

**FOR LEASE**  
**World Market Center Las Vegas**

**495 S. GRAND CENTRAL PKWY.**

±95,000 RSF | BLDG. A | 10TH FLOOR





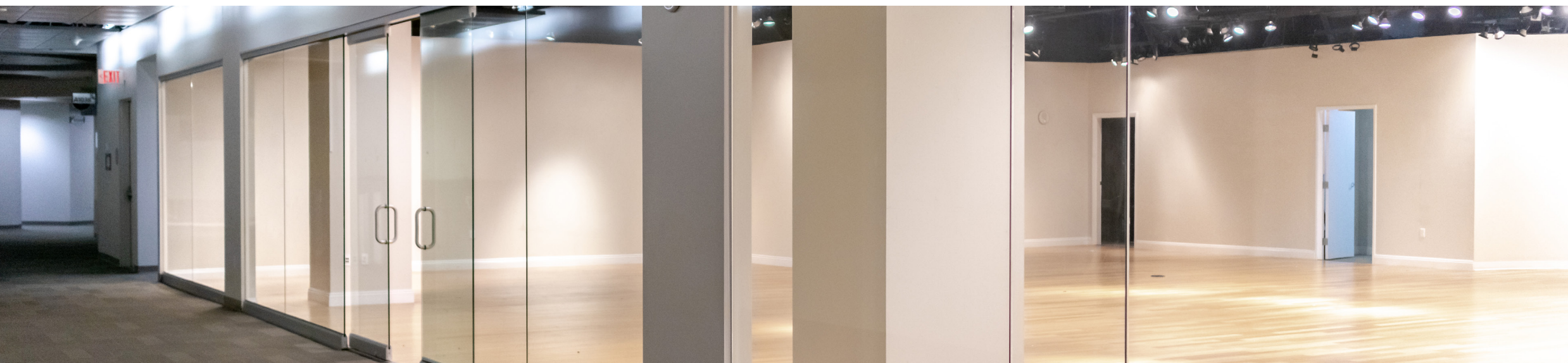
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## About The World Market Center Las Vegas

Situated on 59.4 acres in the heart of Las Vegas, The World Market Center Las Vegas spans 5 million square feet across three buildings and three pavilions. It is home to the prestigious Las Vegas Market, a gathering of over 4,000 manufacturers and exhibitors featuring furniture, gifts, and home decor. The Market attracts over 100,000 attendees per year.



Located minutes from Downtown Las Vegas, The Strip, and Harry Reid International Airport, The World Market Center is near some of the finest resorts, dining experiences, and entertainment venues in Las Vegas.



Building A is a 10-story structure comprising 1.3 million square feet of which ±95,000 RSF is available on the 10th floor.



Enjoy the convenience of flexible lease terms customized to fit your company's unique requirements. Available space ranges between 20,000 - 95,000 square feet.

