

FOR LEASE

POST COMMERCE CENTER

6205 Dean Martin Drive, Las Vegas, Nevada 89118



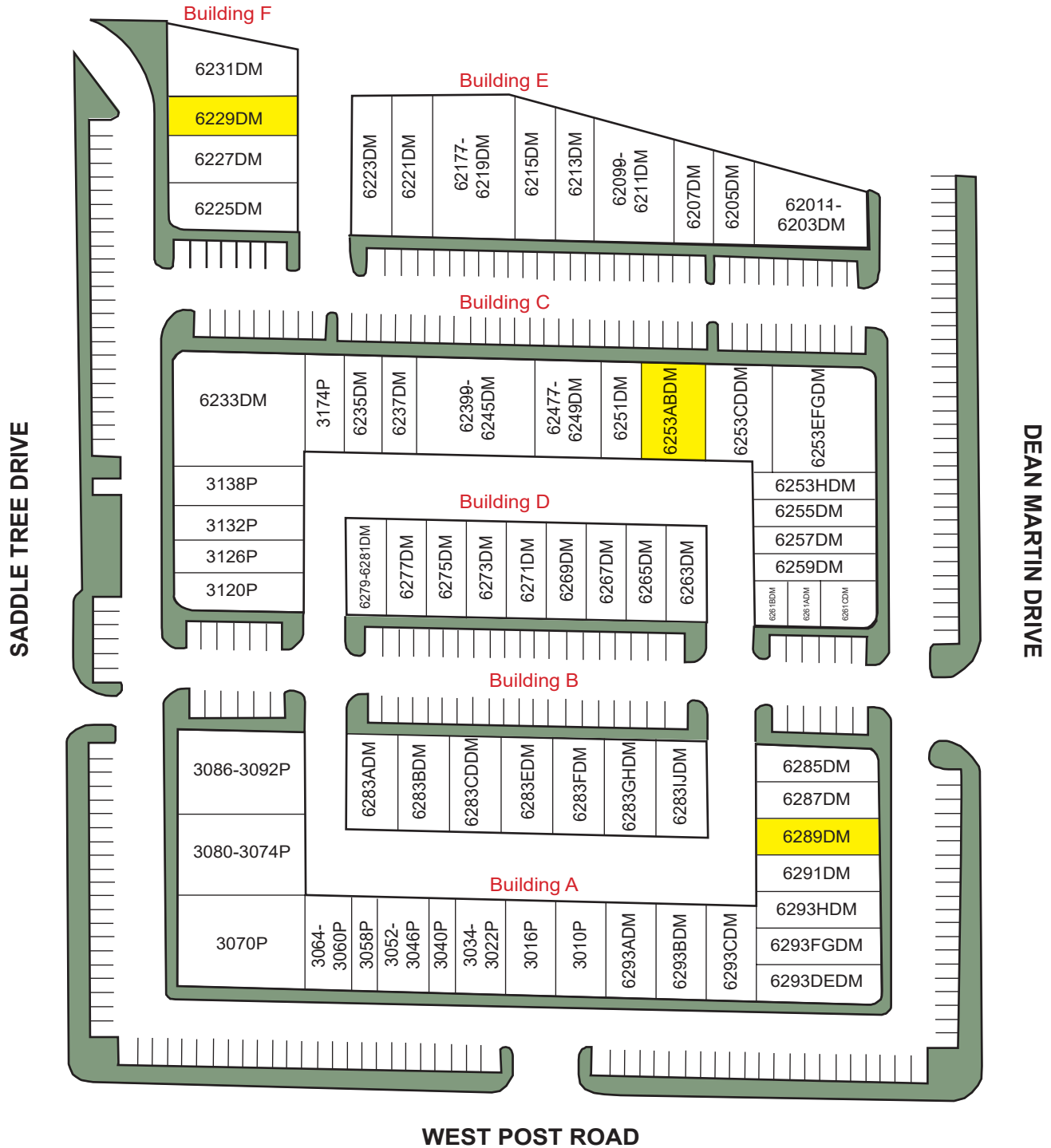
PROPERTY HIGHLIGHTS

Located on the northwest corner of Dean Martin Drive (formally Industrial Road) and Post Road, near the Las Vegas Strip and McCarran International Airport, the ±140,038 SF Post Commerce Center offers excellent sign visibility from the I-15 freeway and Dean Martin Drive. It's a convenient staging ground for businesses that require Strip access.

