



The Park at Arville

4350 Arville Street

Las Vegas, NV 89102



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Suite	Total s.f.	Office s.f.	Warehouse s.f.	Dock/Grade	Rate	CAM	Monthly	Date Available
700	5,233	1,373	3,860	(2) 12 x 12 GL *	\$1.20	\$0.26	\$7,640.18	5/1/26
250	6,243	666	5,577	(2) 12 x 12 GL *	\$1.20	\$0.26	\$9,114.78	Now
140	10,424	1,042	9,382	(4) 9 x 10 DH (1) 12 x 12 GL *	\$0.99**	\$0.26	\$13,030.00	Now
600	14,086	2,122	11,964	(1) 12 x 12 GL (3) 9 x 10 DH *	\$0.99**	\$0.26	\$17,607.50	Now

*to be verified by tenant

**\$0.99 for the first 6 months, \$1.20 thereafter



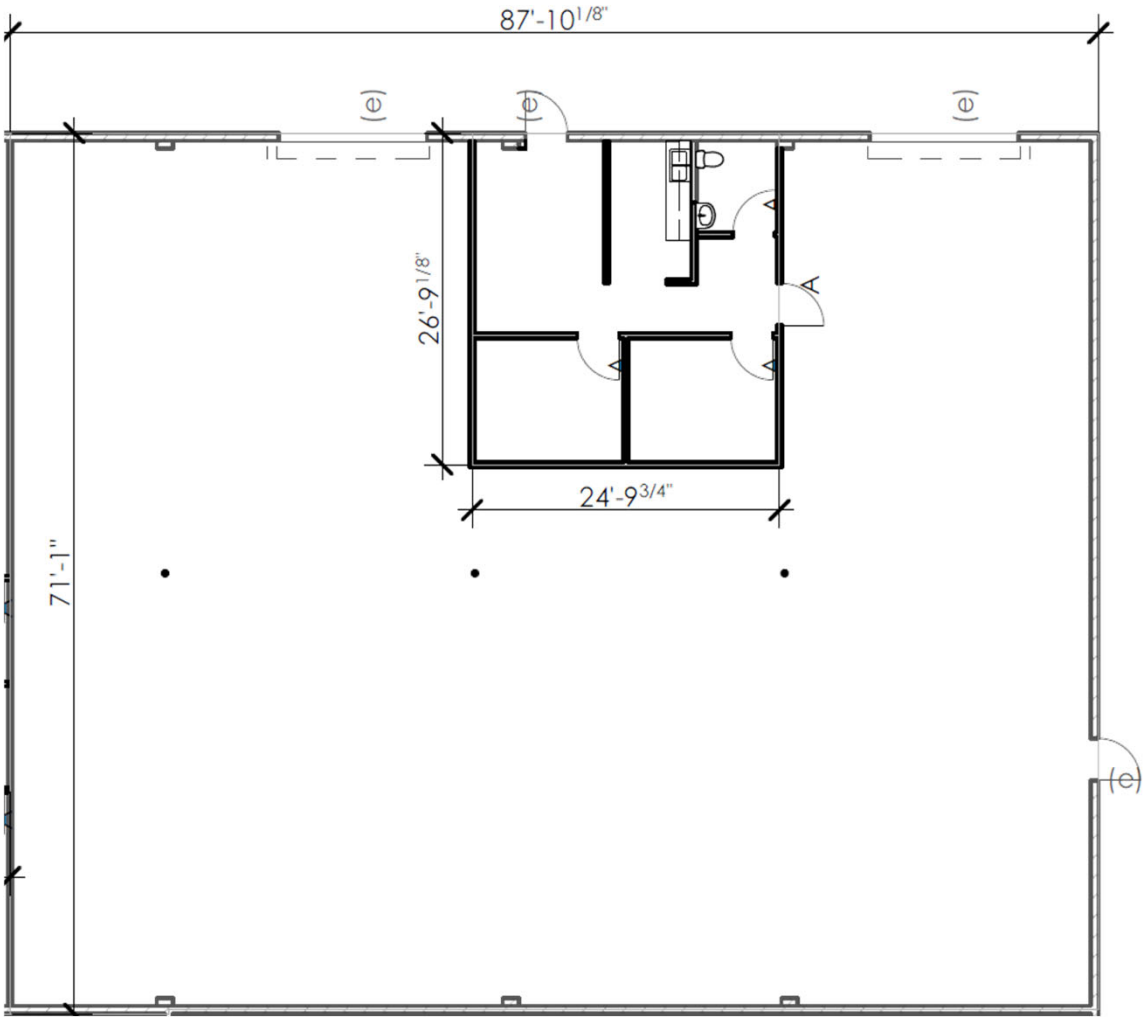
Highlights

- Rates from \$0.99/s.f. NNN
- CAM's \$0.26/s.f.
- 5,233 s.f. – 14,086 s.f. available
- ±160,277 s.f. multi-tenant business park on a ±9.47-acre parcel
