

# Central 7 Commerce

3400 W. Desert Inn Rd. | LAS VEGAS, NV 89102 | INDUSTRIAL & OFFICE SPACE FOR LEASE



**Lincoln** |

**GATSKI**  
COMMERCIAL  
REAL ESTATE SERVICES

**Ali Roesener, SIOR**  
NRE:S.0172338  
Senior Vice President  
(702) 765-8894

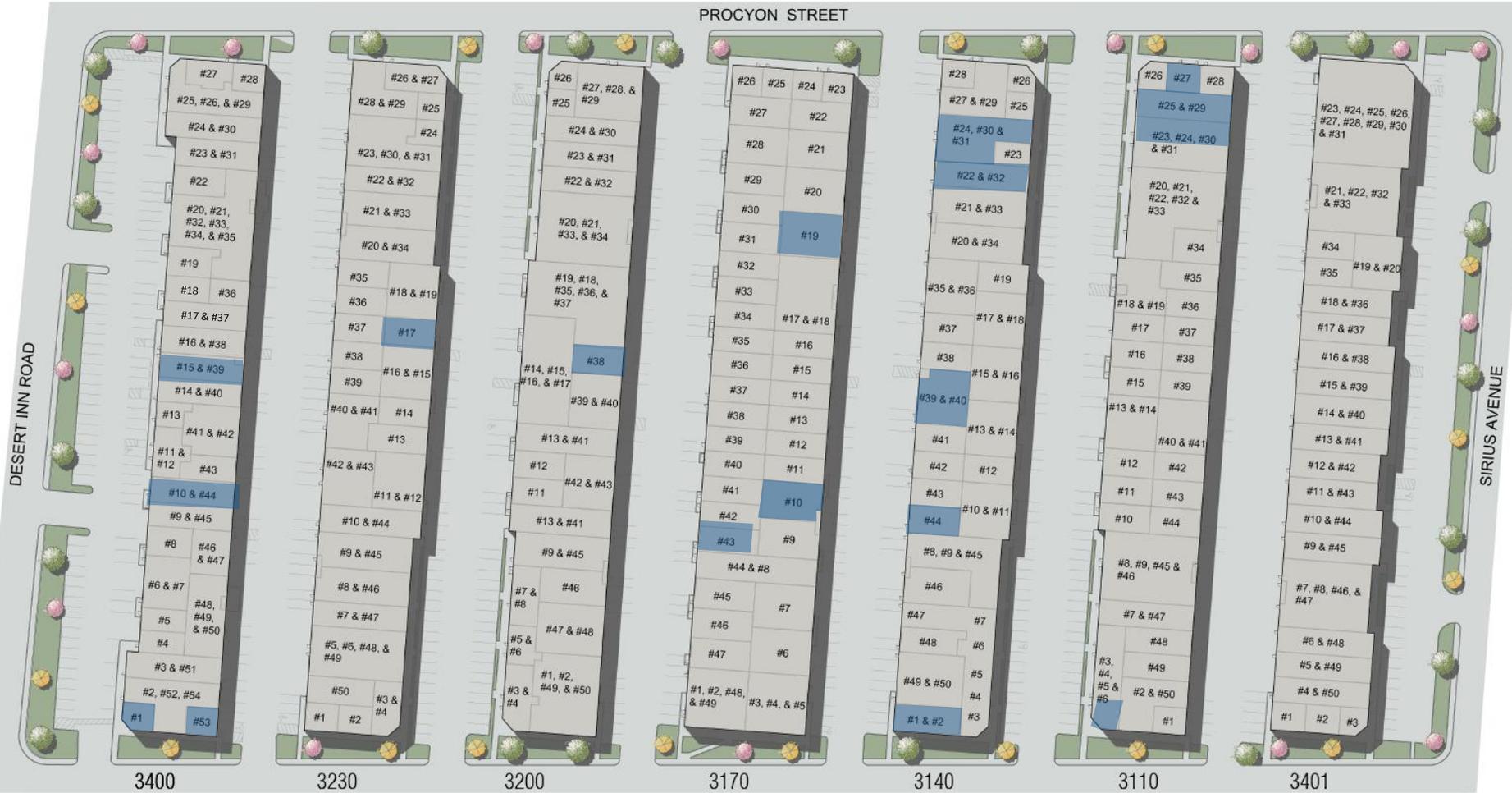
[ali@gatskicommercial.com](mailto:ali@gatskicommercial.com)

