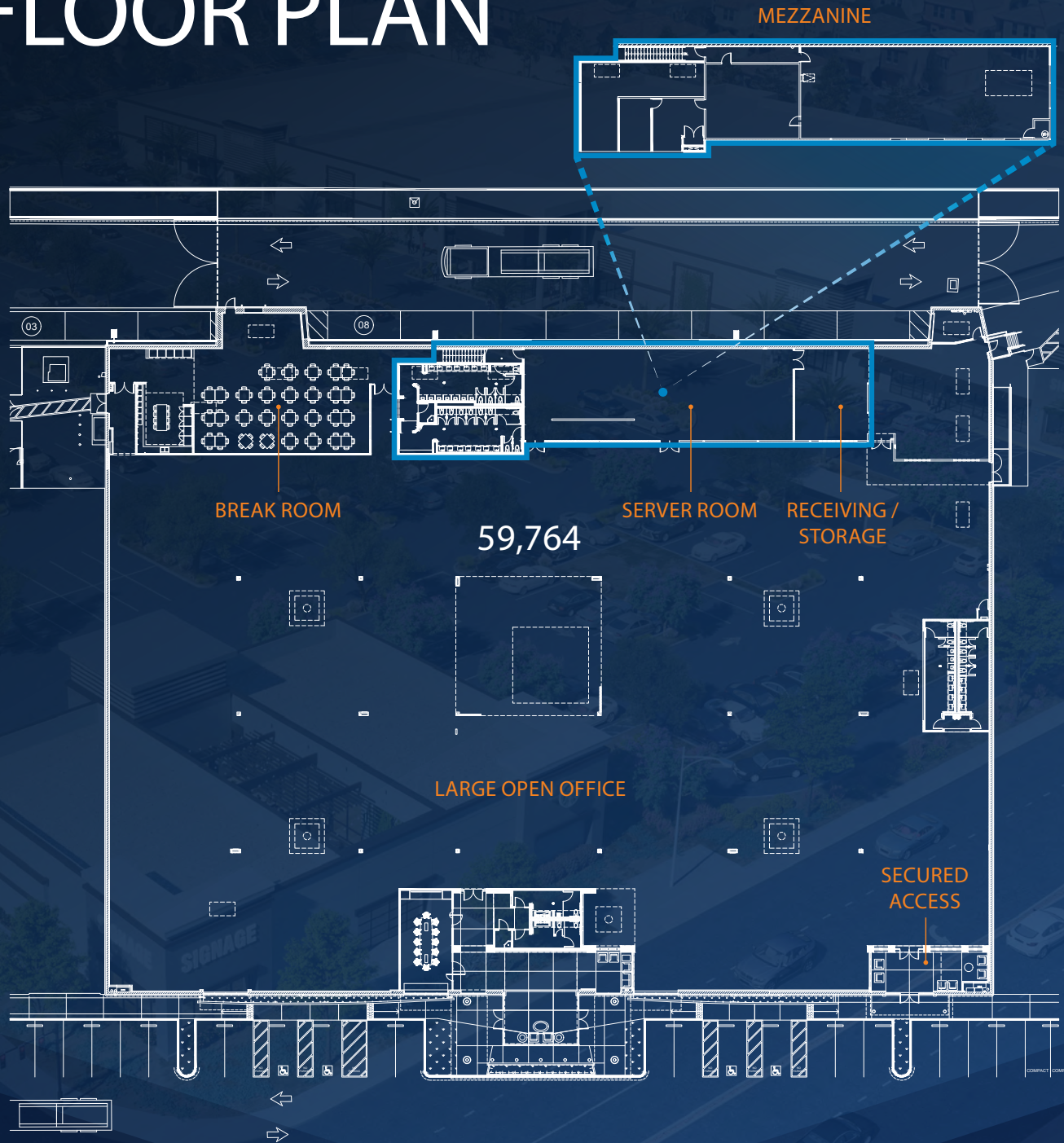
Absolute Dental

← 4 MIN TO  
95

W LAKE MEAD BLVD

N JONES BLVD

# ////// FLOOR PLAN



**THE CENTER**  
AT LAKE MEAD

# ////// POWER / TECHNOLOGY

- New electrical service: 2500 amps, 277/480-volt, 3 phase, 4 wire
- New, redundant Telecom feeds to multiple locations on site for new fiber connections
- Data room capacities of over 2000 SqFt with over 100 watts per SqFt power density allowance
- Open Floor Plan Call Center / Operations area with a power density allowance of over 24 watts per SqFt
- All new high efficiency LED lighting system with integrated digital lighting controls and automatic daylight dimming



