

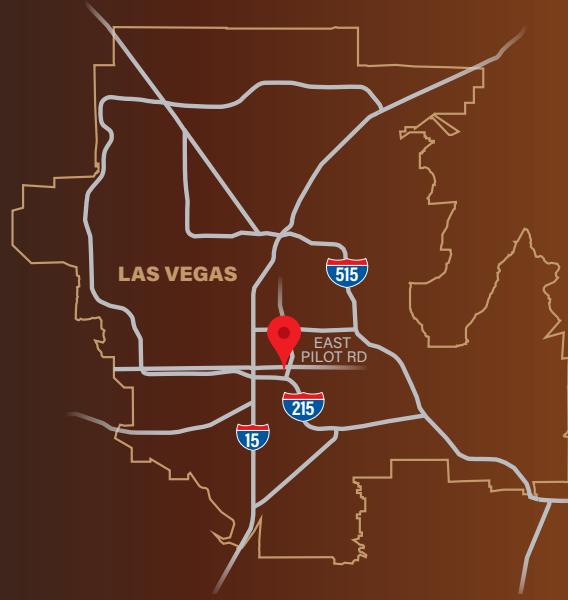


HUGHES TECH CENTER

625 Pilot Road
 Suite 100
 Las Vegas, NV

Cross Streets
 East Pilot Road &
 Caballo Street

**Gross
 Leasable Area**
 ±17,985



*For leasing information, contact
 Kraemer Land Company at*

702.500.1587

Julie Groot
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LOCATION

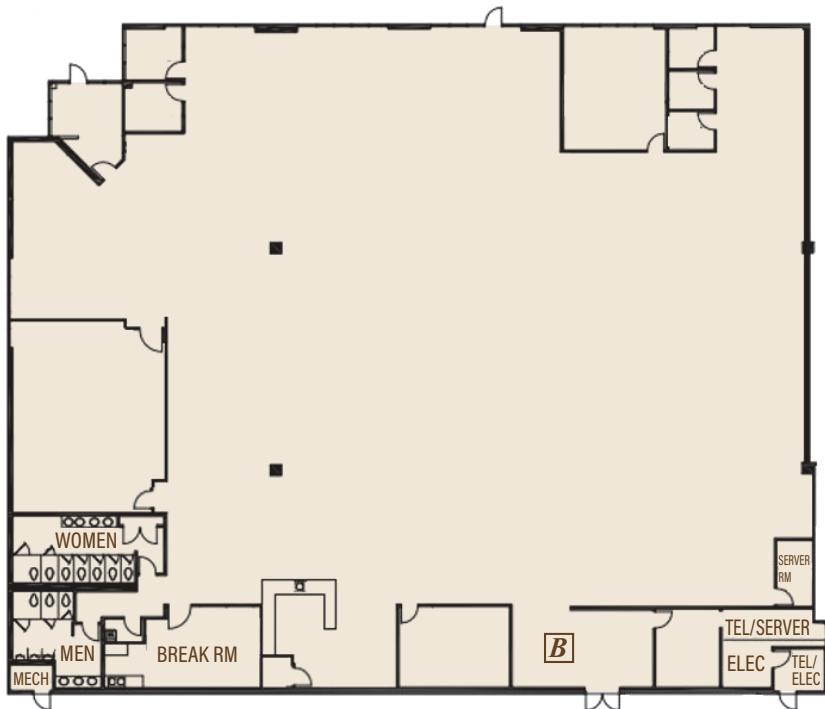
Hughes Tech Center is centrally located in the heart of the Airport sub-market. As part of the 420 Acre master-planned Hughes Airport Center, it is considered the central hub of the Las Vegas Valley due to its close proximity to the Resort Corridor, the masterplanned communities in Henderson, Green Valley, Summerlin and the Southwest, with immediate accessibility to McCarran International Airport and an abundance of nearby amenities. The Property has immediate access to the I-215 and Airport Connector and is just minutes from the Las Vegas Strip and I-15.

THE BUILDING

625 Pilot Road, Suite 100, contains approximately 17,985 RSF and is part of a larger office building with direct frontage on Pilot Road. This former call center provides an open floor plan with 14' ceilings, perimeter offices and an open break room area. Exterior signage available.

PROPERTY HIGHLIGHTS

- Single-Story, part of a larger freestanding Office Building
- Back-up Generator / ATS
- Large Open Floor Plan
- Large Open Breakroom
- Immediate Access to I-215
- Numerous Amenities Nearby
- Abundant Parking: +/- 6.4:1000

FLOOR PLAN
±17,985 SF

PROPERTY INFORMATION

HVAC: Rooftop mounted package units.
Split systems for IT cooling.

GENERATOR: Building boasts a 1039 hp Built-in Diesel Fuel Tank (approximate 10-12 hour coverage).

UPS/ATS: One (1) UPS (160 kVA) 3 Phase systems.
Automatic Transfer Switch.

POWER: 1600 AMP 208/120V; 3 phase 4 wire;
multiple meter sections.

FLOORPLAN: Open floorplan with 14' ceilings.
Private offices, training and breakroom.


**FOR LEASING
INFORMATION CONTACT:**

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**Hughes Tech Center is centrally located in the heart of the master-planned
Hughes Airport Center sub-market of Las Vegas Valley.**


AIRPORT

 McCARRAN
INTERNATIONAL AIRPORT

UNLV

 UNIVERSITY OF NEVADA,
LAS VEGAS

CONVENTION

 LAS VEGAS
CONVENTION CENTER

THE STRIP

LAS VEGAS STRIP

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