

ARENA COMMERCIAL CENTER

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



Ali Roesener, SIOR

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ARENA COMMERCE CENTER

Building	Address	Square feet	Office	Warehouse	Grade	Dock	Asking	CAM	Total Monthly
2	3535 Harmon E	2,280	600	1,680	1	0	\$1.25	N/A	\$2,850.00
2	3565 Harmon D	2,400	300	2,100	1	0	\$1.25	N/A	\$3,000.00
2	3565 Harmon F	2,400	300	2,100	1	0	\$1.25	N/A	\$3,000.00
3	3485 Harmon 120	20,400	13,000	7,400	2	0	\$1.15	\$0.19	\$27,336.00
17	4625 Polaris 100	5,709	2,000	3,709	1	0	\$1.35	N/A	\$7,707.15
17	4625 Polaris 120	4,882	4,882	0	0	0	\$1.35	N/A	\$6,590.70
17	4625 Polaris 210	2,994	2,994	0	0	0	\$1.45	N/A	\$4,191.60
24	4665 Procyon E	2,995	900	2,095	1	0	\$1.10	\$0.25	\$4,043.25
24	4665 Procyon F & G	5,402	900	2,095	1	0	\$1.10	\$0.25	\$7,292.70
28	3113 & 3117 Tompkins	3,290	1,500	1,790	2	0	\$1.20	\$0.21	\$4,638.90
28	3221 Tompkins	1,588	1,000	588	1	0	1.25	\$0.21	\$2,318.48
29	4790 Polaris	6,833	800	6,033	1	0	\$1.30	\$0.21	\$10,317.83
29	3055 Palms Center Dr.	10,769	700	10,069	2	0	\$1.30	\$0.21	\$16,261.19



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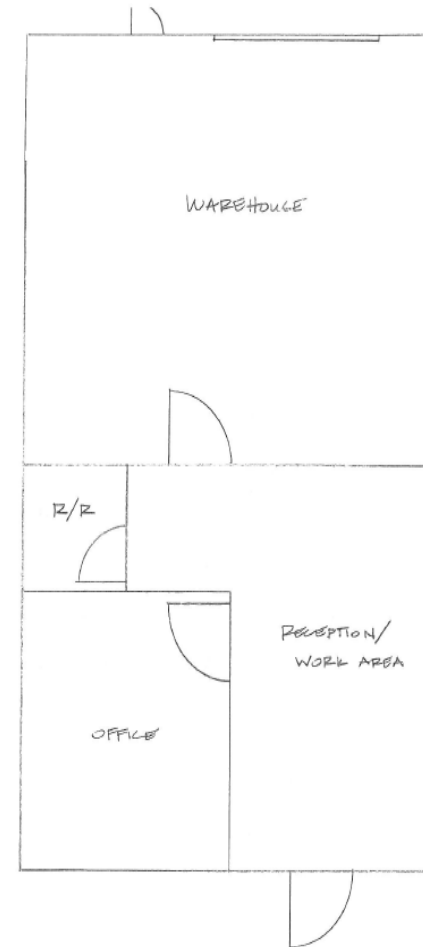
3535 Harmon

UNIT E

- » 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



4625 Polaris

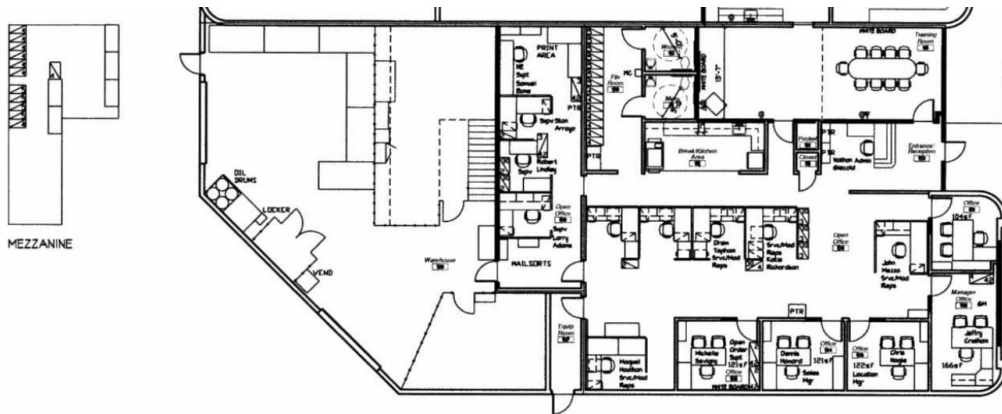
UNIT 100

» 5,709 SF

LEASING TERMS

» \$1.35 PSF Monthly MG

» 5% ANNUAL INCREASES



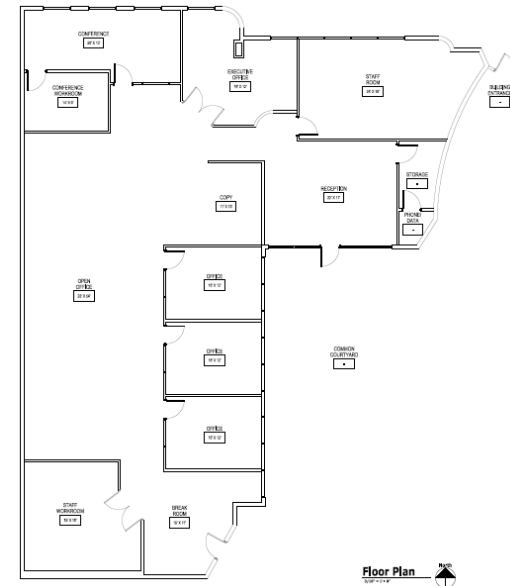
UNIT 120

» 4,882 SF

LEASING TERMS

» \$1.35 PSF Monthly MG

» 5% ANNUAL INCREASES



4665 Procyon

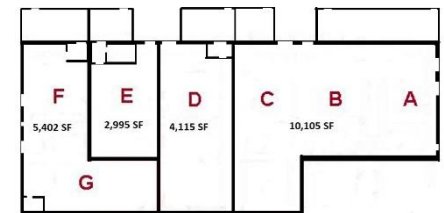
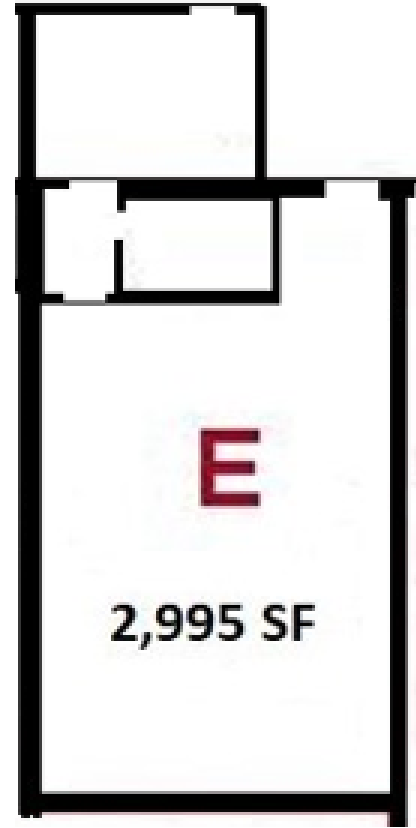
UNIT E

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

LEASING TERMS

- » \$1.10 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

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

Operating Expenses *Estimate

