

ARENA COMMERCCE CENTER

TROPICANA AVE. & I-15 | LAS VEGAS, NV 89118 | INDUSTRIAL & OFFICE SPACE FOR LEASE



Ali Roesener, SIOR
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CV PropCo Campus - 2017

CV PropCo Campus - 2021

Legend
Tenant 1



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ARENA COMMERCE CENTER

| Building | Address | Square feet | Office | Warehouse | Grade | Dock | Asking | CAM | Total Monthly |
|----------|--------------------------|-------------|--------|-----------|-------|------|--------|--------|---------------|
| 1 | 3625 Harmon D | 3,000 | 600 | 2400 | 0 | 1 | \$1.30 | N/A | \$3,900.00 |
| 2 | 3535 Harmon F | 2,280 | 600 | 1,680 | 1 | 0 | \$1.30 | N/A | \$2,964.00 |
| 10 | 4575 Procyon D | 3,200 | 630 | 2,570 | 0 | 1 | \$1.10 | \$0.28 | \$4,416.00 |
| 23 | 4640 Valley View F, G, H | 7,200 | 2,160 | 5,040 | 3 | 1 | \$1.30 | N/A | \$9,360.00 |
| 24 | 4665 Procyon A, B, C | 10,105 | 1,050 | 9,055 | 1 | 2 | \$1.10 | \$0.25 | \$13,641.75 |
| 24 | 4665 Procyon D | 4,115 | 450 | 3,665 | 0 | 1 | \$1.15 | \$0.25 | \$5,761.00 |
| 24 | 4665 Procyon E | 2,995 | 900 | 2,095 | 1 | 0 | \$1.20 | \$0.25 | \$4,342.75 |
| 24 | 4665 Procyon F, G | 5,402 | 600 | 4,802 | 2 | 0 | \$1.15 | \$0.25 | \$7,562.80 |
| 17 | 4625 Polaris #216 | 2,230 | 2,230 | 0 | N/A | N/A | \$1.45 | N/A | \$3,233.50 |
| 28 | 3085 Tompkins | 1,817 | 400 | 1,417 | 1 | 0 | \$1.20 | \$0.21 | \$2,561.97 |
| 28 | 3113 & 3117 | 3,290 | 1,645 | 1,645 | 2 | 0 | \$1.15 | \$0.21 | \$4,474.40 |



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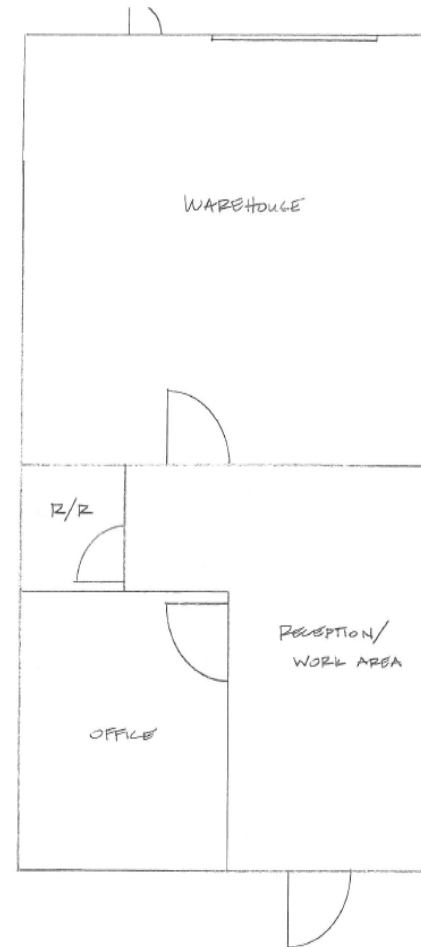
3535 Harmon

UNIT F

- » 2,280 SF
- » +/- 600 SF Office
- » +/- 1,680 SF Warehouse
- » 1 Grade Door 10' x 12'

