

OFFICE/WAREHOUSE/R&D FOR SUBLICENSE
HIGH IMAGE FREESTANDING ±30,467 SF - 100% HVAC FLEX/INDUSTRIAL
PAMA TECHNOLOGY CENTER, 1545 PAMA LANE, LAS VEGAS, NV 89119



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

SUBLICENSE RATE: ~~\$1.50/SF~~ \$1.00/SF/MO NNN

CAM: \$0.32/SF/MO

LEASE EXPIRATION: 12/31/2027

SIZE:
±30,467 SF
»18,574 SF - 3-Story Office
»11,893 SF - Warehouse

PARKING: 77 spaces (40 underground garage)

SITE: ±1.26 AC (33% Coverage)

YEAR BUILT: 2006

CLEAR HEIGHT: ±24'

LOADING:
1 Grade Door (12' x 14')
1 Dock Well with Pit Leveler

HVAC: 100% - 60 ton Trane package unit

POWER: 1,600 amps (277/480 volt-3 Phase)

SPRINKLERS: ESFR

ZONING: Industrial Light (IL)-CC

View and download more information at:
www.PamaTechSublease.info

PROPERTY HIGHLIGHTS

- RARE HIGH-IMAGE CORPORATE IDENTITY INDUSTRIAL FLEX:**

Unique High-Image Office/Warehouse/R&D property provides concrete tilt-up structure with glass front 3-story office, fully insulated 100% HVAC warehouse with flexibility of dock and grade loading, ESFR fire sprinkler system, secured underground parking, and dedicated elevator accessing parking and all floors of property.

- SECURED CORPORATE CAMPUS ENVIRONMENT:**

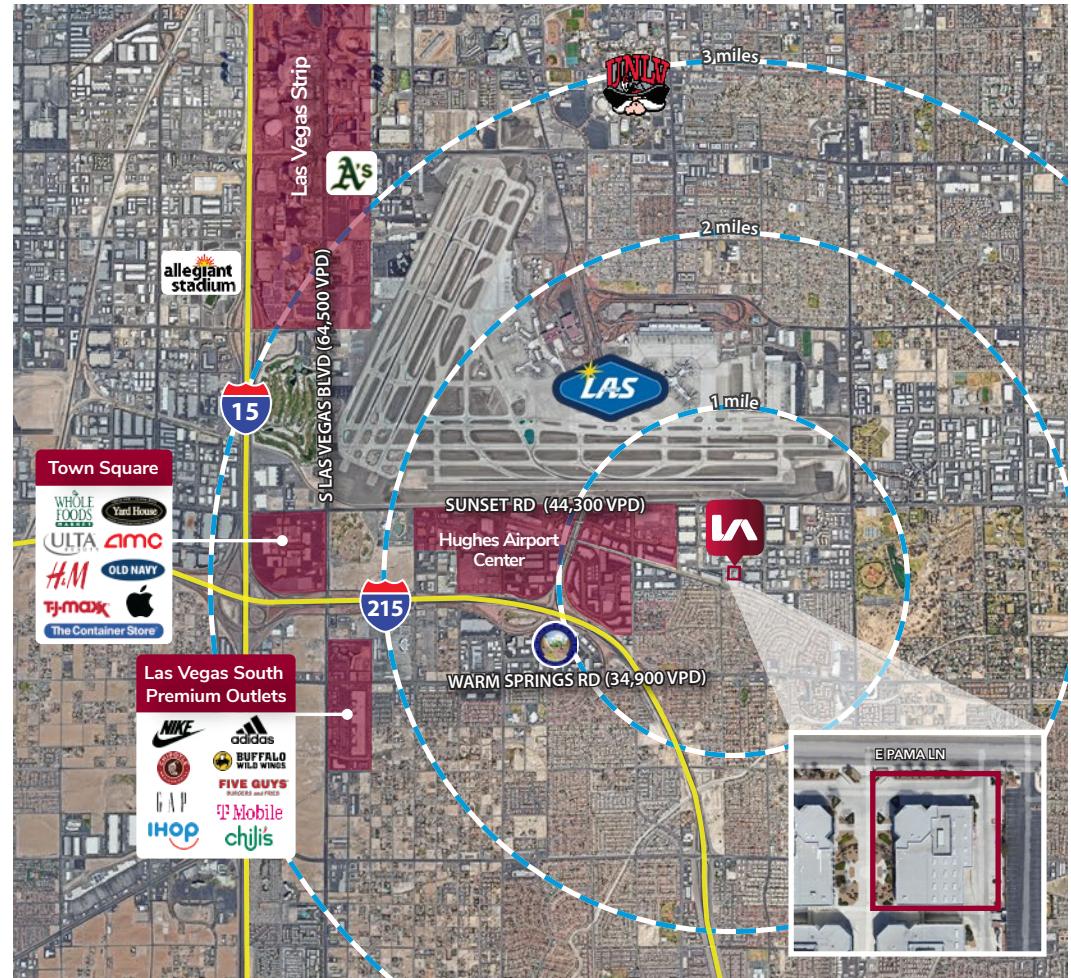
Location within corporate campus environment provides optimal location for tenants seeking secure location including defense or government contractors, technology companies, or laboratory uses that benefit from double-gated entry, card key access, and ventilated/sprinklered subterranean parking.

