

ARENA COMMERCIAL CENTER

TROPICANA AVE. & I-15 | LAS VEGAS, NV 89118 | INDUSTRIAL & OFFICE SPACE FOR LEASE



Ali Roesener, SIOR
NRE #S.0186416
Senior Vice President
Brokerage Services
(702) 765-8894

Ali@gatskicommercial.com

Tony Alvarez
NRE #S.0200369
Associate
Brokerage Services
(702) 765-8880

tony@gatskicommercial.com

CV PropCo Campus - 2017

CV PropCo Campus - 2021

Legend
■ Tenant 1



GATSKI COMMERCIAL
REAL ESTATE SERVICES

An Affiliate of
SPERRY
Real Estate Brokerage Services

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ARENA COMMERCE CENTER

Building	Address	Square feet	Office	Warehouse	Grade	Dock	Asking	CAM	Total Monthly
1	3625 Harmon D	3,000	600	2400	0	1	\$1.25	N/A	\$3,750.00
2	3535 Harmon E	2,280	600	1,680	1	0	\$1.30	N/A	\$2,964.00
2	3535 Harmon F	2,280	600	1,680	1	0	\$1.30	N/A	\$2,964.00
10	4575 Procyon D	3,200	630	2,570	0	1	\$1.10	\$0.28	\$4,416.00
10	4575 Procyon E	3,835	500	3,335	1	1	\$1.10	\$0.28	\$5,292.30
17	4625 Polaris 101	2,999	1,999	1,000	1	0	\$1.45	N/A	\$4,348.55
17	4625 Polaris 120	4,882	4,882	0	0	0	\$1.40	N/A	\$6,834.80
17	4625 Polaris 212	2,685	2,685	0	0	0	\$1.45	N/A	\$3,893.25
17	4625 Polaris 216	2,230	2,230	0	0	0	\$1.45	N/A	\$3,233.50
24	4665 Procyon E	2,995	900	2,095	1	0	\$1.18	\$0.25	\$4,282.85
28	3073 Tompkins	1,817	700	1,117	1	0	\$1.30	\$0.21	\$2,743.67
28	3113 & 3117 Tompkins	3,290	1,500	1,790	2	0	\$1.20	\$0.21	\$4,638.90
28	3175 Tompkins	3,461	1,729	1,732	2	0	\$1.20	\$0.21	\$4,706.96
29	3185 & 3225 Palm Center Dr	13,513	2,703	10,810	4	0	\$1.20	\$0.21	\$19,053.33



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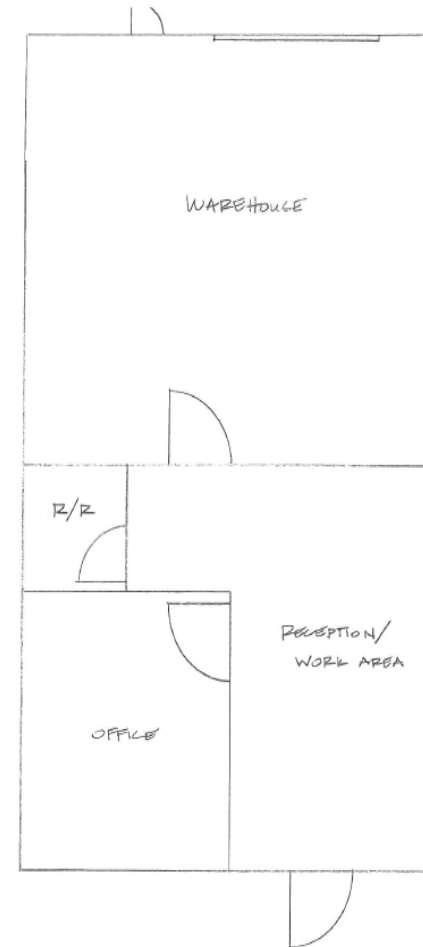
3535 Harmon

UNIT E & F

- » 2,280 SF
- » +/- 600 SF Office
- » +/- 1,680 SF Warehouse
- » 1 Grade Door 10' x 12'

