

901 Grier Drive

LAS VEGAS, NV 89119

901

VU

901

Avison Young Capital Markets | Investment Properties

OFFICE/INDUSTRIAL FOR SUBLEASE

**AVISON
YOUNG**

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PROPERTY summary

Avison Young is pleased to present for sublease a two-story, freestanding office / warehouse building comprised of ±41,439 sf located in the heart of the Airport Submarket. This central location offers a remarkable opportunity for prominent signage for your brand and a convenient commute for your clients and employees.

With only minutes to the Las Vegas Strip, the location provides extraordinary amenities and luxury accommodations for out-of-town clients.

The corporate environment boasts neighboring companies such as MGM Resorts, Konami, Iron Mountain and many others, making 901 Grier Drive the desired location to be.



PROPERTY HIGHLIGHTS summary



ADDRESS:
901 Grier Drive
Las Vegas, NV 89119



SUBLEASE RATE:
\$1.40 psf NNN



CAM:
\$0.28 psf NNN



SUBLEASE TERM:
10/31/31



BUILDING SIZE:
±41,439 SF



ZONING:
Industrial Light (IL)

PROPERTY overview

EXCEPTIONAL, HIGH IMAGE INDUSTRIAL PROPERTY

Exceptional location within the Hughes Airport Center, a premier master-planned industrial corporate park. The Airport Submarket is one of the most supply-restricted areas in the Las Vegas Valley. Hughes Airport Center has ±420 acres with ±3.3 million square feet of prime office, industrial, and flex space.

The two (2) story industrial warehouse has 100% HVAC coverage and offers open office/showroom, reception area, meeting rooms, second-floor lockers and showers, IT room, large break room with kitchen & designated pantry, two separate (2) power meters and one (1) dock door with four (4) knockout panels for potential grade-level loading.

Current owner invested \$5.7M in improvements to the industrial warehouse/office space creating an ideal corporate headquarters.

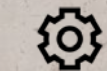
The industrial warehouse/office space is situated on ±2.09 acres lot and generously provides 100 free-surface parking spaces. The property has excellent egress/ingress and quick access to the Las Vegas Strip, convention center facilities, Harry Reid International Airport and both I-215 and I-15 Freeways.



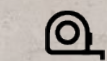
PROPERTY details



APN
177-03-510-009



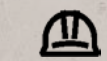
ZONING
IL Industrial Light



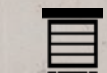
BUILDING SIZE
±41,439 sf



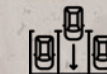
LAND SIZE
±2.09 Acres



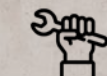
YEAR BUILT / RENOVATED
1986 / 1991 / 2018