LEASING TERMS

- » \$1.30 PSF Monthly MG
- » 5% ANNUAL INCREASES



4665 Procyon

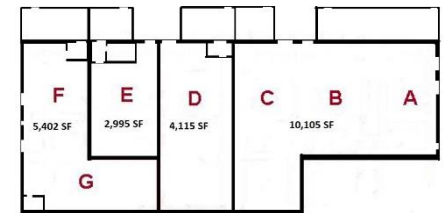
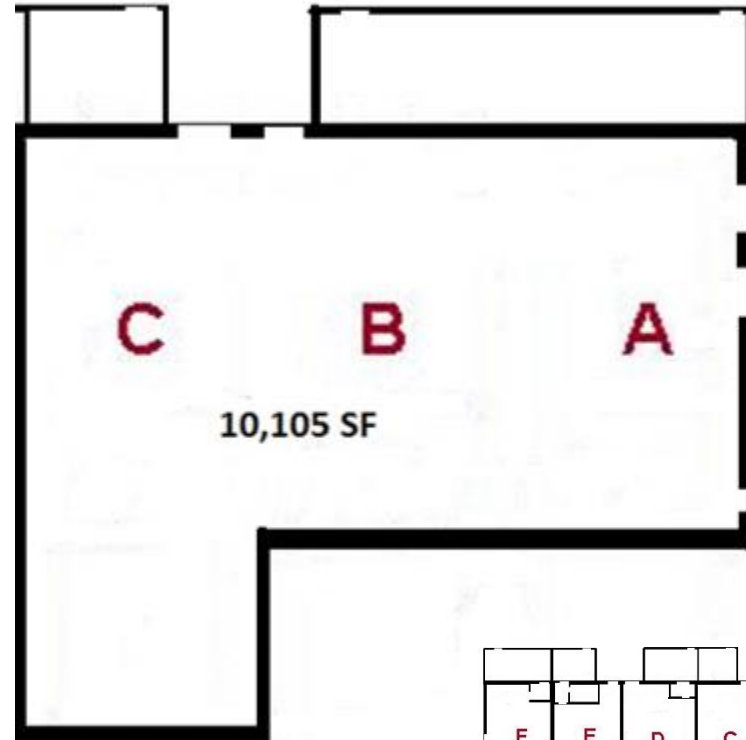
UNIT A, B, C

- » 10,105 SF
- » +/- 1,050 SF Office
- » +/- 9,055 SF Warehouse
- » 1 Grade Door 10' x 12'
- » 2 Dock Door

LEASING TERMS

- » \$1.10 PSF Monthly NNN
- » 5% ANNUAL INCREASES
- » \$0.25 PSF Monthly

Operating Expenses *Estimate



4665 Procyon

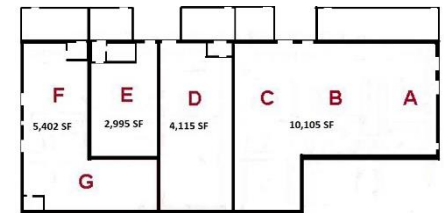
UNIT D

- » 4,115 SF
- » +/- 450 SF Office
- » +/- 3,665 SF Warehouse
- » 1 Dock door

LEASING TERMS

- » \$1.15 PSF Monthly NNN
- » 5% ANNUAL INCREASES
- » \$0.25 PSF Monthly

Operating Expenses *Estimate



4665 Procyon

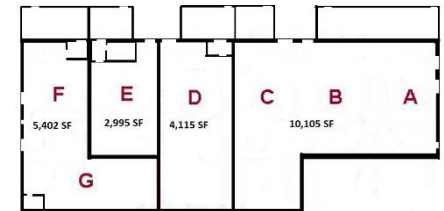
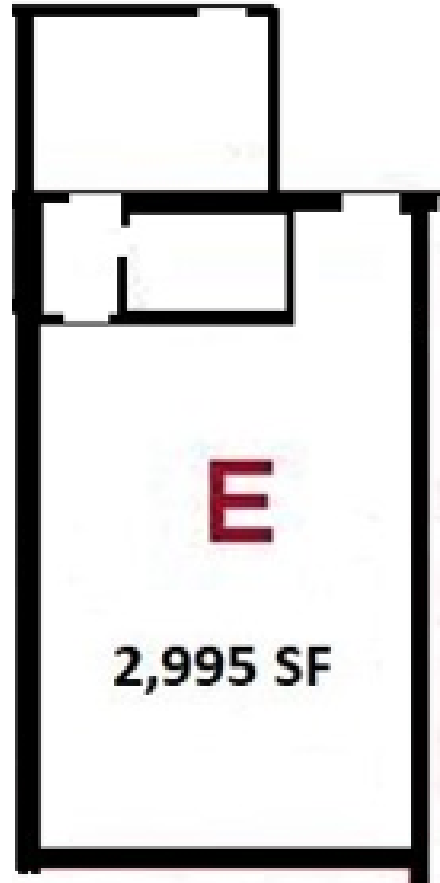
UNIT E

- » 2,995 SF
- » +/- 900 SF Office
- » +/- 2,095 SF Warehouse
- » 1 Grade Door 10' x 12'

LEASING TERMS

- » \$1.20 PSF Monthly NNN
- » 5% ANNUAL INCREASES
- » \$0.25 PSF Monthly

Operating Expenses *Estimate



4665 Procyon

UNIT F, G

- » 5,402 SF
- » +/- 600 SF Office
- » +/- 4,802 SF Warehouse
- » 2 Grade Door 10' x 12'

LEASING TERMS

- » \$1.15 PSF Monthly NNN
- » 5% ANNUAL INCREASES
- » \$0.25 PSF Monthly

Operating Expenses *Estimate

