

HUGHES AIRPORT CENTER

**FOR LEASE
OFFICE & INDUSTRIAL**

FOR MORE INFORMATION:

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CBRE INC.
8548 Rozita Lee Ave, Suite 200
Las Vegas, NV 89113
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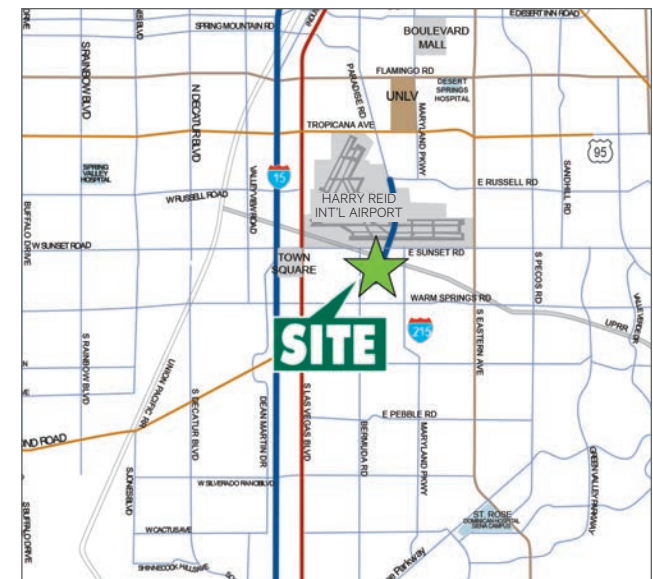
CBRE



500, 680 & 823 PILOT ROAD | LAS VEGAS | NV | 89119

PROPERTY FEATURES

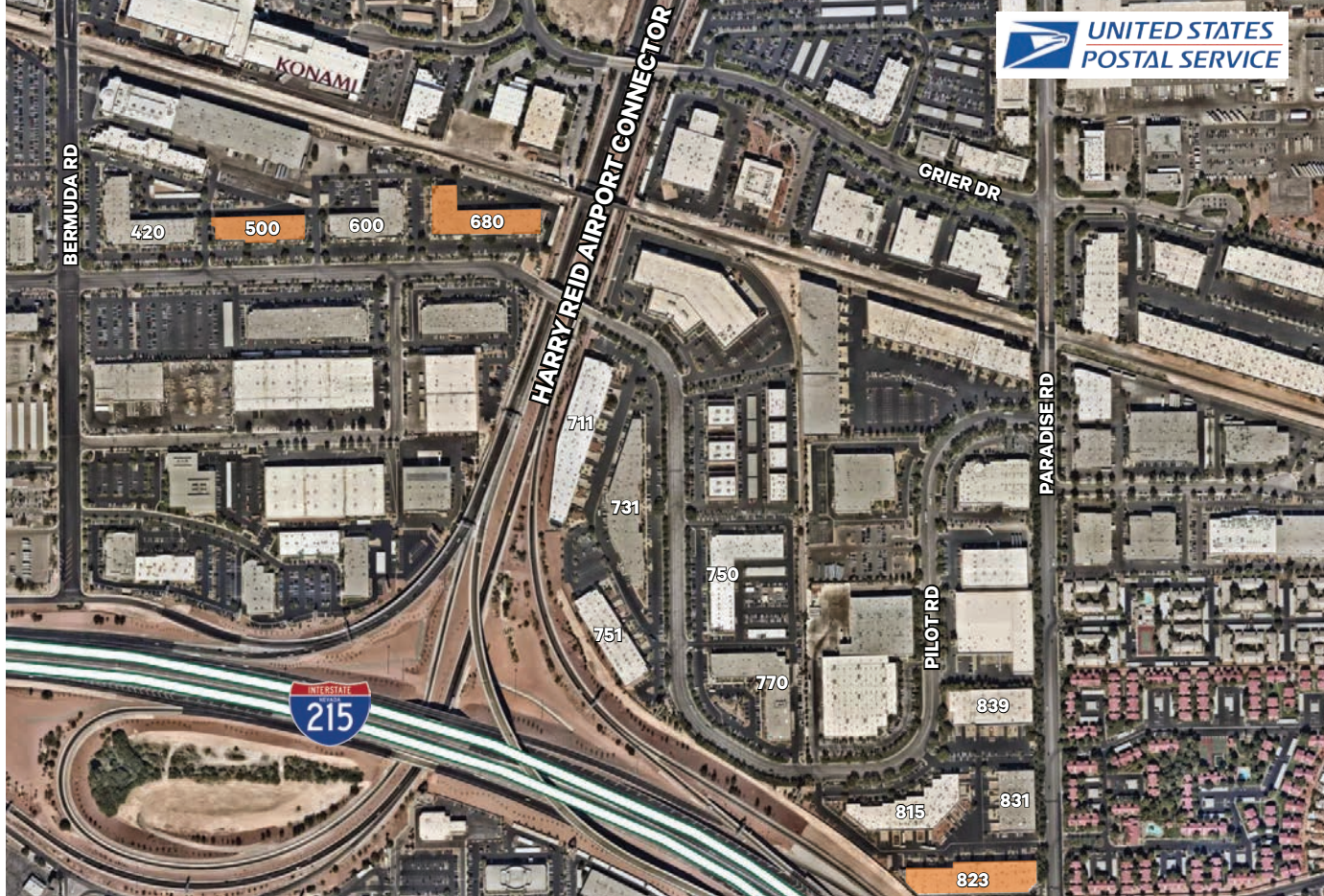
- Premier business park in Las Vegas
- 3.3 million square feet
- Office, flex and industrial space
- In close proximity to the Las Vegas Strip, Harry Reid International Airport, Town Square and numerous other amenities
- Convenient access to I-15 and 215 freeways
- Contact broker for tour information



