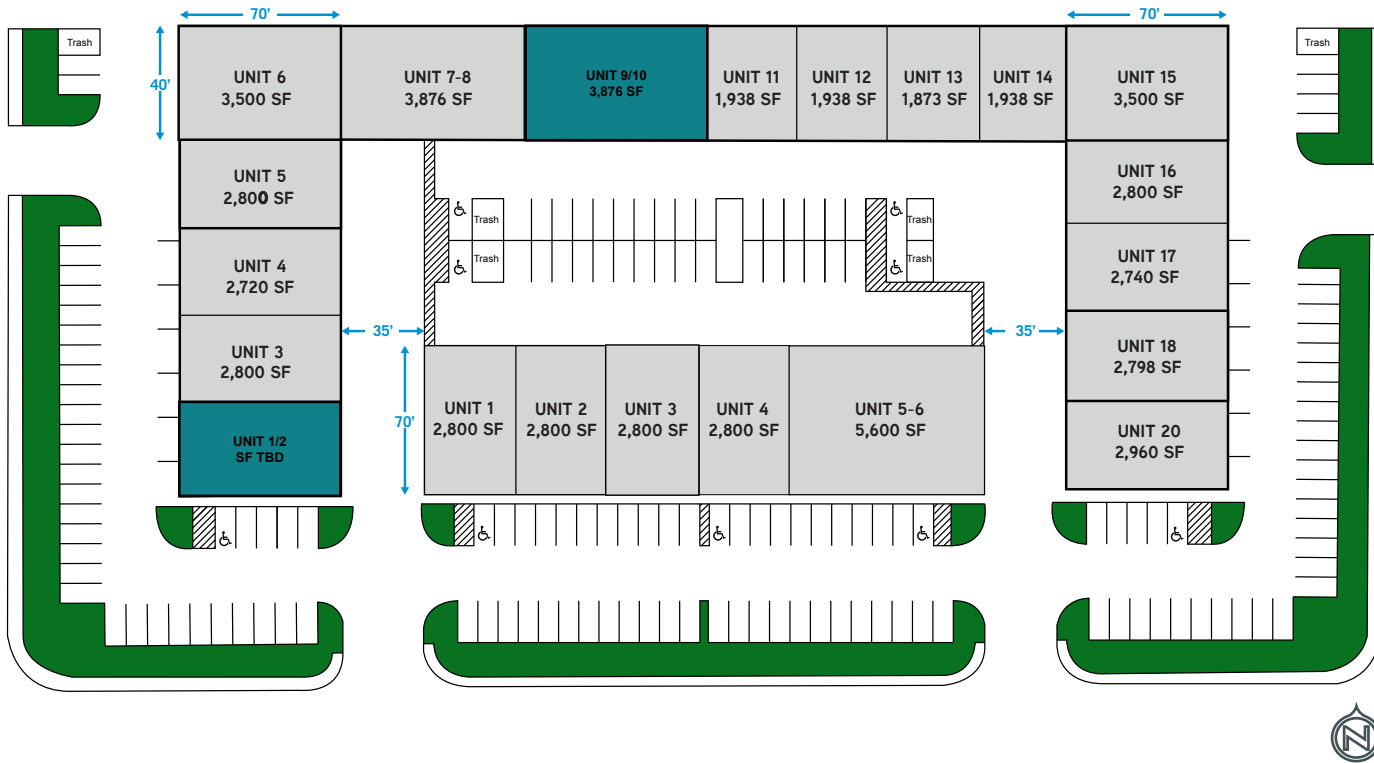




# PATRICK AIRPORT CENTER

SITE PLAN - 2700 & 2710 E. PATRICK LANE



## FOR MORE INFORMATION

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## AVAILABILITIES

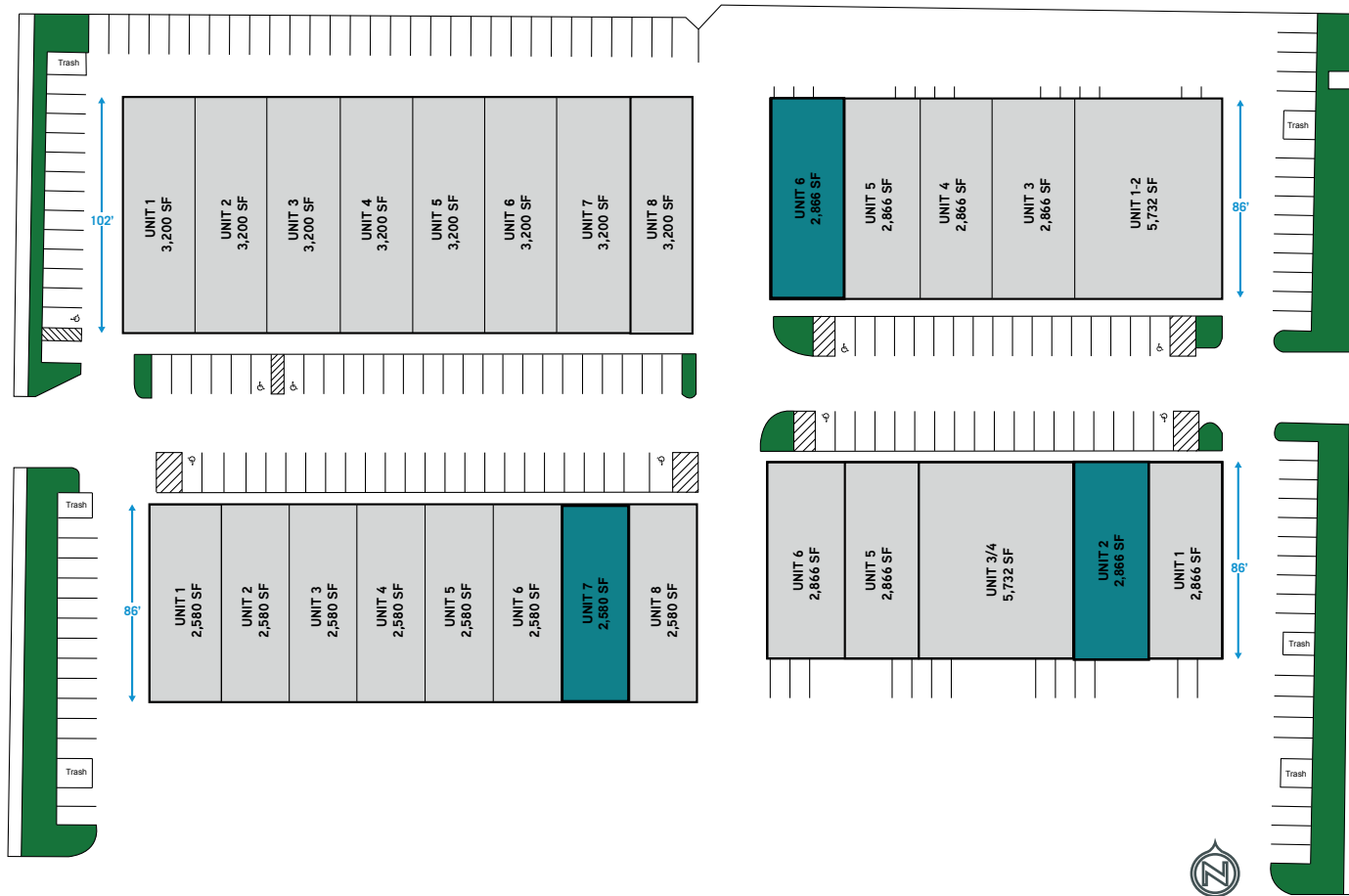
AVAILABLE  OCCUPIED

BUILDING	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
2700	1/2	2,960	2,011	Now Available!
2700	9/10	3,876	880	Now Available!



# 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
6038	7	2,580	521	Now Available!
6045	2	2,866	665	Now Available!
6035	6	2,866	579	Now Available!