**Tony Alvarez**  
NRE:S.0200369  
Associate  
(702) 765-8880

[tony@gatskicommercial.com](mailto:tony@gatskicommercial.com)

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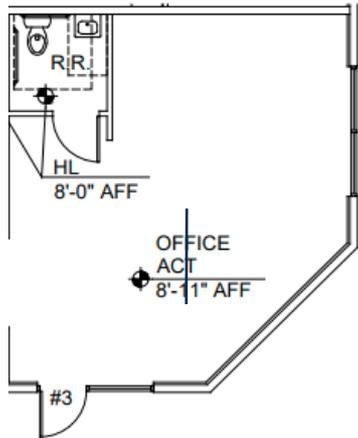
# CENTRAL 7 COMMERCE CENTER



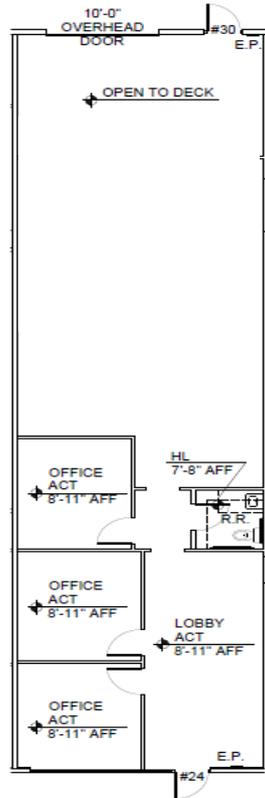
# CENTRAL 7 COMMERCE CENTER

Address	Square Feet	Office	Warehouse	Grade	Asking	CAM	Lease Type	Total Monthly
<b>3110 Polaris Ave.</b>								
3110 Polaris #3	522	522	0	N/A	\$1.35	\$0.27	NNN	\$845.64
3110 Polaris #24, 30	1,869	600	1,269	1G	\$1.25	\$0.27	NNN	\$2,840.88
3110 Polaris #25, 29	2,038	600	1,438	1G	\$1.25	\$0.27	NNN	\$3,097.76
3110 Polaris #27	743	743	0	N/A	\$1.35	\$0.27	NNN	\$1,203.66
<b>3140 Polaris Ave.</b>								
3140 Polaris #1, 2	1,432	1,432	0	N/A	\$1.25	\$0.27	NNN	\$2,176.64
3140 Polaris #22, 32	1,848	700	1,148	1G	\$1.25	\$0.27	NNN	\$2,808.96
3140 Polaris #24, 30, 31	2,647	600	2,047	2G	\$1.20	\$0.27	NNN	\$3,891.09
3140 Polaris #39, 40	2,092	400	1,692	1G	\$1.25	\$0.27	NNN	\$3,179.84
3140 Polaris #44	1,091	0	1,091	1G	\$1.30	\$0.27	NNN	\$1,712.87
<b>3170 Polaris Ave.</b>								
3170 Polaris #10	1,729	200	1,529	1G	\$1.35	\$0.27	NNN	\$2,800.98
3170 Polaris #19	2,089	0	2,089	1G	\$1.20	\$0.27	NNN	\$3,070.83
3170 Polaris #43	1,185	200	985	1G	\$1.35	\$0.27	NNN	\$1,919.70
<b>3200 Polaris Ave.</b>								
3200 Polaris #38	1,057	0	1,057	1G	\$1.30	\$0.27	NNN	\$1,659.49
<b>3230 Polaris Ave.</b>								
3230 Polaris #17	1,092	200	892	1G	\$1.35	\$0.27	NNN	\$1,769.04
<b>3400 Desert Inn.</b>								
3400 Desert Inn #1	637	637	0	N/A	\$1.35	\$0.27	NNN	\$1,031.94
3400 Desert Inn #10, 44	1,640	800	840	1G	\$1.35	\$0.27	NNN	\$2,656.80
3400 Desert Inn#15, 39	1,575	550	1,025	1G	\$1.35	\$0.27	NNN	\$2,551.50
3400 Desert Inn #53	693	693	0	N/A	\$1.35	\$0.27	NNN	\$1,122.66