- ±15' clear height
- Office spec spaces
- Excellent central location w/ close proximity to LV strip & I-15 freeway
- Monument signage on Arville Street
- M-1 Zoning
- Complete renovation in 2017



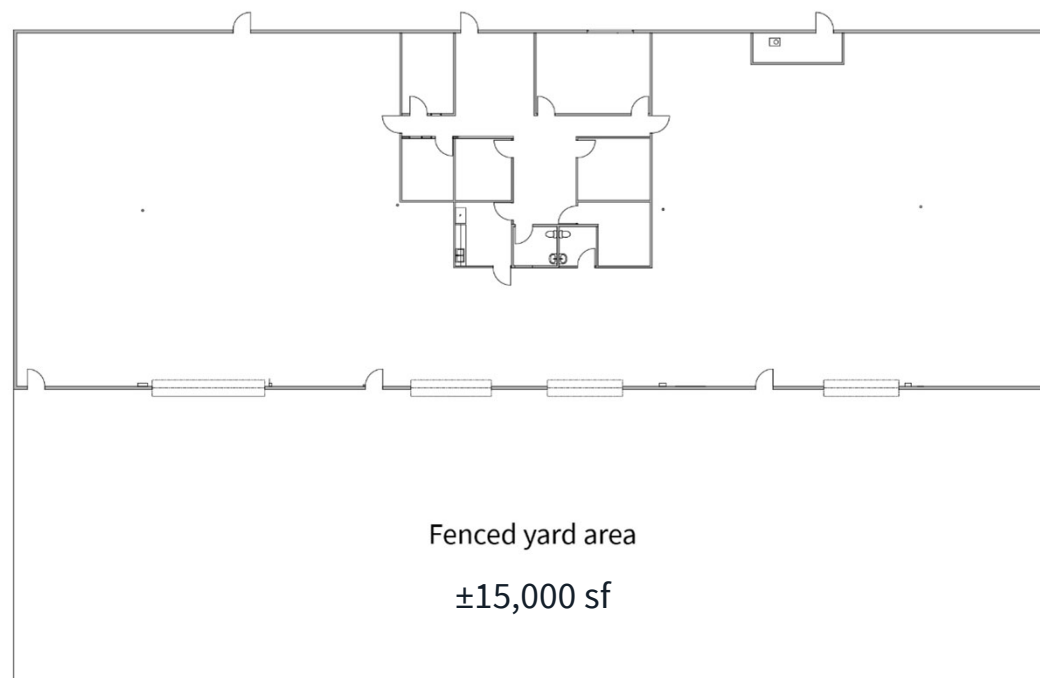
Floorplans

Suite	250
Total s.f.	6,243 s.f.
Office s.f.	666 s.f (front office)
Warehouse s.f.	5,577 s.f.
Clear height	15'
Dock/Grade	(2) 12' x 12' front grade doors
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.26
Monthly	\$9,114.78
Available	Now



Floorplans

Suite	600
Total s.f.	14,086
Office s.f.	2,122
Warehouse s.f.	11,964
Loading	(3) 9'X10' pony dock loading doors (1) 12'X12' ramp to grade level loading door
Power	TBD
Rate/s.f.	\$0.99 NNN**
NNN/s.f.	\$0.26
Monthly	\$17,607.50
Available	Now