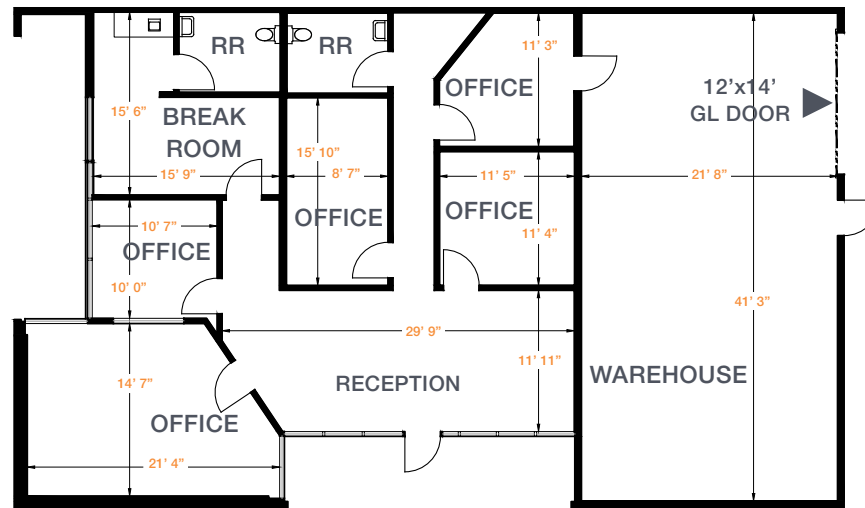


# PATRICK AIRPORT CENTER



## 2700 E. PATRICK LANE SUITE 1/2 - 2,960 SF

- 2,011 SF HVAC office
- 949 SF Evap-cooled warehouse
- Two (2) restrooms
- Five (5) offices
- Breakroom
- Reception
- One (1) 12' x 14' grade-level roll-up door
- Introductory Lease Rate: \$1.21/SF (NNN)
- CAMs: \$0.38/SF
- Total Monthly: \$4,706.40 (Year One)
- Now Available!



▲ = 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



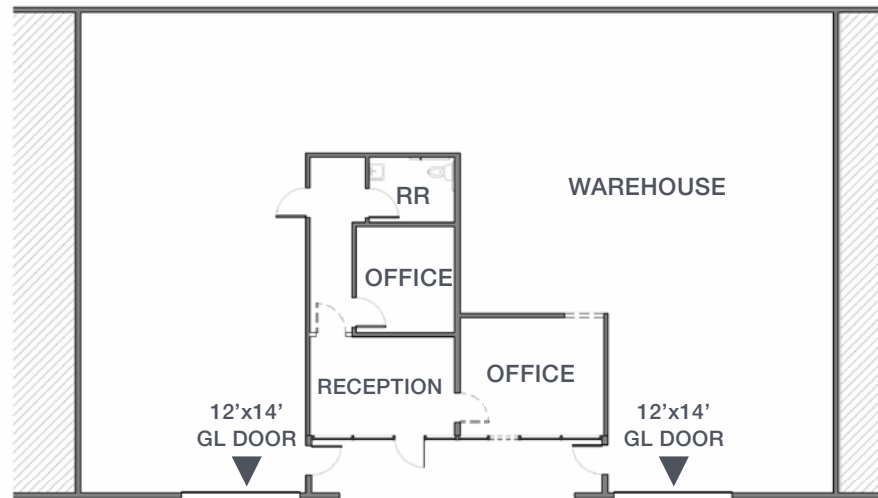
# CBRE

# PATRICK AIRPORT CENTER



## 2700 E. PATRICK LANE SUITE 9/10 - 3,876 SF

- 100% HVAC
- 880 SF office
- 2,996 SF warehouse (HVAC)
- Two (2) offices
- One (1) restroom
- Reception
- Two (2) 12' x 14' grade-level roll-up doors
- Introductory Lease Rate: \$1.21/SF (NNN)
- CAMs: \$0.38/SF
- Total Monthly: \$6,162.84 (Year One)
- Now Available!