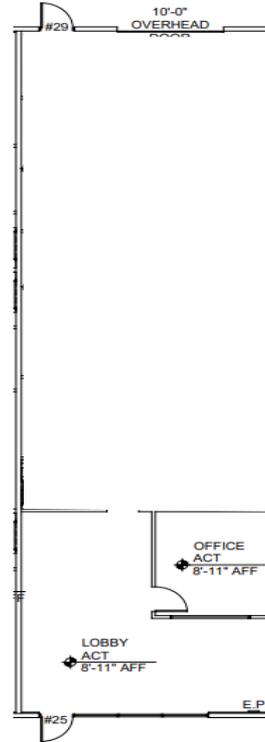
# 3110 POLARIS AVAILABLE FLOORPLANS



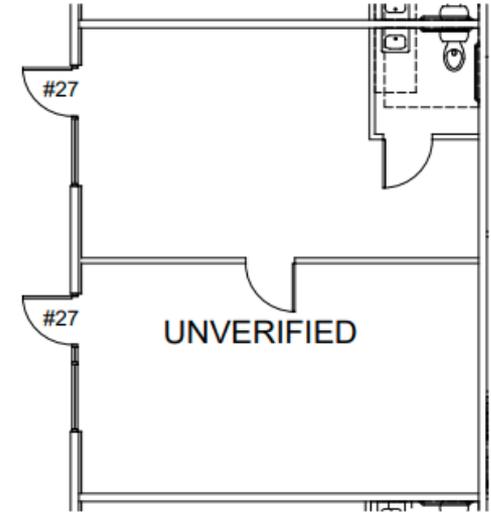
Suite #3



Suite #24, 30



Suite #25, 29



Suite #27

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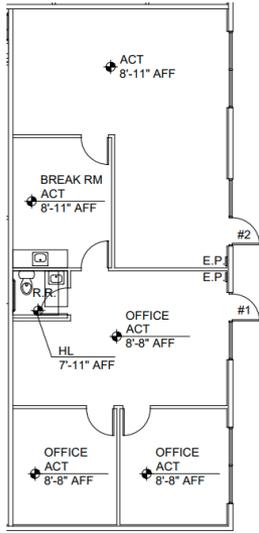
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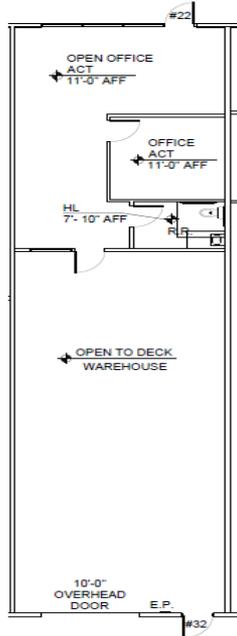
tony@gatskicommercial.com

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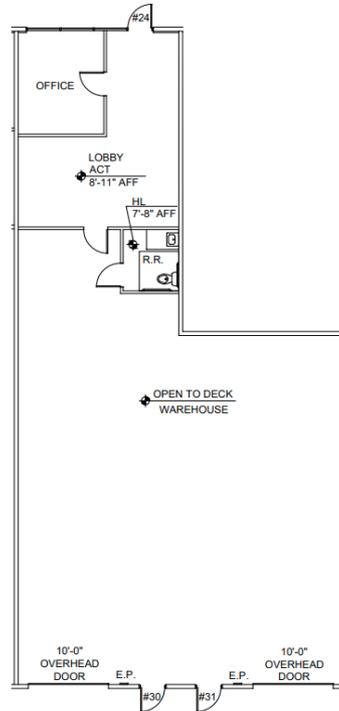
# 3140 POLARIS AVAILABLE FLOORPLANS