# ////// AIR QUALITY & HEALTH

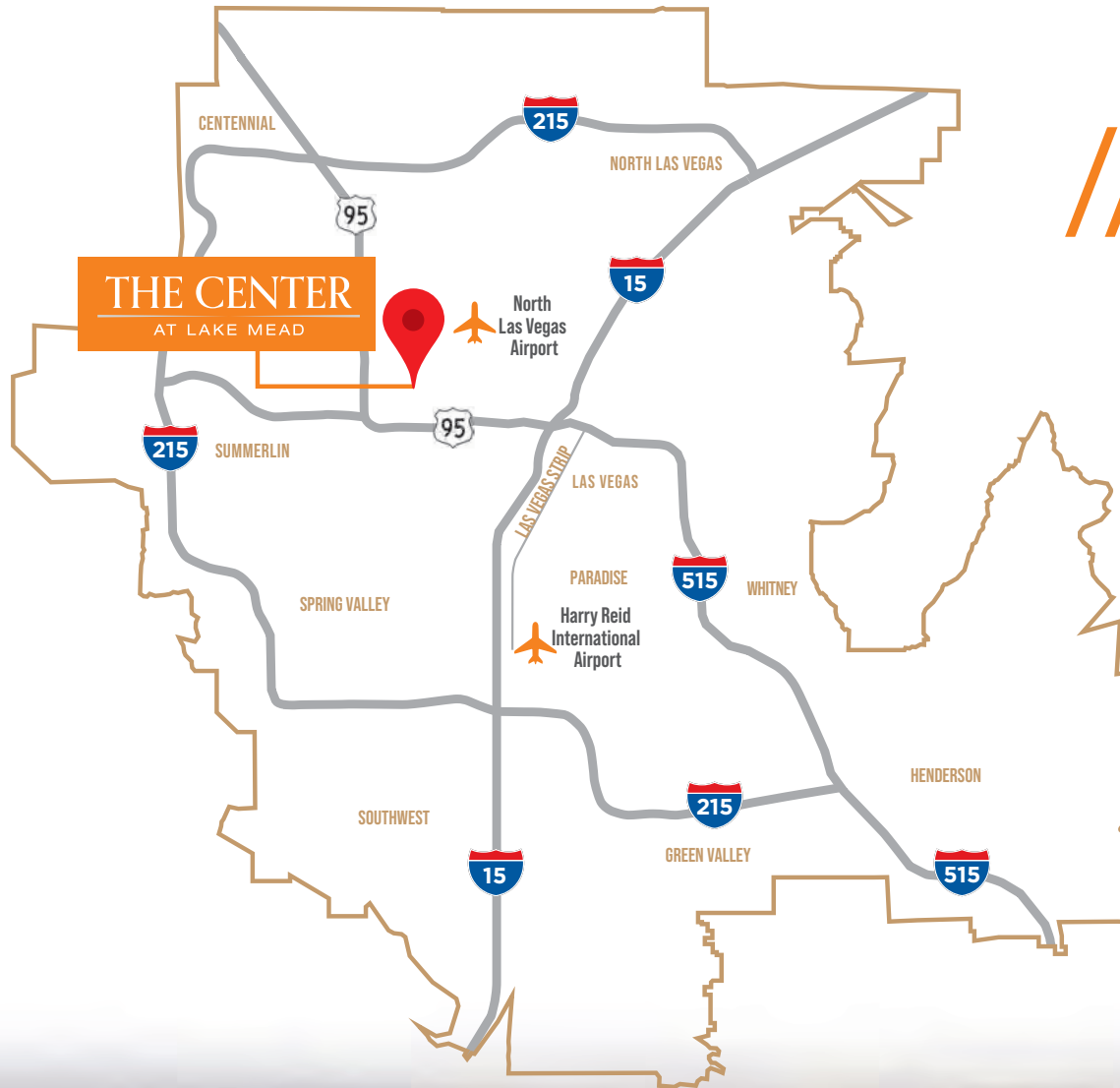
## MERV13 Filtration

High levels of indoor air quality by modulating levels of outside air paired with the use of high levels of filtration, BiPolar Ionization and UV lights at the coils to mitigate the spread of any potential particles.

Highly efficient systems with modulating capacity to meet the building demand and comfort control. Provides simultaneous heating and cooling to allow for all thermal zones to be satisfied at all times.

Multiple banks of condensers provide inherent redundancy in the system to minimize the impact on space temperature and downtime in the event of equipment failure.

Efficient use of the building infrastructure to accommodate any future load for the Data Center.



# LOCATION OVERVIEW

Proximity to medical centers such as University Medical Center, Valley Hospital, and MountainView Hospital, as well as shopping centers such as Centennial Center, Best in the West Shopping Center, Meadows Mall, and Downtown Summerlin via the US-95 freeway, I-15 freeway, and Summerlin Parkway. Current on-site amenities include Starbucks, Absolute Dental, Pizza Hut, and Buena Vision. The Center at Lake Mead is dedicated to acquiring top food, wellness, and lifestyle brands to fit this campus



# THE CENTER

AT LAKE MEAD

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