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# Property Highlights

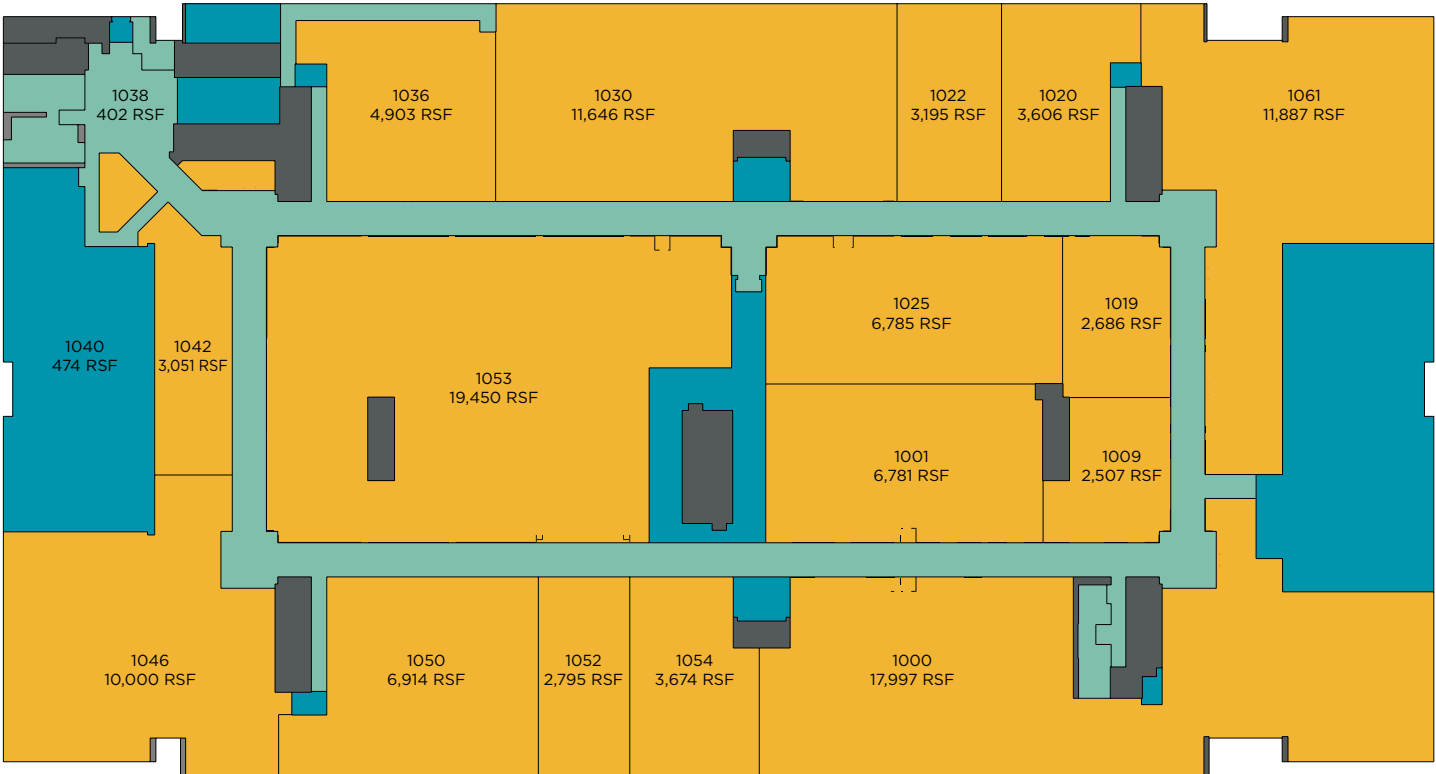
- Building Size: ±1,300,000 SF
- Available: ±20,000 - 95,000 SF
- Dead Storage Opportunity (No Office Space Available)
- 100% Air Conditioned Space
- Open, Easy-To-Walk Floor Plans Oriented With Efficient Race Track Styled Circulation.
- Flexible Lease Terms
- Aggressive, Under-Market Lease Rates
- Easy Access Freight Elevators and Dock Loading

## Availability

Building	Floor	SF	Description
A	10	±95,000 SF	Spaces Range Between ±20,000 - 95,000



# FLOOR PLAN



Non-Rentable Area	Floor Common Area	Building Common Area	Non-Factored Leasable Area	Factored Leasable Area	Temporary Rent Removal	Parking Area	Total Area (SF) % Total
5,760 (4.29%)	16,591 (12.35%)	17,012 (12.66%)		95,002 (70.70%)			134,365 (100%)



# AMENITIES MAP



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A photograph of the World Market Center building at dusk. The building is a large, modern structure with a curved facade and a prominent archway. The name "WORLD MARKET CENTER" is illuminated in large, glowing letters along the top of the building. In the foreground, large, illuminated letters spell out "WORLD MARKET CENTER". The sky is a deep blue, and the building's lights are on, creating a warm glow.

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