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

HUGHES AIRPORT CENTER

SITE PLAN



AVAILABLE

AVAILABILITIES

BLDG	SUITE	TOTAL SF	OFFICE SF	CLEAR HEIGHT	DOCK HIGH	GRADE DOORS	LEASE RATE PSF	CAM
500	D/E	11,840	3,097	-	-	2	\$1.40	\$0.28
680	B2	1,734	1,734	-	-	-	\$1.65	\$0.28
823	A	21,279	2,714	26'	3	1	TBD	\$0.28



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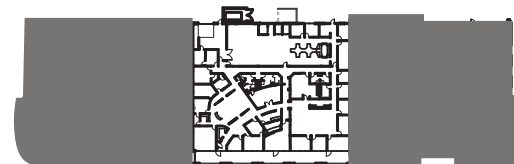
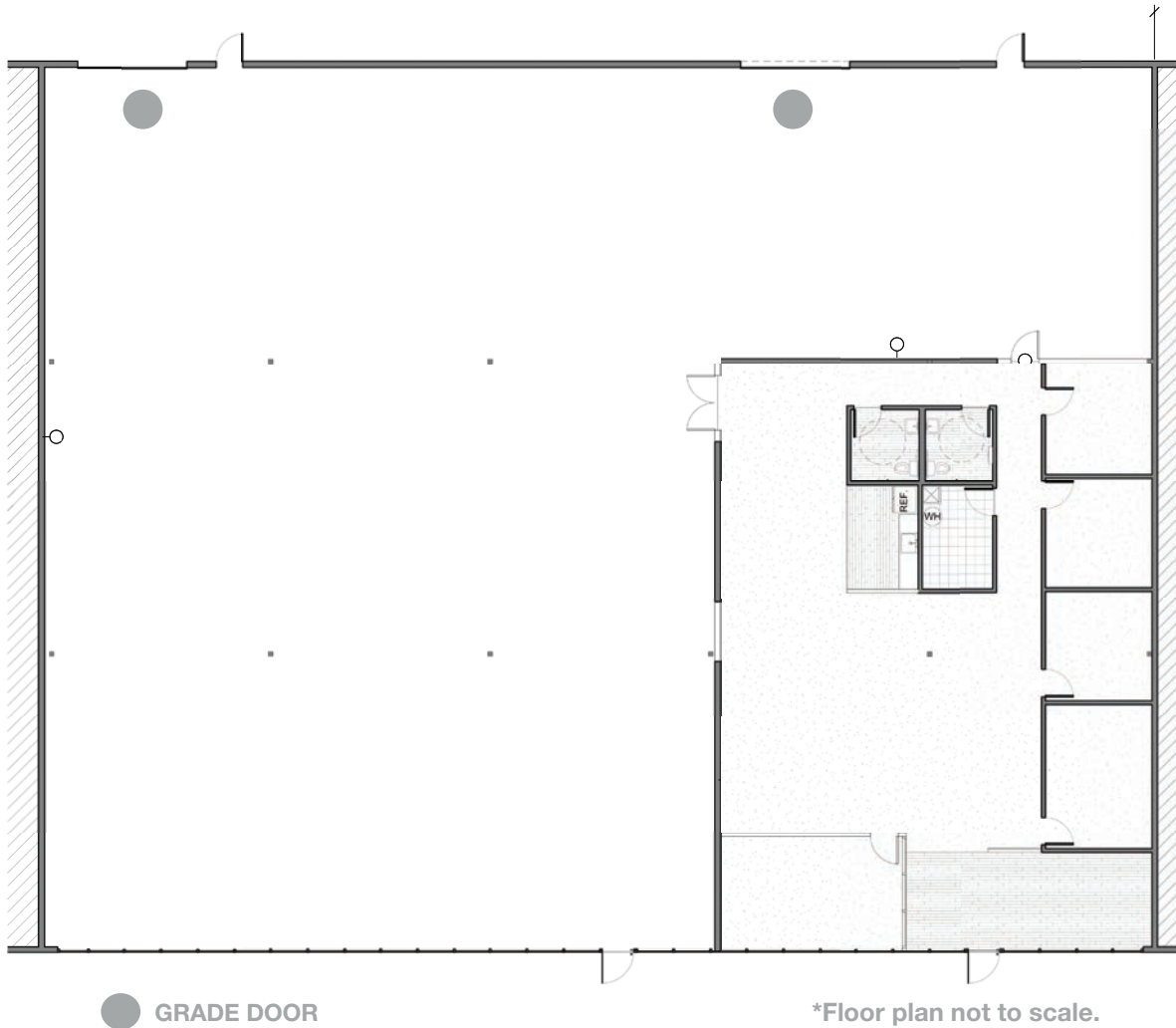
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SITE PLAN



