



# For lease

## Westland Center

4339, 4345, 4351 & 4357 Corporate Center Drive  
North Las Vegas, NV



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

# Project & location

## Highlights

Conveniently located in the heart of the North Las Vegas Speedway submarket with immediate access to I-15. Proximate to Harry Reid International Airport, I-15 & 215 freeways & less than a 15-minute drive to the Las Vegas Strip!



10.9 miles to the  
**Las Vegas Strip**



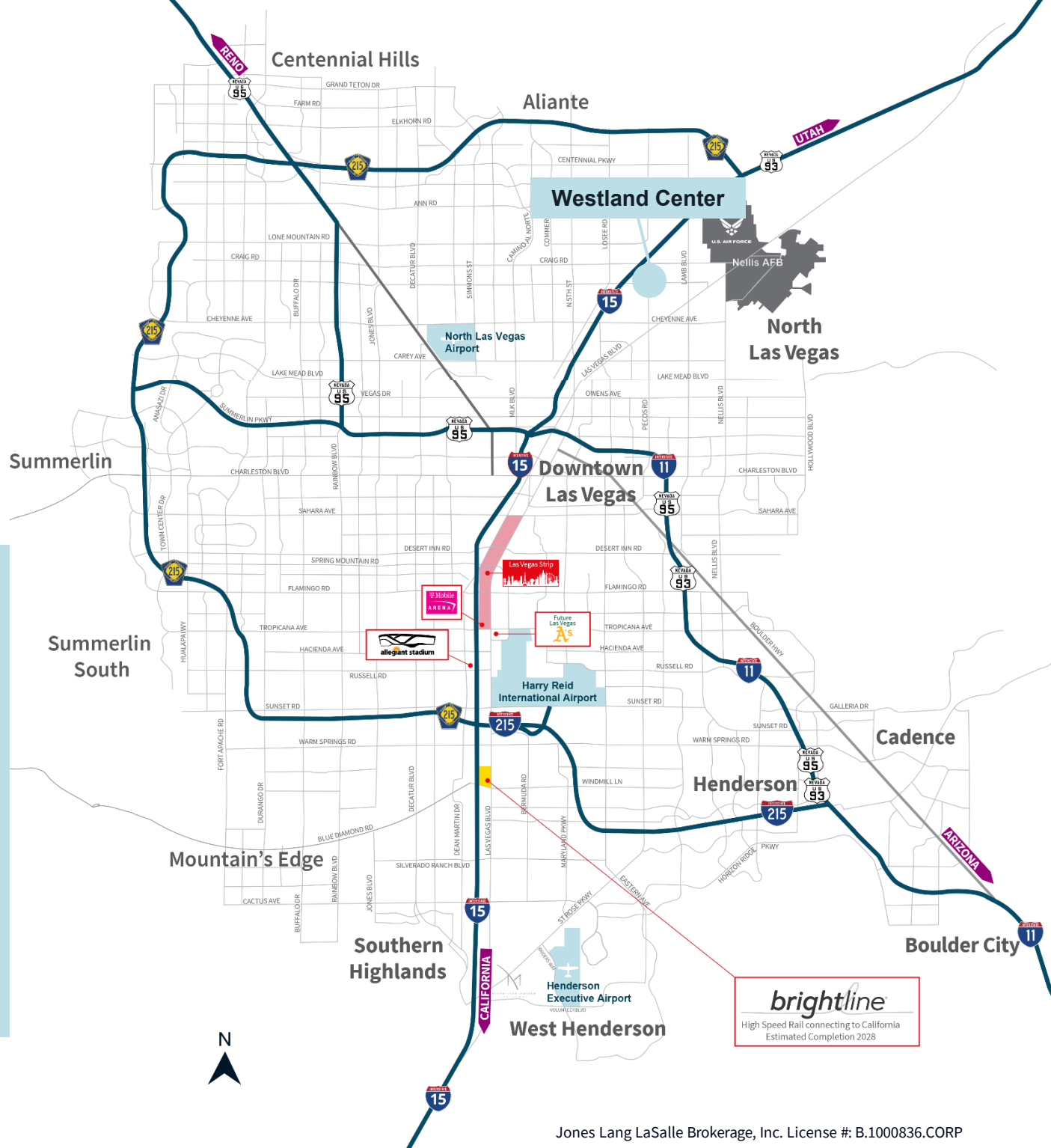
Less than a 15-minute drive to  
the Las Vegas Strip



