

OFFICE/WAREHOUSE/R&D FOR SUBLEASE

HIGH IMAGE FREESTANDING ±30,467 SF - 100% HVAC FLEX/INDUSTRIAL
PAMA TECHNOLOGY CENTER, 1545 PAMA LANE, LAS VEGAS, NV 89119



PROPERTY OVERVIEW

SUBLEASE RATE:	\$1.50/SF/MO NNN
CAM:	\$0.32/SF/MO
LEASE EXPIRATION:	12/31/2027
SIZE:	±30,467 SF » 18,574 SF - 3-Story Office » 11,893 SF - Warehouse
PARKING:	77 spaces (40 underground garage)
SITE:	±1.26 AC (33% Coverage)
YEAR BUILT:	2006
CLEAR HEIGHT:	±24'
LOADING:	1 Grade Door (12' x 14') 1 Dock Well with Pit Leveler
HVAC:	100% - 60 ton Trane package unit
POWER:	1,600 amps (277/480 volt-3 Phase)
SPRINKLERS:	ESFR
ZONING:	Industrial Light (IL)-CC

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View and download more information at:
www.PamaTechSublease.info

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY HIGHLIGHTS

- **RARE HIGH-IMAGE CORPORATE IDENTITY INDUSTRIAL FLEX:**
Unique High-Image Office/Warehouse/R&D property provides concrete tilt-up structure with glass front 3-story office, fully insulated 100% HVAC warehouse with flexibility of dock and grade loading, ESFR fire sprinkler system, secured underground parking, and dedicated elevator accessing parking and all floors of property.
- **SECURED CORPORATE CAMPUS ENVIRONMENT:**
Location within corporate campus environment provides optimal location for tenants seeking secure location including defense or government contractors, technology companies, or laboratory uses that benefit from double-gated entry, card key access, and ventilated/sprinklered subterranean parking.
- **PRIME AIRPORT SUBMARKET LOCATION:**
Location within highly desirable Airport submarket provides close proximity to I-215/I-15 freeway access, LAS Airport, Las Vegas Strip/Resort Corridor, and multiple Convention Facilities providing central location for distribution and employee access from preferred residential areas.
- **IMMEDIATE < 3YR SUBLEASE OPPORTUNITY:**
Immediately available sublease opportunity potentially including office furnishings with lease expiring 12/31/27 and potential for direct deal with Landlord if Tenant prefers longer-term lease providing a turnkey occupancy opportunity.



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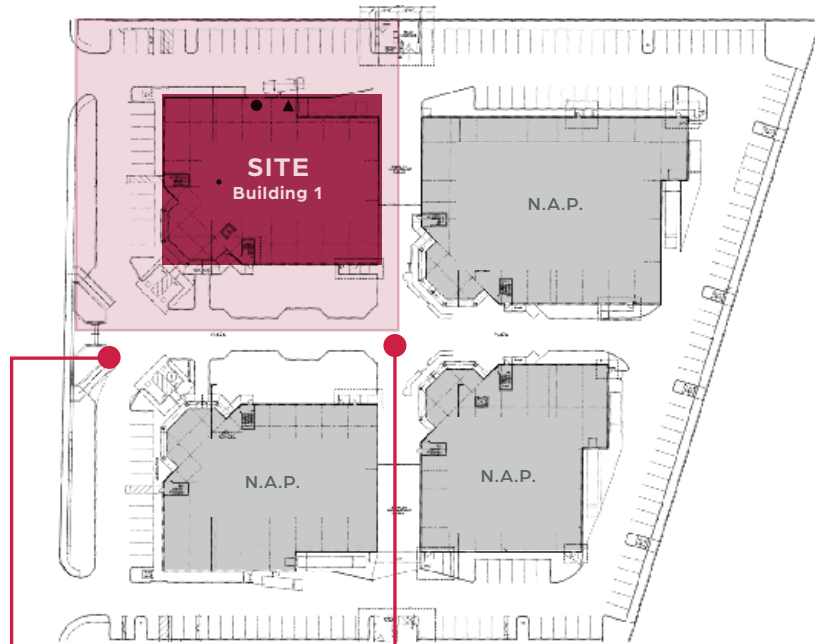
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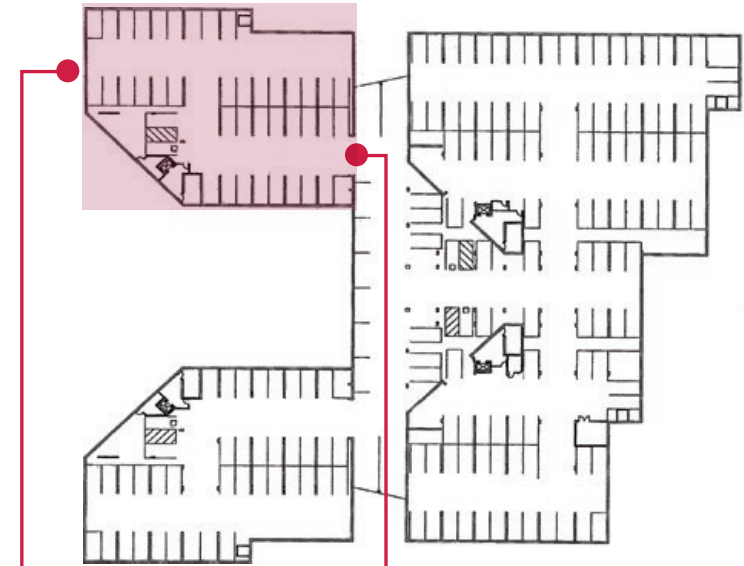
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SITE PLAN



SUBTERRANEAN SECURED PARKING GARAGE



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FLOOR PLAN - 1ST FLOOR



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FLOOR PLAN - 2ND & 3RD FLOORS



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LAS VEGAS / NEVADA

**Nevada Ranks #1 Best State for Infrastructure
(Energy, Transportation, Internet)**

Source: US News State Rankings (2021)

Nevada Ranks #2 State for Job Growth

Source: Bureau of Labor Statistics (2021)

**Nevada #6 State for Economy
(Business Environment, Employment, Growth)**

Source: US News State Rankings (2021)

FAVORABLE TAX CLIMATE

- » No Corporate Income Tax
- » No Inventory Tax
- » No Franchise Tax
- » No Personal Income Tax
- » No Inheritance Tax
- » No Estate Tax
- » No Unitary Tax

WHY LAS VEGAS?

A Global destination with more than 42 million annual visitors, Las Vegas boasts one of the country's fastest growing economies. With no state or corporate taxes, low cost of living, international airport, world-class amenities, moderate year-round climate and business-friendly policies, Las Vegas is also one of the nation's up-and-coming tech talent markets.

INNOVATE VEGAS



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