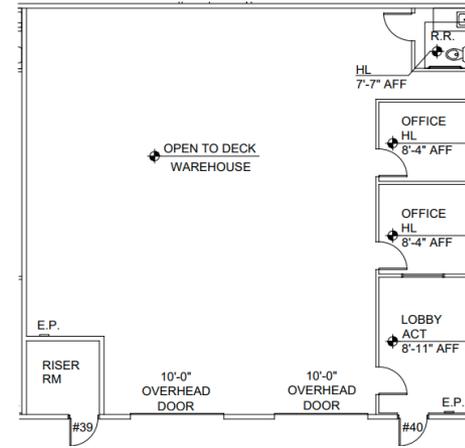
Suite #1, 2



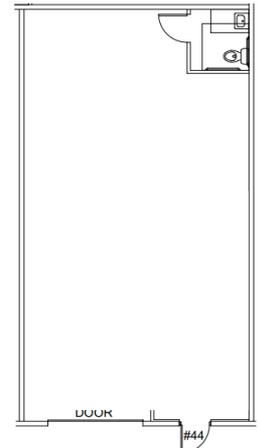
Suite #22, 32



Suite #24, 30, 31



Suite #39, 40



Suite #44

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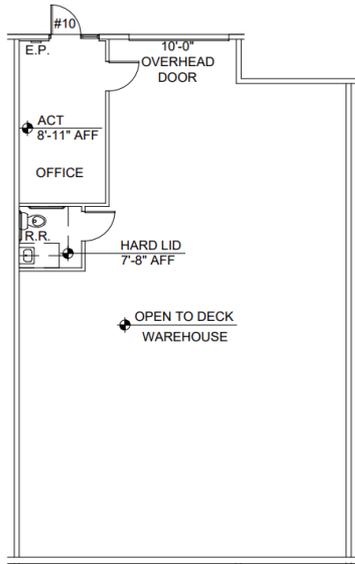
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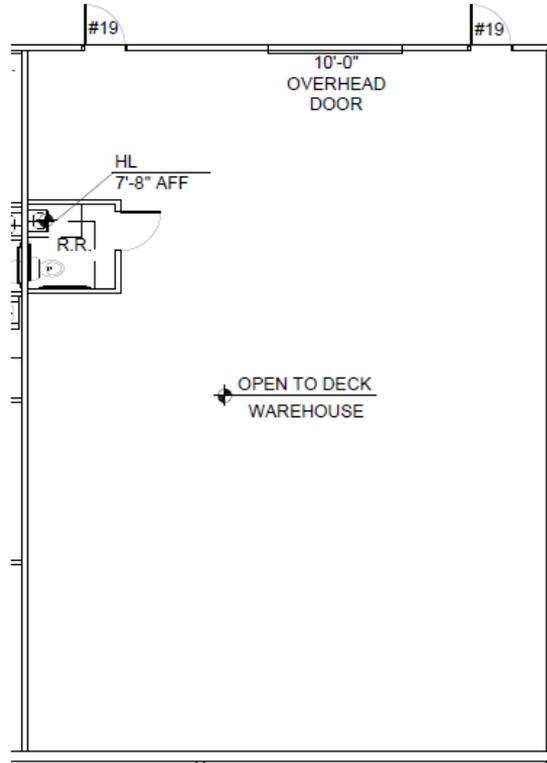
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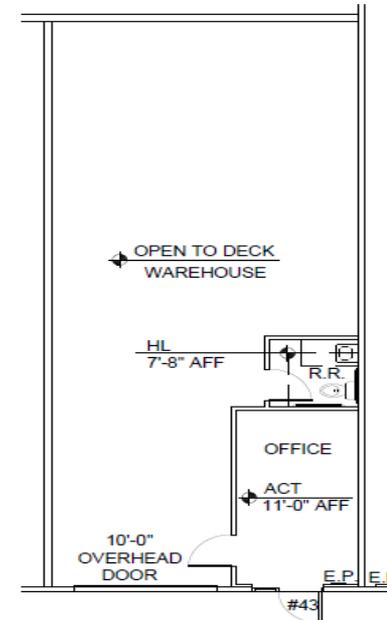
# 3170 POLARIS AVAILABLE FLOORPLANS