- PRIME AIRPORT SUBMARKET LOCATION:**

Location within highly desirable Airport submarket provides close proximity to I-215/I-15 freeway access, LAS Airport, Las Vegas Strip/Resort Corridor, and multiple Convention Facilities providing central location for distribution and employee access from preferred residential areas.

- IMMEDIATE BELOW MARKET <2YR SUBLICENSE OPPORTUNITY:**

Immediately available sublease opportunity at significant discount to market lease rate with lease expiring 12/31/27 and potential for direct deal with Landlord if Tenant prefers longer-term lease.



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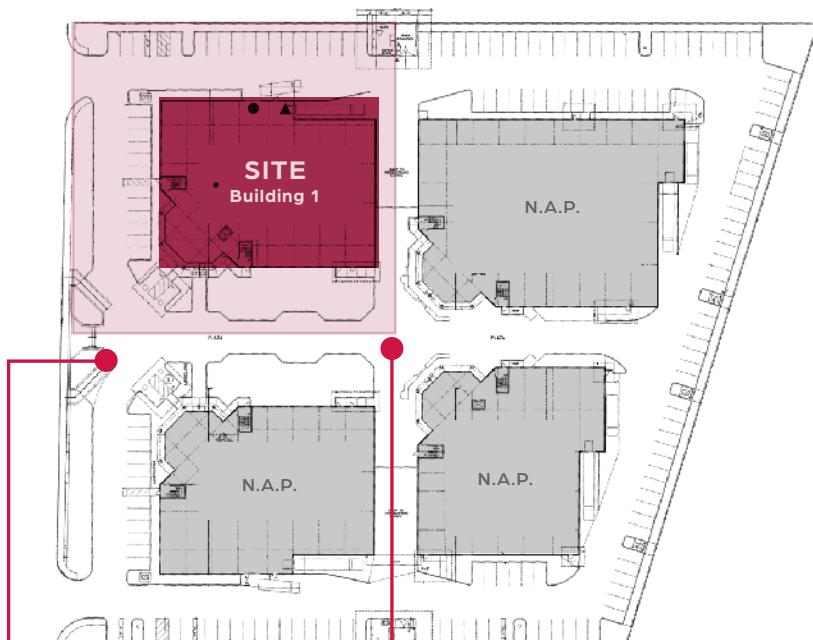
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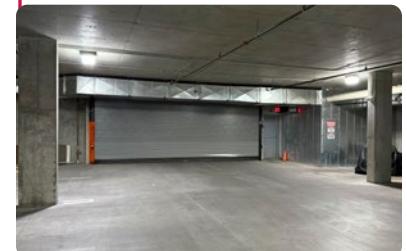
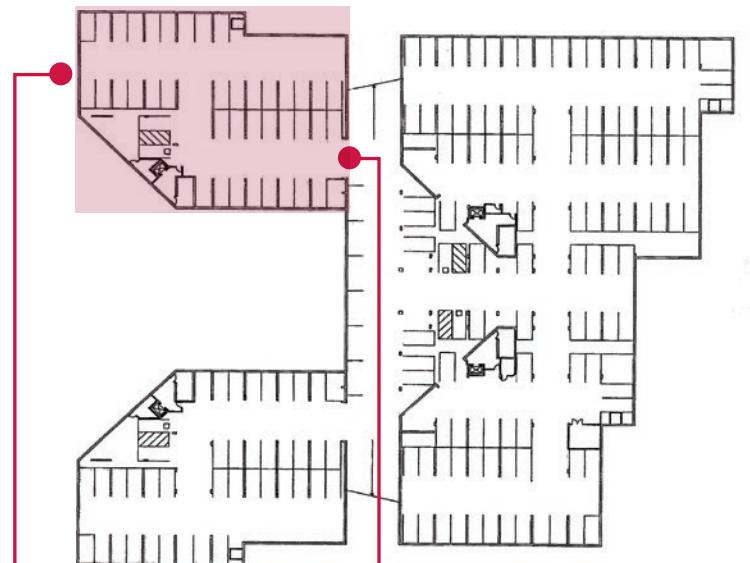
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SITE PLAN