FEATURES

±11,840 SF Total

±3,097 SF Office

±8,743 SF Warehouse

Grade Doors: 2

Lease Rate: \$1.40 PSF NNN

CAM: \$0.28 PSF

Landlord Improvements In Progress

Available October 15, 2023

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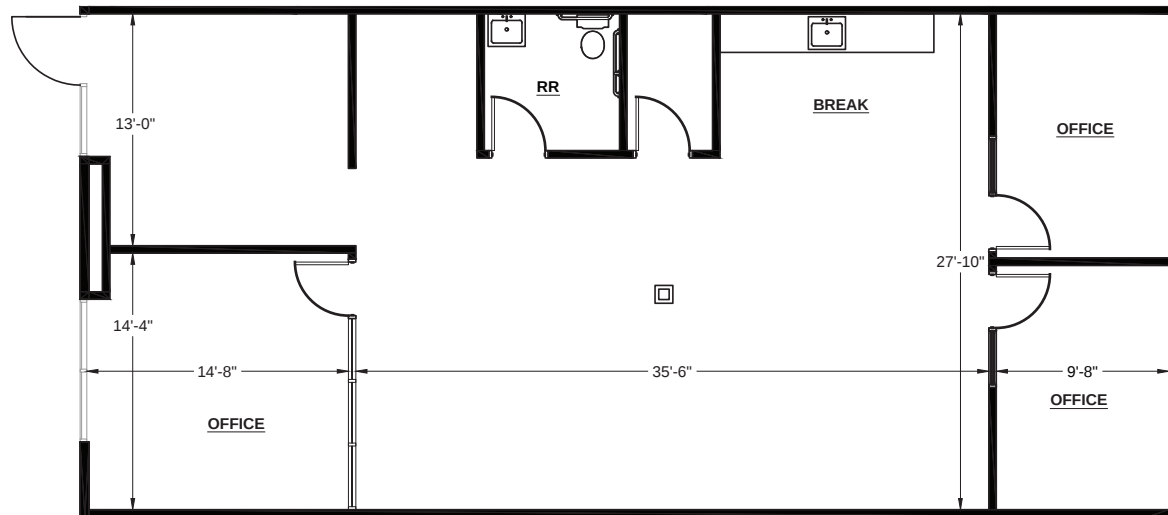
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HUGHES AIRPORT CENTER