▲ = Grade Level Door

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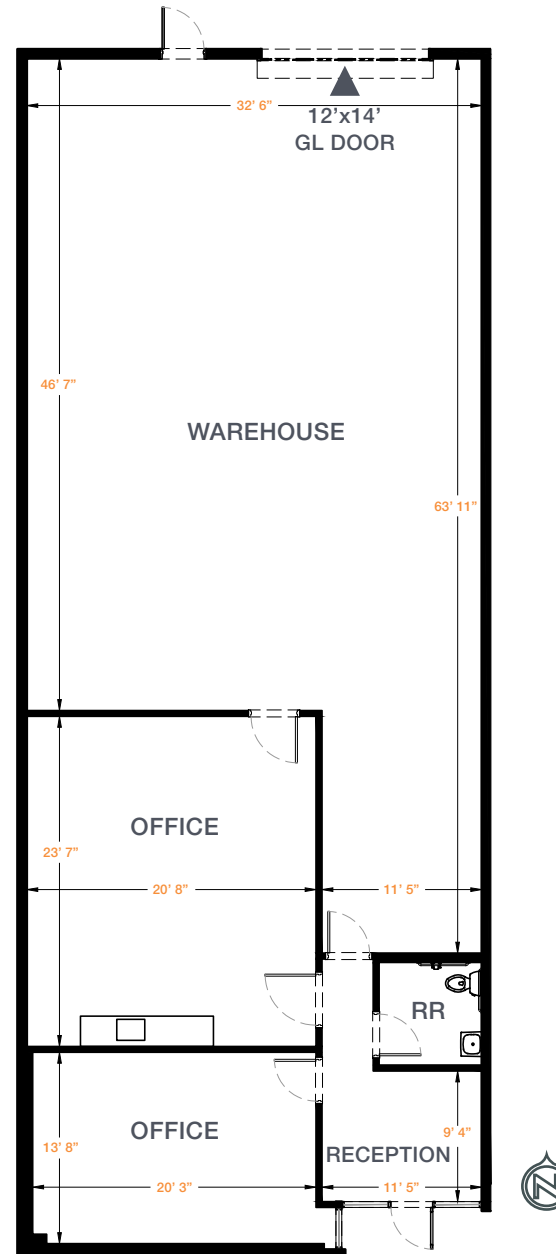
# CBRE

# PATRICK AIRPORT CENTER



## 6035 HARRISON DRIVE SUITE 6 - 2,866 SF

- 579 SF HVAC office
- 2,287 SF Evap-cooled warehouse
- Two (2) offices
- One (1) restroom
- Reception
- One (1) 12' x 14' grade-level roll-up door
- Introductory Lease Rate: \$1.21/SF (NNN)
- CAMs: \$0.38/SF
- Total Monthly: \$4,556.94 (Year One)
- Now Available!



▲ = Grade Level Door

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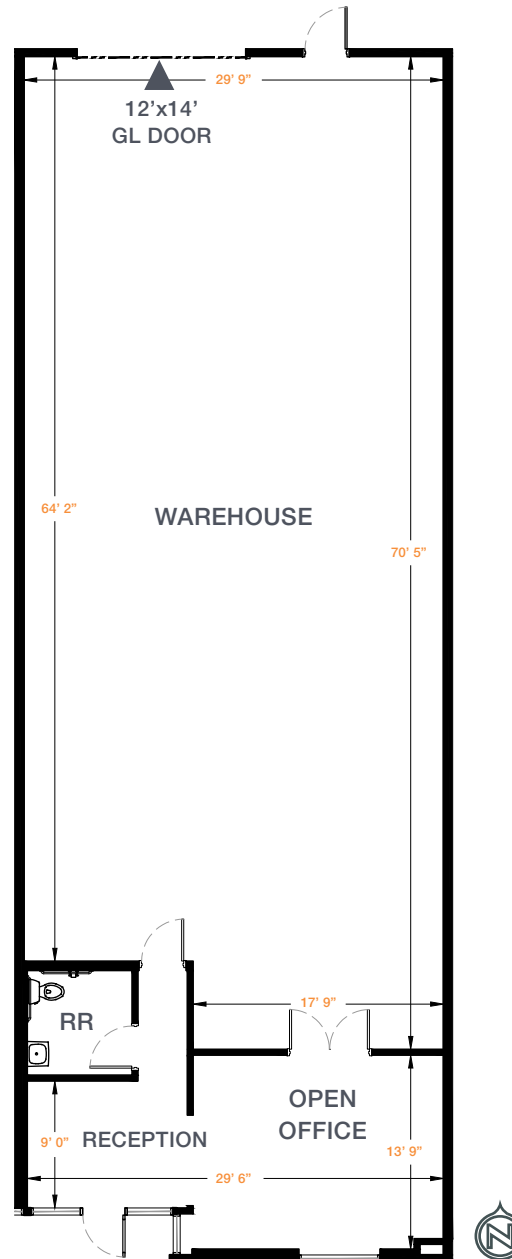
# CBRE