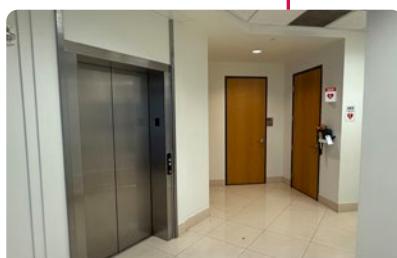
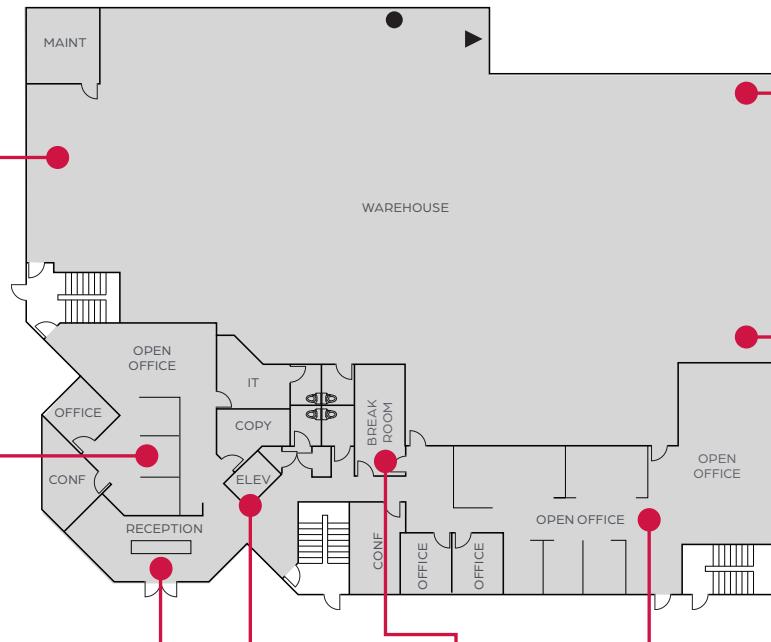
SUBTERRANEAN
SECURED PARKING GARAGE