SITE PLAN



*Floor plan not to scale



FEATURES

±1,734 SF Total

100% Office

Office Furniture Included

Lease Rate: \$1.65 PSF NNN

CAM: \$0.28 PSF

Available September/November 2023

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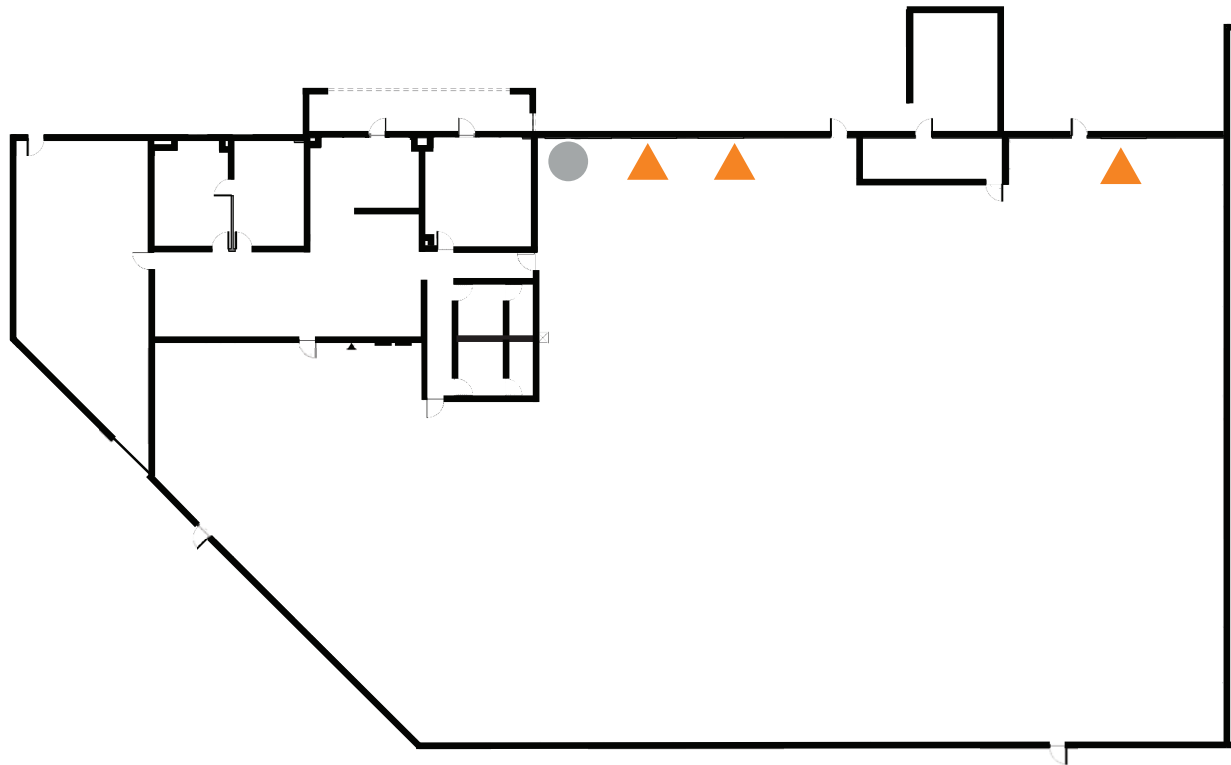
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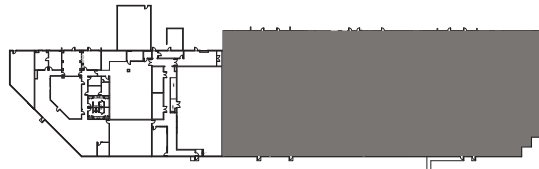
SITE PLAN



● GRADE DOOR

▲ DOCK DOOR

*Floor plan not to scale.



FEATURES

±21,279 SF Total
±2,714 SF Office
±18,565 SF Warehouse
Outside Storage Area
26' Clear Height
Dock Doors: 3
Grade Doors: 1
277/480 V, 3-Phase Power
Fire Sprinklers
Lease Rate: \$TBD
CAM: \$0.28 PSF
Available September 2023

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PROPERTY NAME

AMENITIES & IMPROVEMENTS



HARRY REID INTERNATIONAL AIRPORT

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NEARBY AMENITIES