# PATRICK AIRPORT CENTER



## 6038 TOPAZ STREET SUITE 7 - 2,580 SF

- 521 SF HVAC office
- 2,059 SF Evap-cooled warehouse
- Open office
- One (1) restroom
- Reception
- One (1) 12' x 14' grade-level roll-up door
- Introductory Lease Rate: \$1.21/SF (NNN)
- CAMs: \$0.38/SF
- Total Monthly: \$4,102.20 (Year One)
- Now Available!



▲ = Grade Level Door

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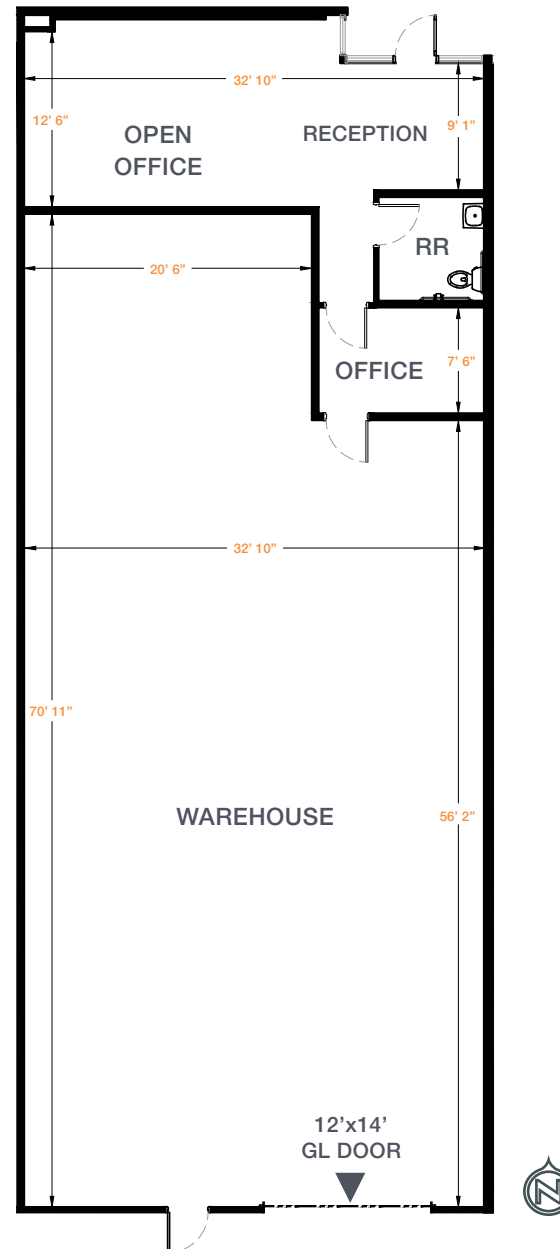
# CBRE

# PATRICK AIRPORT CENTER



## 6045 HARRISON DRIVE SUITE 2 - 2,866 SF

- 665 SF HVAC office
- 2,201 SF Evap-cooled warehouse
- One (1) office
- One (1) restroom
- Reception
- Open Office
- One (1) 12' x 14' grade-level roll-up door
- Introductory Lease Rate: \$1.21/SF (NNN)
- CAMs: \$0.38/SF
- Total Monthly: \$4,556.94 (Year One)
- Now Available!



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# CBRE



# AERIAL MAP



## NEARBY AMENITIES

**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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