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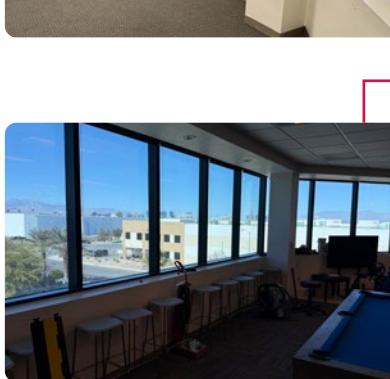
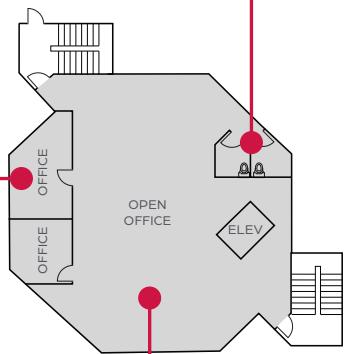
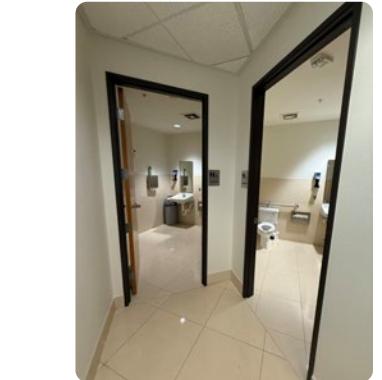
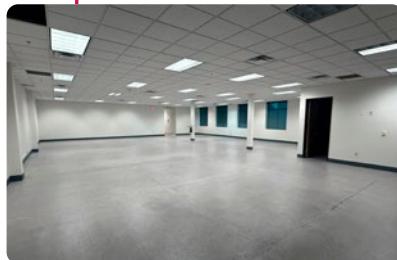
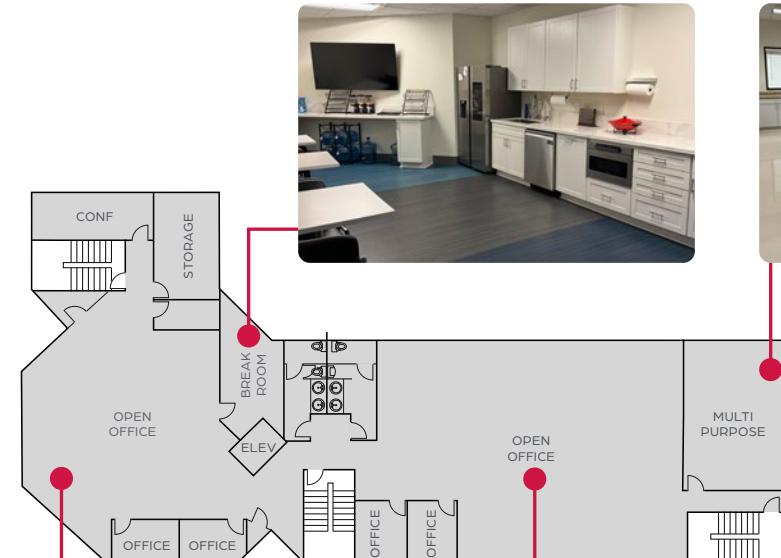
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FLOOR PLAN - 1ST FLOOR - $\pm 18,296$ SF ($\pm 6,403$ SF OFFICE / $\pm 11,893$ SF WAREHOUSE)



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**FLOOR PLAN - 2ND FLOOR - $\pm 8,729$ SF OFFICE
3RD FLOOR - $\pm 3,442$ SF OFFICE**



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LAS VEGAS / NEVADA

Nevada Ranks #1 Best State for Infrastructure
(Energy, Transportation, Internet)

Source: US News State Rankings (2021)

Nevada Ranks #2 State for Job Growth

Source: Bureau of Labor Statistics (2021)

Nevada #6 State for Economy
(Business Environment, Employment, Growth)

Source: US News State Rankings (2021)

FAVORABLE TAX CLIMATE

- » No Corporate Income Tax
- » No Inventory Tax
- » No Franchise Tax
- » No Personal Income Tax
- » No Inheritance Tax
- » No Estate Tax
- » No Unitary Tax

WHY LAS VEGAS?

A Global destination with more than 42 million annual visitors, Las Vegas boasts one of the country's fastest growing economies. With no state or corporate taxes, low cost of living, international airport, world-class amenities, moderate year-round climate and business-friendly policies, Las Vegas is also one of the nation's up-and-coming tech talent markets.

INNOVATE VEGAS

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