14.5 miles to Harry Reid  
International Airport



13.7 miles to the  
New Allegiant Stadium





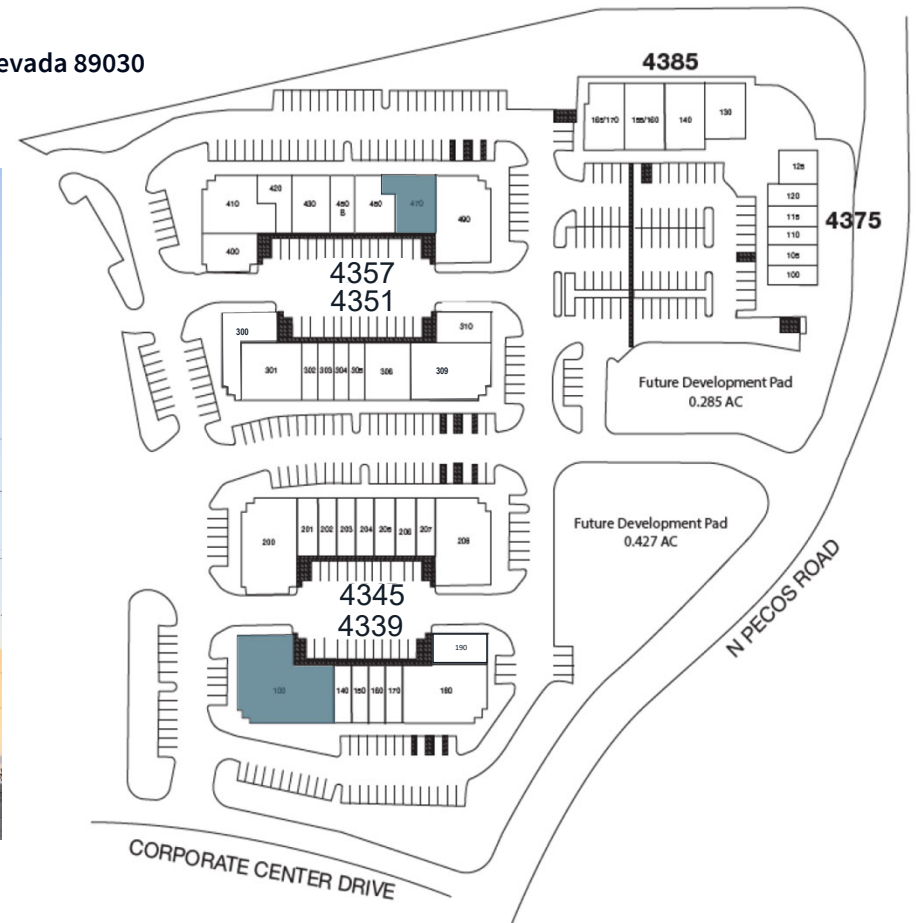


## Property Highlights

Westland Center is conveniently located in the high growth Craig Road corridor in North Las Vegas. The park is comprised of 6 buildings, totaling ±95,213 SF of office and warehouse, and 2 retail pads. It is located off of the I-15 freeway off-ramp, with high traffic location at the corner of North Pecos Road and East Craig Road.

- Rates from \$0.80/s.f.
- Excellent access to the I-15 freeway
- Frontage on North Pecos Road
- Second largest landlord in Southern Nevada
- Zoning: M-2
- 6 buildings, totaling ±95,213 SF of office and warehouse, and 2 retail pads
- CAM includes HVAC/evaporative cooler maintenance

Westland Center | 4339, 4345, 4351 & 4357 Corporate Center Dr, North Las Vegas, Nevada 89030



Suite	Total s.f.	Office s.f.	Warehouse s.f.	Clear height	Grade	Rate	Cam	Monthly	Date Available
4339-100	7,537	7,095	442	14'	(2) 10 x 12	\$0.80	\$0.412	\$9,134.84	Now
4357-470	2,357	731	1,626	TBD	(2) 10 x 12	\$1.15	\$0.412	\$3,681.63	Now



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# Floorplans

## 4339 Corporate Center Dr. Suite 100

- 7,537 total s.f.
- 7,095 s.f. office/retail/banquet area
- 442 s.f. warehouse
- Two (2) grade doors (10' x 12')
- \$0.80/s.f. NNN
- CAM's \$0.412
- \$9,134.84 monthly
- Available Now



Note: Office/retail/banquet area is 100% HVAC. Warehouse is Evaporative Cooled.

