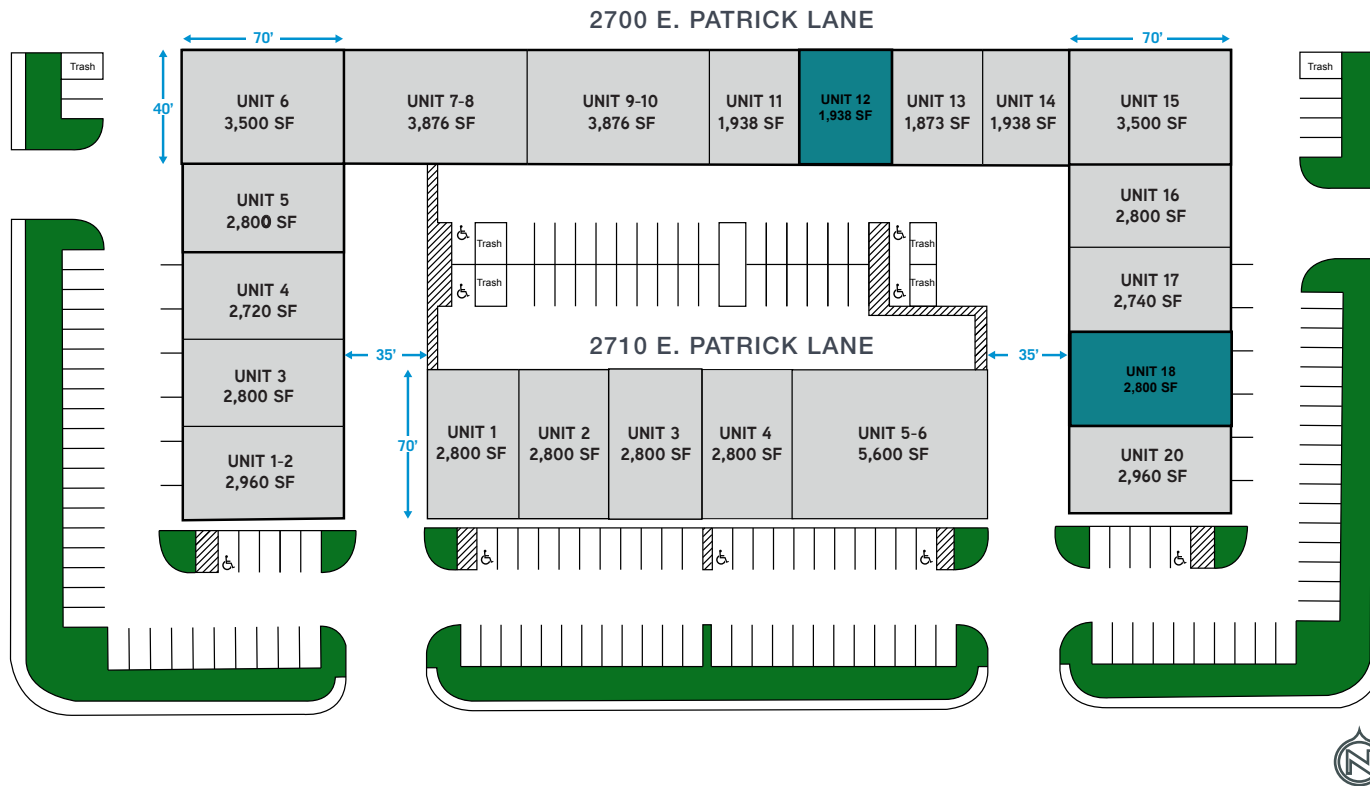




PATRICK AIRPORT CENTER

SITE PLAN - 2700 & 2710 E. PATRICK LANE



FOR MORE INFORMATION

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AVAILABILITIES



AVAILABLE



OCCUPIED

BUILDING	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
2700	12	1,938	528	Available 12/1/25
2700	18	2,800	1,041	Available Now!