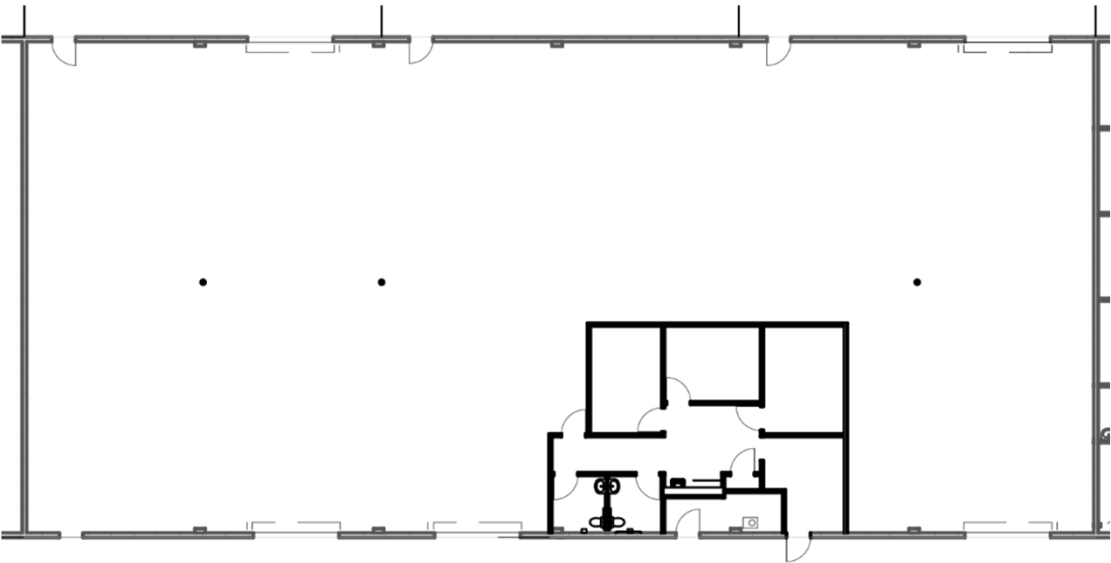


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Floorplans

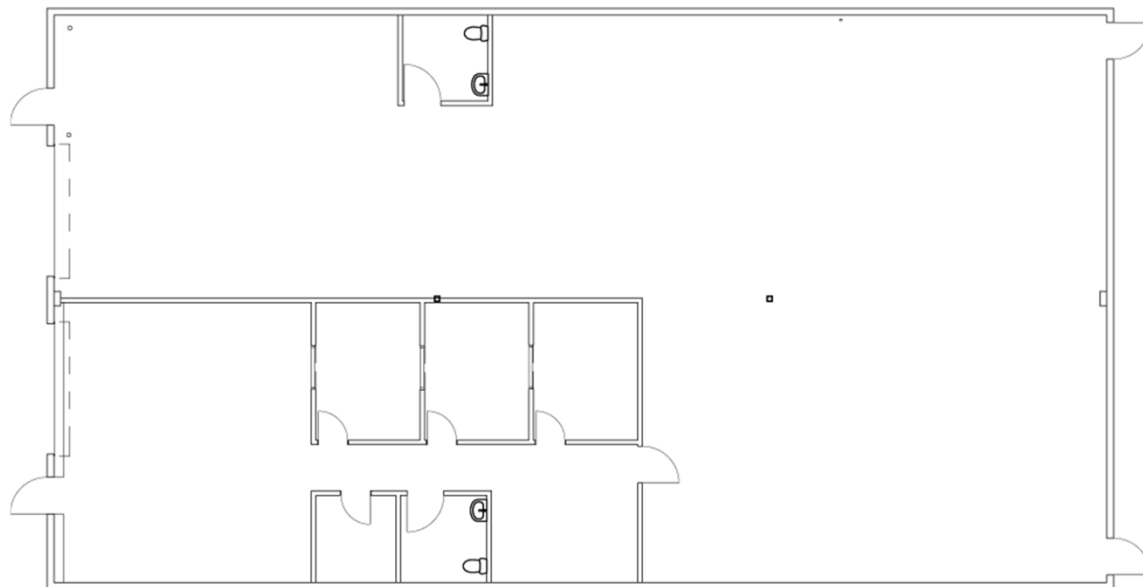
Suite	140
Total s.f.	10,424
Office s.f.	1,042
Warehouse s.f.	9,382
Loading	(4) 9'X10' pony dock loading doors (1) 12'X12' grade level loading door
Power	TBD
Rate/s.f.	\$0.99 NNN**
NNN/s.f.	\$0.26
Monthly	\$13,030.00
Available	Now