Suite #10

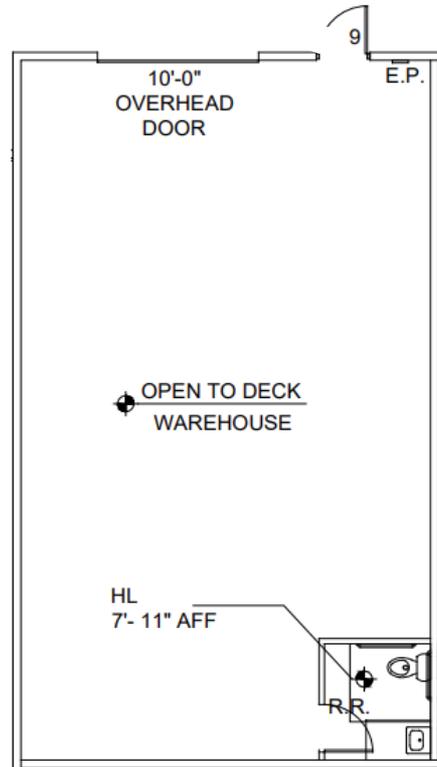


Suite #19



Suite #43

# 3200 POLARIS AVAILABLE FLOORPLANS



Suite #38

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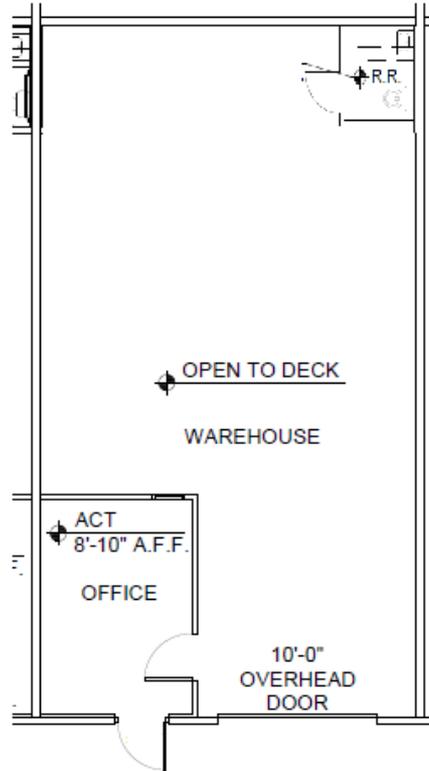
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# 3230 POLARIS AVAILABLE FLOORPLANS



Suite #17

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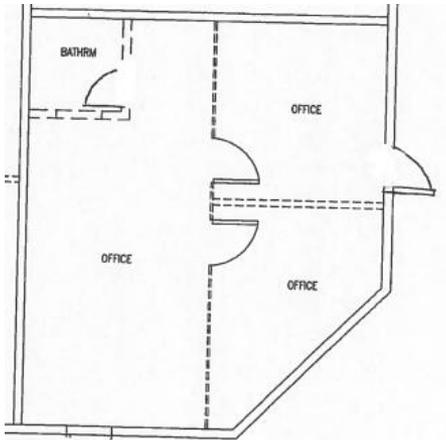
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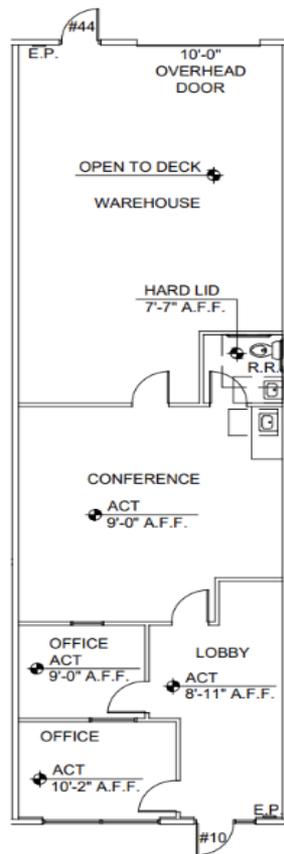
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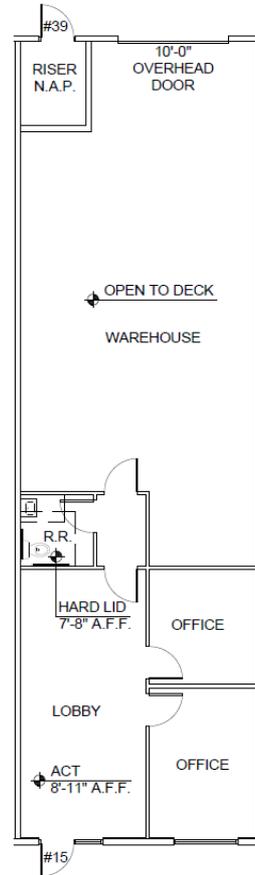
# 3400 DESERT INN AVAILABLE FLOORPLANS



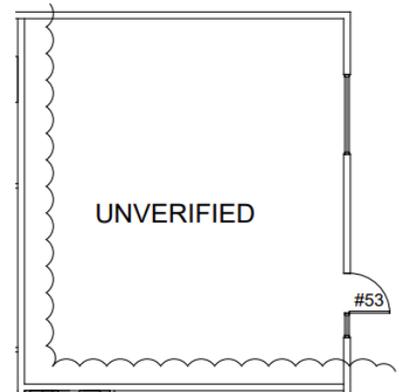
Suite #1



Suite #10,44



Suite #15, 39



Suite #53