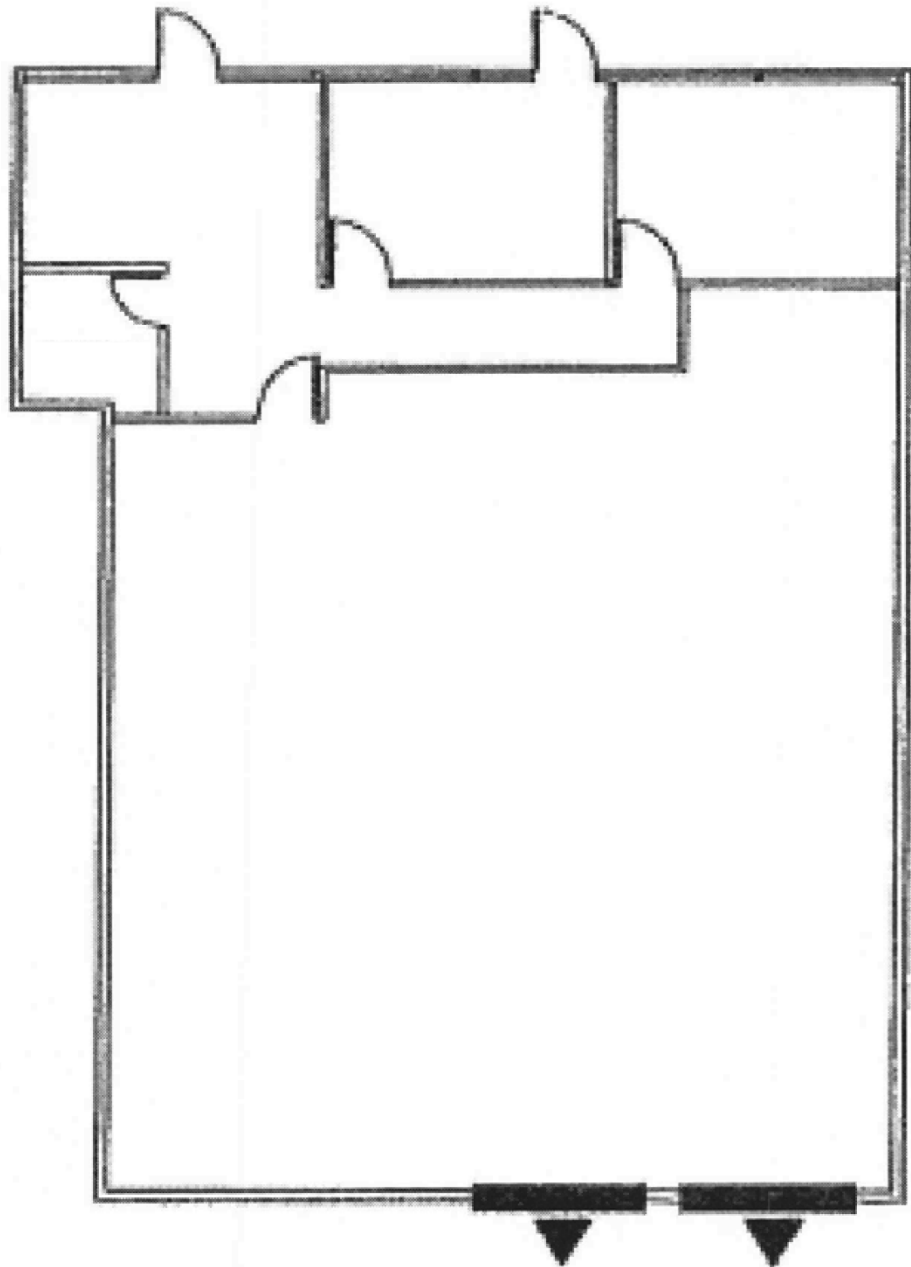


# Floorplans

## 4357 Corporate Center Dr. Suite 470

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- 2,357 total s.f.
- 731 s.f. office
- 1,626 s.f. warehouse
- Two (2) grade doors (10' x 12')
- \$1.15 / s.f. NNN
- CAM's \$0.412
- \$3,681.63 monthly
- Available Now



# Las Vegas

## Business facts



2.3 Million residents



25<sup>th</sup> Largest metropolitan area in the U.S.