PATRICK AIRPORT CENTER

SITE PLAN - 6012 & 6038 TOPAZ STREET, 6035 & 6045 HARRISON DRIVE



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AVAILABILITIES



AVAILABLE



OCCUPIED

BUILDING

SUITE

TOTAL SF

OFFICE SF

AVAILABLE

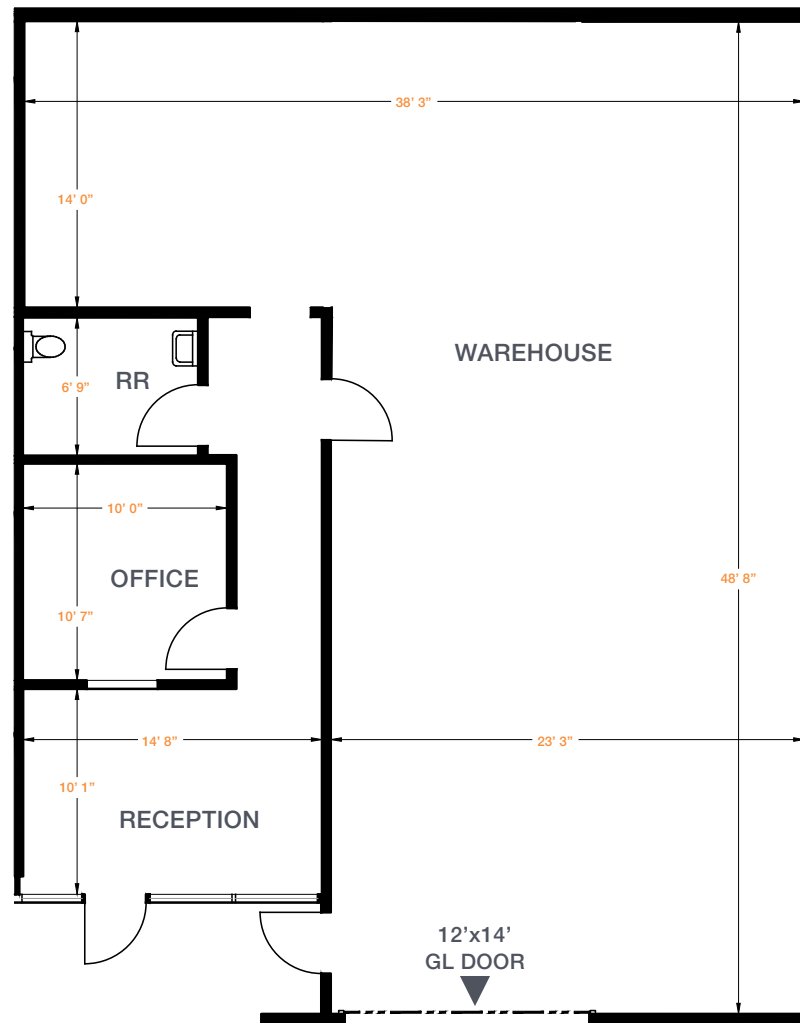


PATRICK AIRPORT CENTER



2700 E. PATRICK LANE SUITE 12 - 1,938 SF

- 528 SF HVAC Office
- 1,410 SF Evap-Cooled Warehouse
- Reception
- One (1) Restroom
- One (1) Private Office
- One (1) 12' x 14' grade-level roll-up door
- CAMs: \$0.40/SF
- Lease Rate: \$1.45/SF (NNN)
- Total Monthly: \$3,585.30
- Available December 1, 2025



▲ = Grade Level Door

For illustration purposes only. Not to scale.

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PATRICK AIRPORT CENTER
2700 & 2710 E. PATRICK LANE
6012 & 6038 TOPAZ STREET
6035 & 6045 HARRISON DRIVE
LAS VEGAS, NV 89120



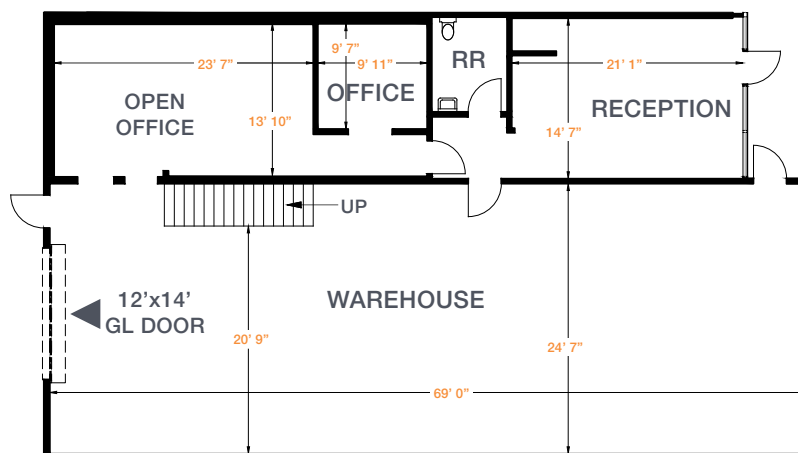
CBRE

PATRICK AIRPORT CENTER



2700 E. PATRICK LANE SUITE 18 - 2,800 SF

- 1,041 SF HVAC Office
- 1,759 SF Evap-Cooled Warehouse
- Reception
- Open Office
- One (1) Restroom
- One (1) Private Office
- Second-story Storage
- One (1) 12' x 14' Grade-level Roll-up Door
- CAMs: \$0.40/SF
- Lease Rate: \$1.45/SF (NNN)
- Total Monthly: \$5,180.00
- Now Available!



▲ = Grade Level Door

For illustration purposes only. Not to scale.



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CBRE

AERIAL MAP



DISTANCES TO:

I-15 Freeway	5.2 miles
Harry Reid Int'l Airport	2.9 miles
Las Vegas Strip	4.9 miles
I-215 Interchange	2.5 miles

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