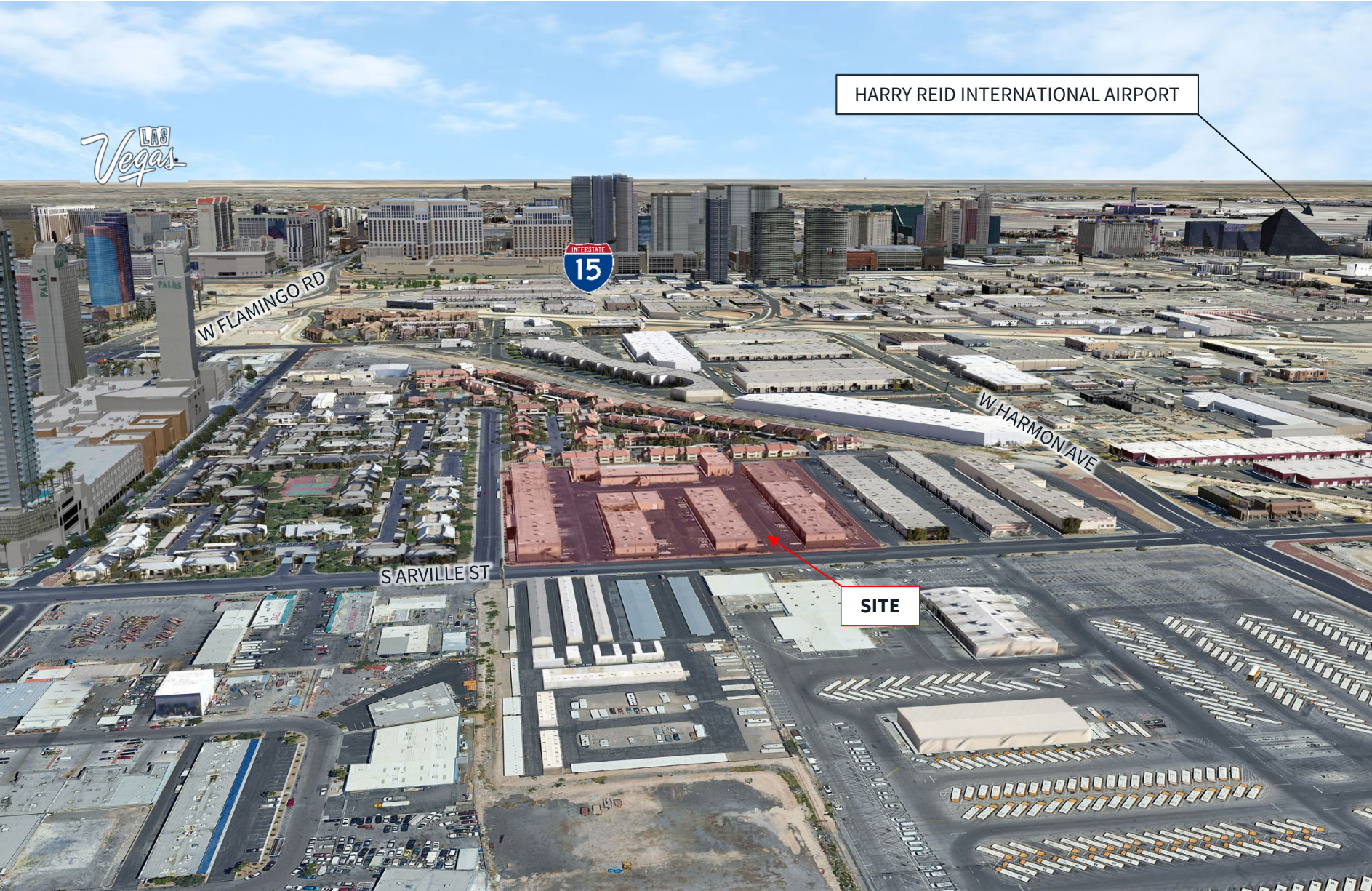


**\$0.99 for the first 6 months, \$1.20 thereafter

Floorplans

Suite	700
Total s.f.	5,233
Office s.f.	1,373
Warehouse s.f.	3,860
Loading	(2) 12'X14' grade doors
Power	200 amps, 120/240V, single phase
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.26
Monthly	\$7,640.18
Available	5/1/26







Danny Leanos

Senior Associate

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

Brayden Stockbauer

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

Jason Simon, SIOR

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

Rob Lujan, SIOR, CCIM

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018