- ±1,424- ±2,395 SF Office/Warehouse units available
- ±14' Clear Height
- ±10'-12' Grade level doors
- 208/120v 3 Phase Power
- Evaporative cooled warehouses, HVAC cooled offices
- Zoned: M-1

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AVAILABLE

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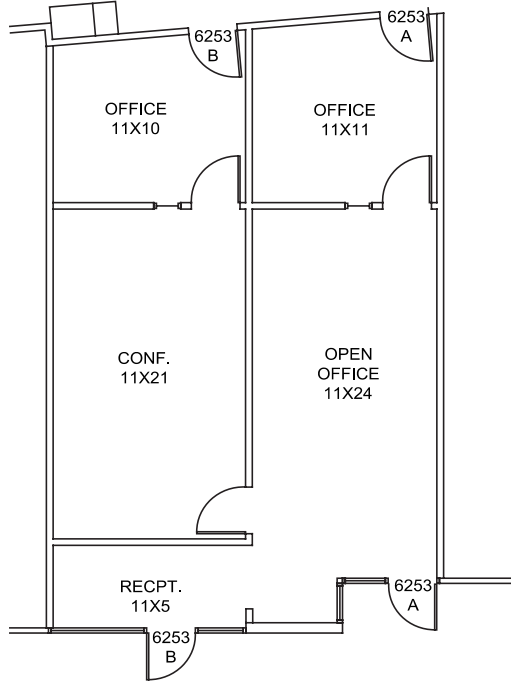
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AVAILABILITY

BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
6253 Dean Martin Drive, Suite A/B	1,252	1,252	N/A	\$1.20	\$0.262	\$1,502	Immediately
6289 Dean Martin Drive	1,818	930	888	\$1.05	\$0.262	\$2,385	Immediately
6229 Dean Martin Drive	2,036	N/A	2,036	\$0.70	N/A	\$1,425	Immediately

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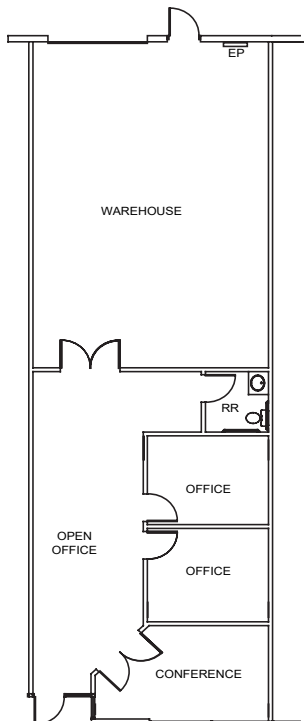


6253 DEAN MARTIN DRIVE, SUITE A/B

Total Square Feet

±1,252 SF

Available:	Immediately
Lease Rate:	\$1.20 PSF/M
Total Monthly:	\$1,502



6289 DEAN MARTIN DRIVE

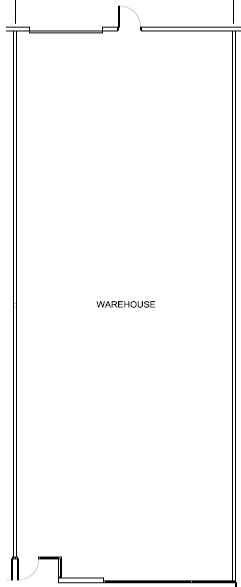
Total Square Feet

±1,818 SF

Available:	Immediately
Office SF:	±930
Warehouse SF:	±888
Grade Loading Doors:	1 (10'x12')
Lease Rate:	\$1.05 PSF/M
CAM Rate:	\$0.262 SF/M
Total Monthly:	\$2,385

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6229 DEAN MARTIN DRIVE

Total Square Feet

±2,036 SF

Available:	Immediately
Grade Loading Doors:	1
Lease Rate:	\$0.70 PSF/M
Total Monthly:	\$1,425

*Space is 100% storage with no power