Population projected to grow almost 1.73% YOY

### 0% Tax

- Personal Income Tax
- Corporate Income Tax
- Gift tax
- Franchise tax
- Estate tax
- Inventory tax
- Employer payroll tax

## Labor

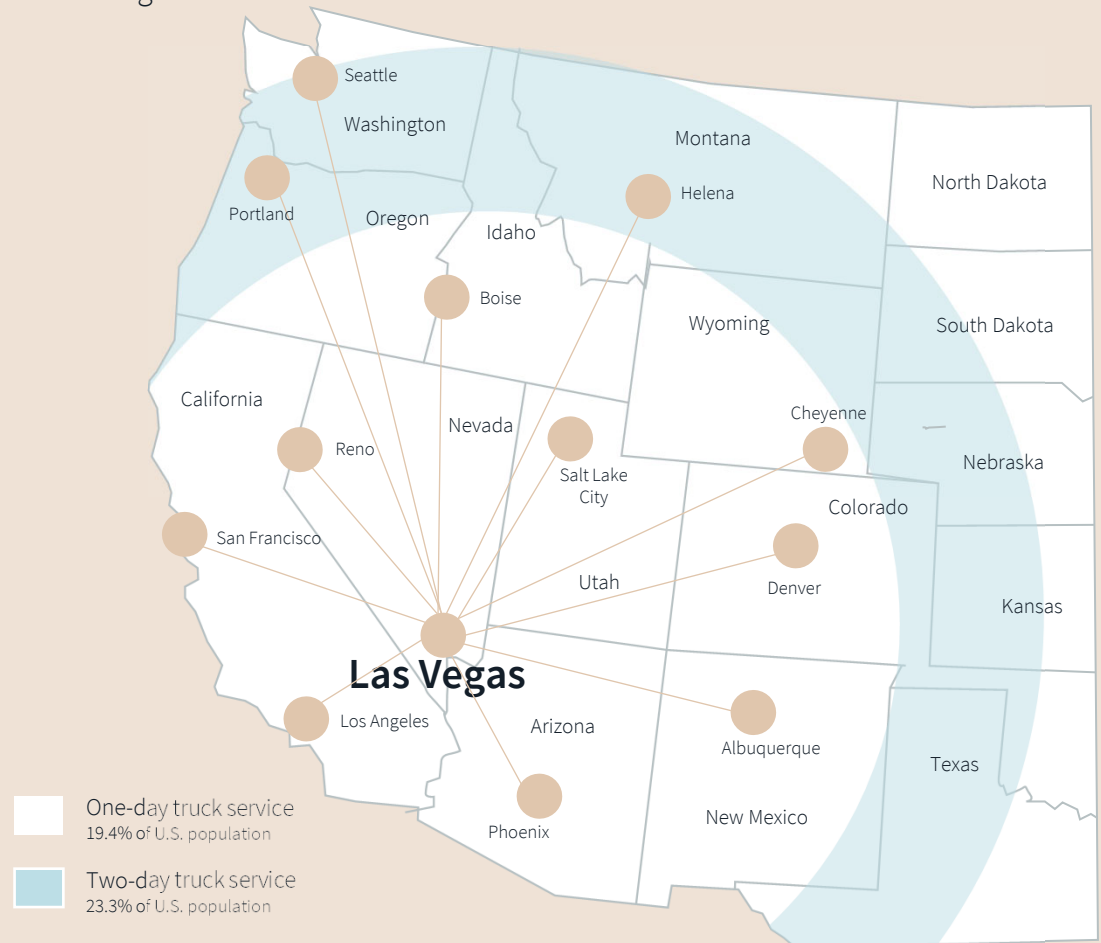
- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries