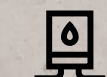
DOCK HIGH DOOR
One



PARKING
2.4/1,000 SF / 100+ Surface Parking Spaces



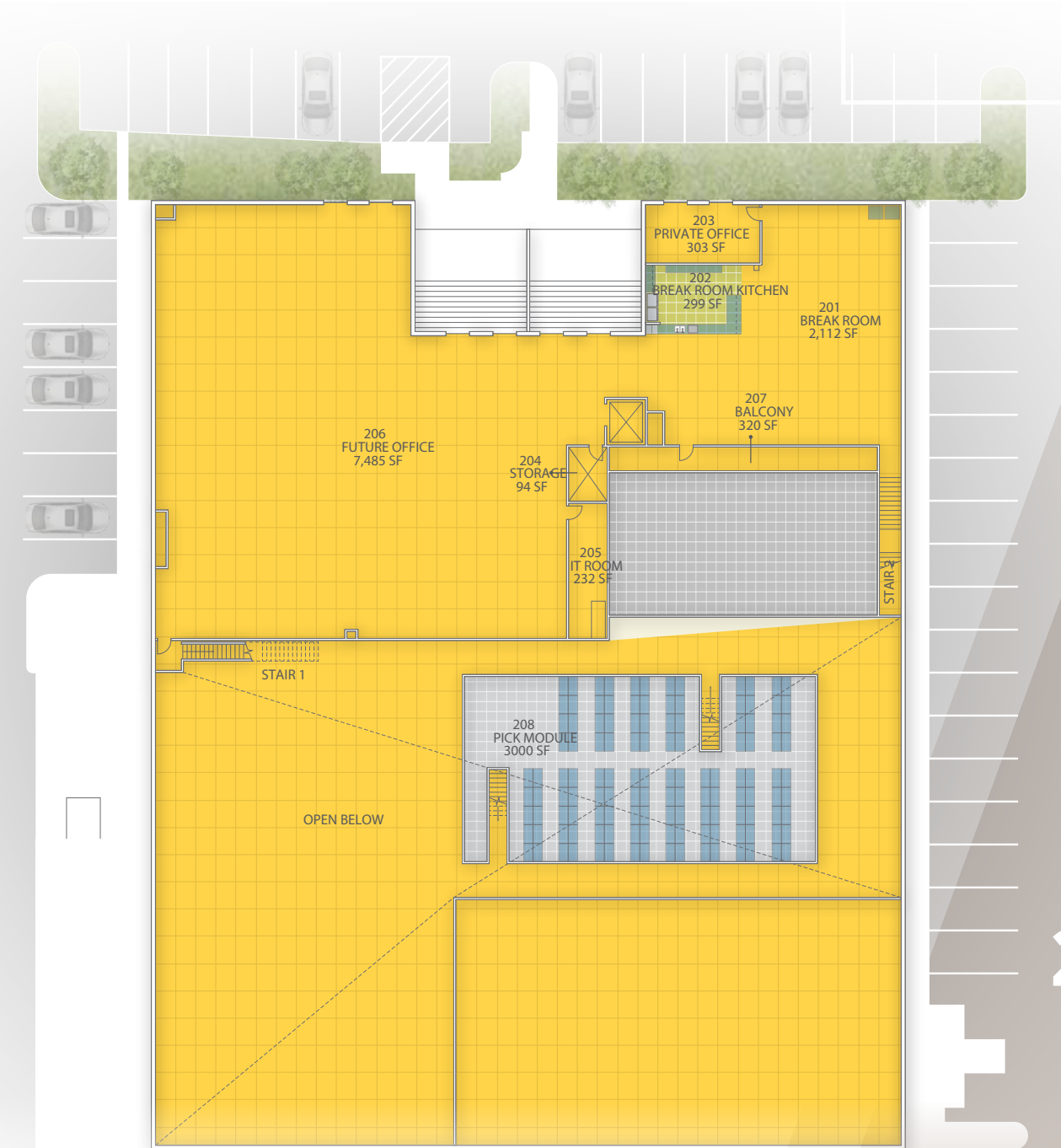
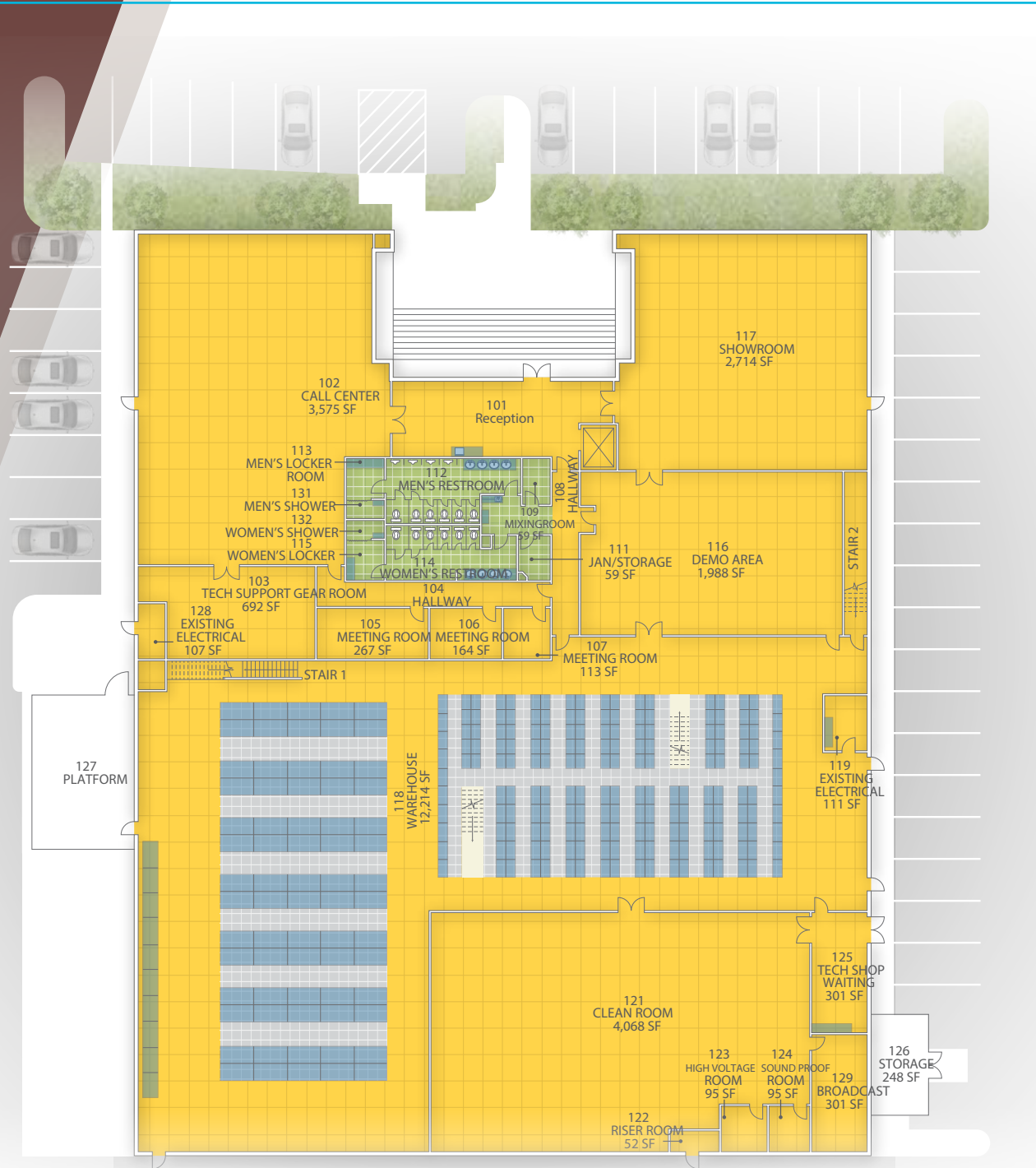
ROOFING SYSTEM
TPO