LEASING TERMS

- » \$1.30 PSF Monthly MG
- » 5% ANNUAL INCREASES



4625 Polaris

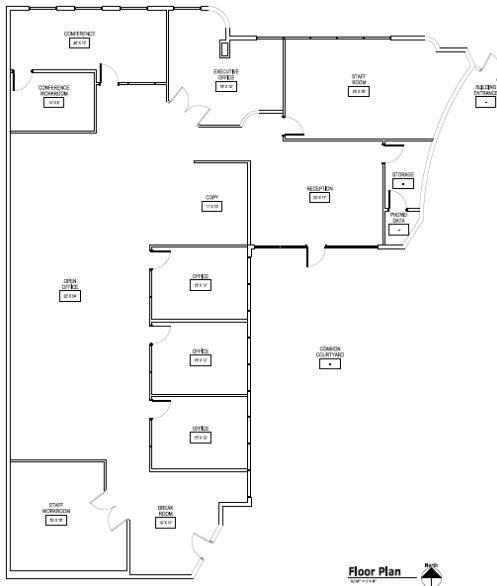
UNIT 120

» 4,882 SF

LEASING TERMS

» \$1.40 PSF Monthly MG

» 5% ANNUAL INCREASES



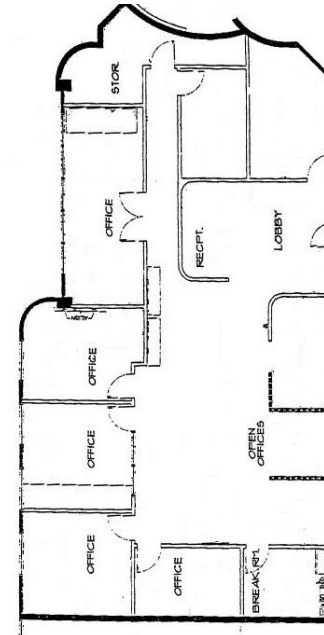
UNIT 212

» 2,685 SF

LEASING TERMS

» \$1.45 PSF Monthly MG

» 5% ANNUAL INCREASES



4665 Procyon

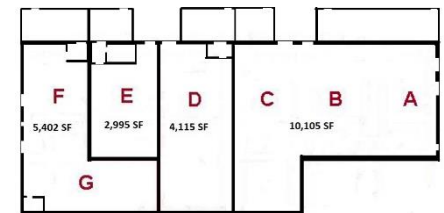
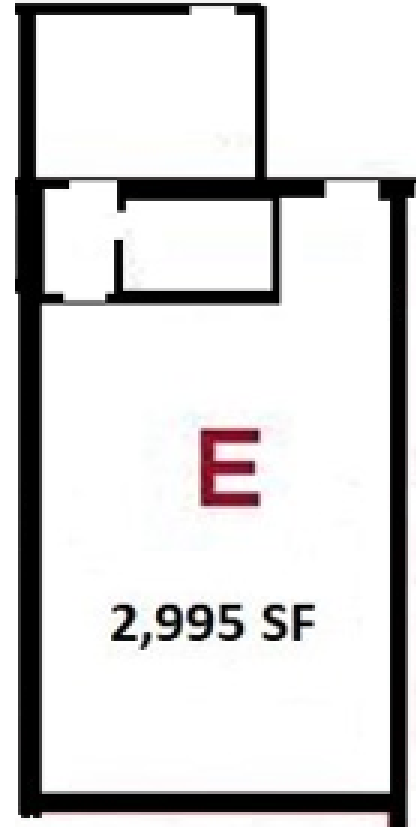
UNIT E

- » 2,995 SF
- » +/- 900 SF Office
- » +/- 2,095 SF Warehouse
- » 1 Grade Door 10' x 12'

LEASING TERMS

- » \$1.20 PSF Monthly NNN
- » 5% ANNUAL INCREASES
- » \$0.25 PSF Monthly

Operating Expenses *Estimate



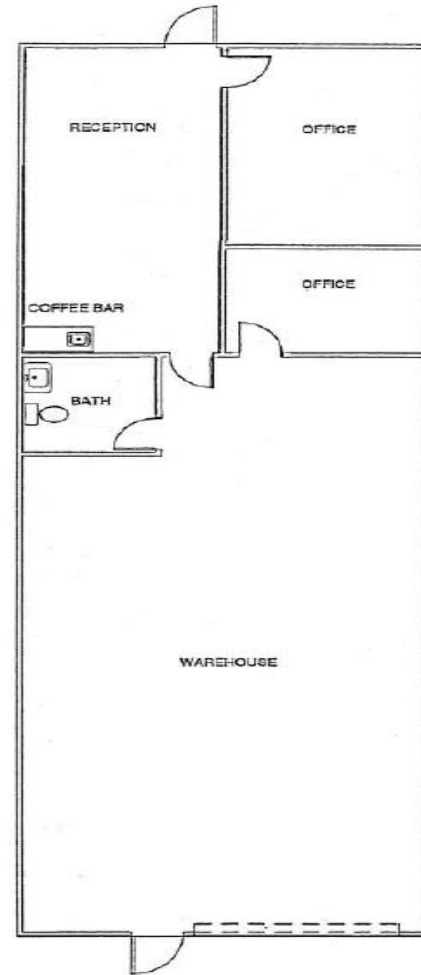
3073 Tompkins

3073 TOMPKINS

- » 1,817 SF
- » +/- 700 SF Office
- » +/- 1,117 SF Warehouse
- » 1 Grade Door 10' x 12'

LEASING TERMS

- » \$1.30 PSF Monthly NNN
- » 5% ANNUAL INCREASES
- » \$0.21 PSF Monthly
Operating Expenses



3185 & 3225 Palm Center Dr

3073 TOMPKINS

- » 13,513 SF
- » +/- 2,703 SF Office
- » +/- 10,810 SF Warehouse

» 4 Grade Door 10' x 12'

LEASING TERMS

- » \$1.20 PSF Monthly NNN
- » 5% ANNUAL INCREASES
- » \$0.21 PSF Monthly
Operating Expenses