## Assistance programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

## Transit analysis

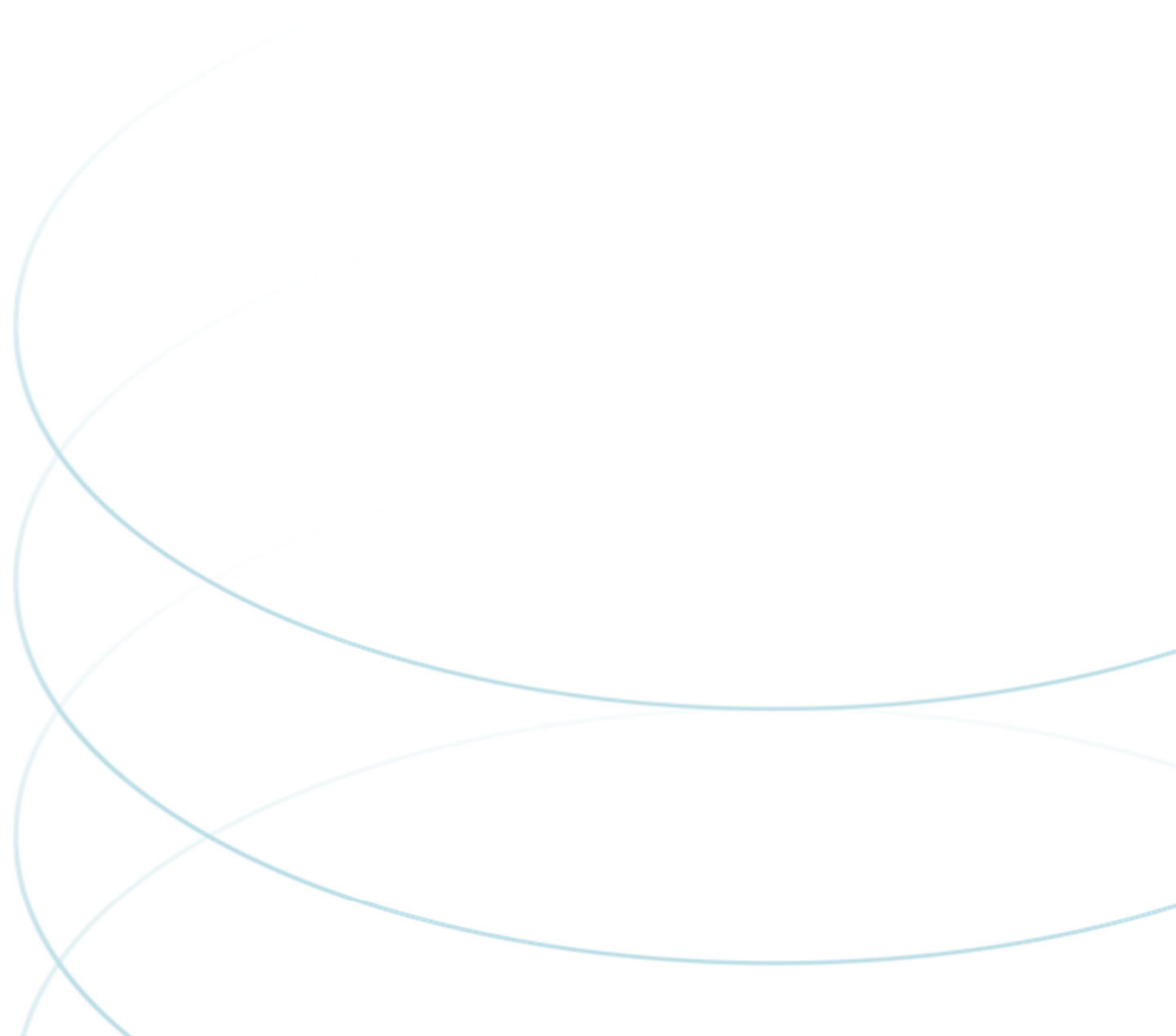
from Las Vegas



	Distance	Travel time
Los Angeles	270 mi	4 hrs
Phoenix	298 mi	4 hrs, 38 min
Salt Lake City	421 mi	5 hrs, 51 min
Reno	448 mi	7 hrs, 1 min
Albuquerque	574 mi	8 hrs, 20 min
San Francisco	568 mi	8 hrs, 29 min

	Distance	Travel time
Boise	630 mi	9 hrs, 32
Denver	748 mi	10 hrs, 50 min
Cheyenne	833 mi	12 hrs, 8 min
Helena	901 mi	12 hrs, 35 min
Portland	974 mi	15 hrs, 29 min
Seattle	1,125 mi	15 hrs, 29 min





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