HVAC
100% HVAC Warehouse and Office

1st Floor Plan

The property is ±41,439 sf with ±25,869 sf of industrial space and ±15,570 sf of high image office that includes a finished 2nd floor with an elevator

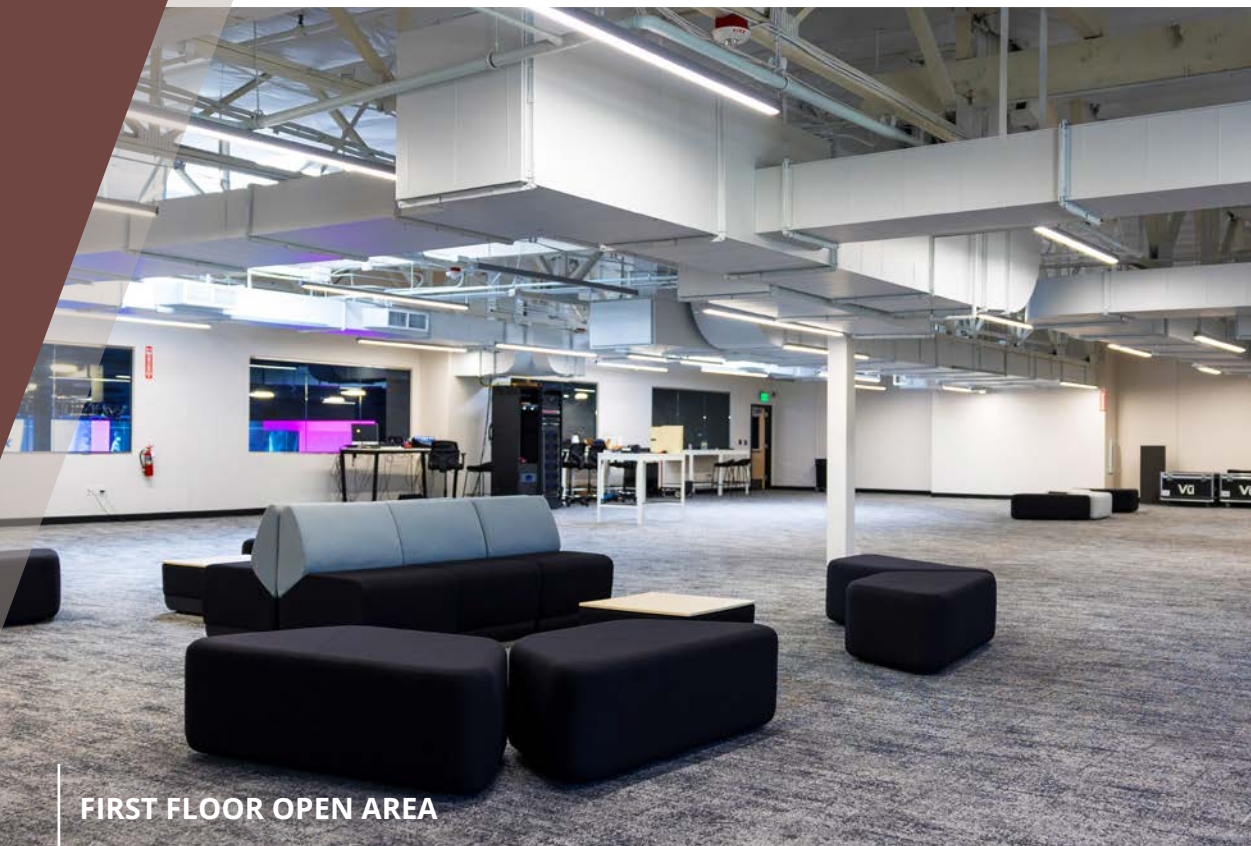
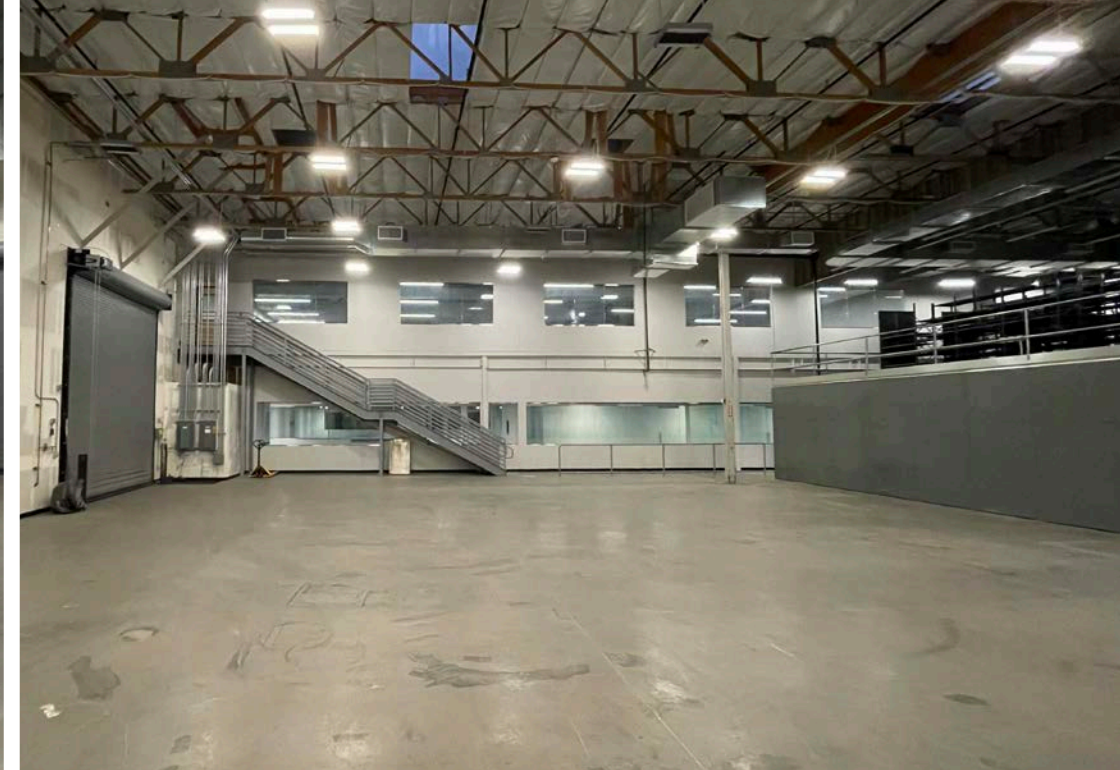


2nd Floor Plan

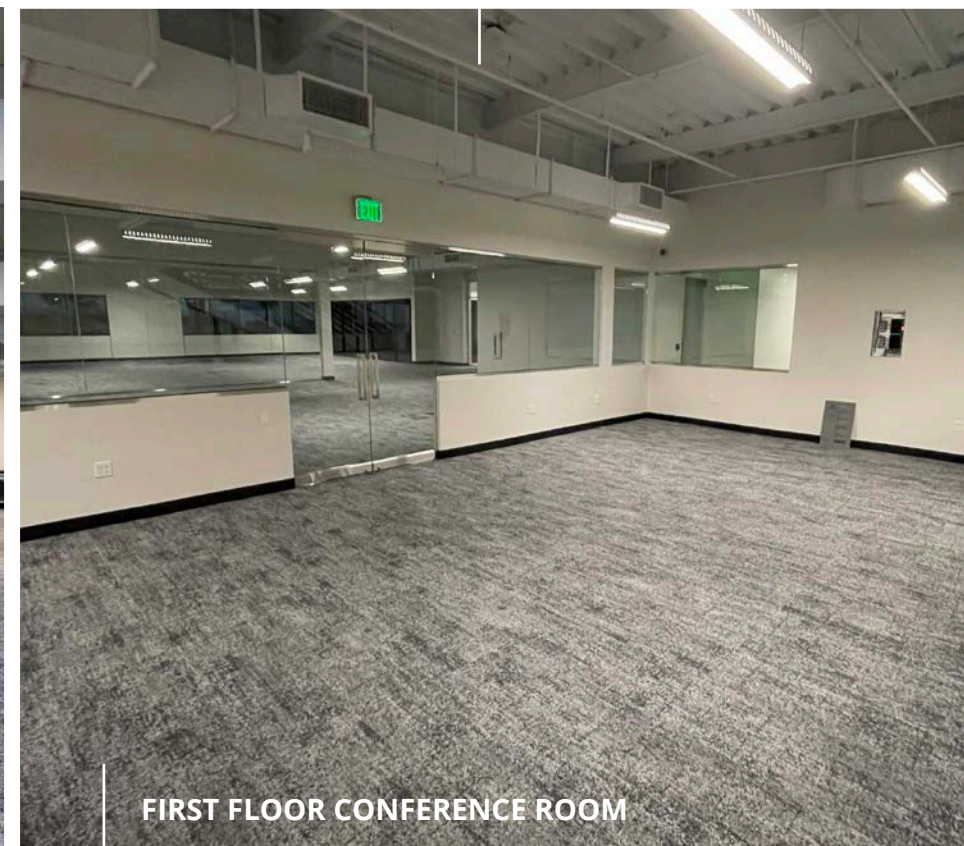
PROPERTY Photos



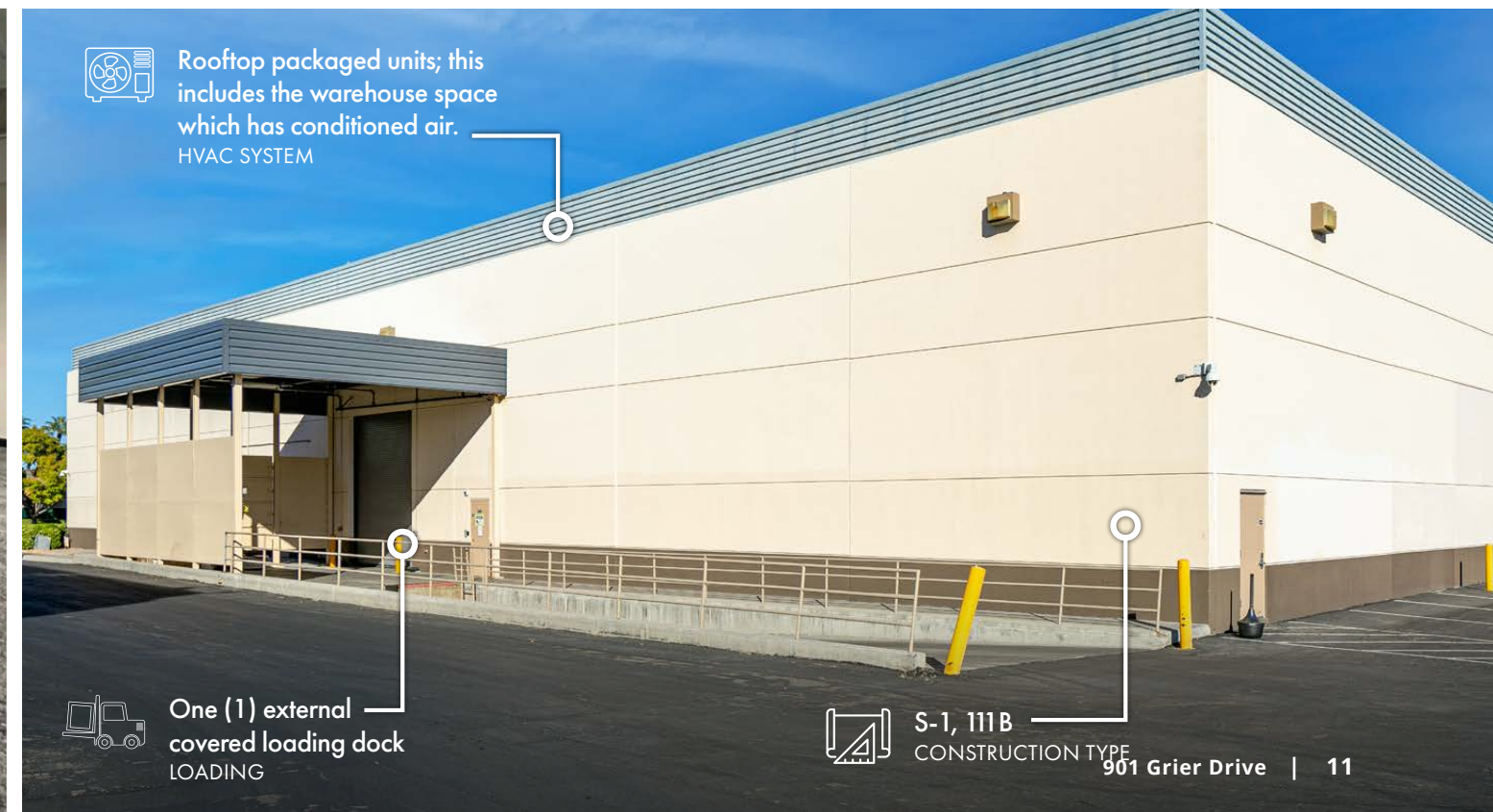
SECOND FLOOR



FIRST FLOOR OPEN AREA



FIRST FLOOR CONFERENCE ROOM



Rooftop packaged units; this includes the warehouse space which has conditioned air.
HVAC SYSTEM



One (1) external covered loading dock
LOADING



S-1, 111B
CONSTRUCTION TYPE

LAS VEGAS NEVADA

Highly Desirable Location

The project is 2.8 miles from the Las Vegas Strip which includes 41+ hotels, shows and attractions, Allegiant Stadium and 12M sf of convention space.

Access to Highways | The property has excellent egress / ingress and both I-215 and I-15 freeways. Need Need

ALLEGIANT STADIUM



HARRY REID INTER'L AIRPORT



MARKET HIGHLIGHTS

Las Vegas offers a strong business environment, supported by Nevada's pro-business regulations, business-friendly local municipality, ideal time-zone advantage, diverse workforce and competitive labor market.

The property is located on Grier Drive just south of East Sunset Rd. This location offers superior regional connectivity and is a convenient commute as a central location for both Las Vegas and Henderson residents.

The project is 3 miles from the Las Vegas Strip which includes 41+ hotels, shows and attractions, Allegiant Stadium, and ± 11,296,470 SF of convention space, as well as a population of more than 350,000 people and workforce of more than 288,000 employees.

Las Vegas offers a strong business environment, supported by Nevada's pro-business regulations, business-friendly local municipality, ideal time-zone advantage, diverse workforce and competitive labor market.

TOWN SQUARE



LAS VEGAS STRIP



LOCATION MAP

HARRY REID INTERNATIONAL AIRPORT

3.1 miles

HENDERSON EXECUTIVE AIRPORT

7.3 miles

I-11

5.7 miles

CC-215 & US-93/95

1.3 miles

LAS VEGAS STRIP

3.4 miles

THE DISTRICT AT GREEN VALLEY RANCH

6.2 miles

TOWN SQUARE

1.8 miles



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