

FOR LEASE | ±5,500 SF



3945 E. PATRICK LANE

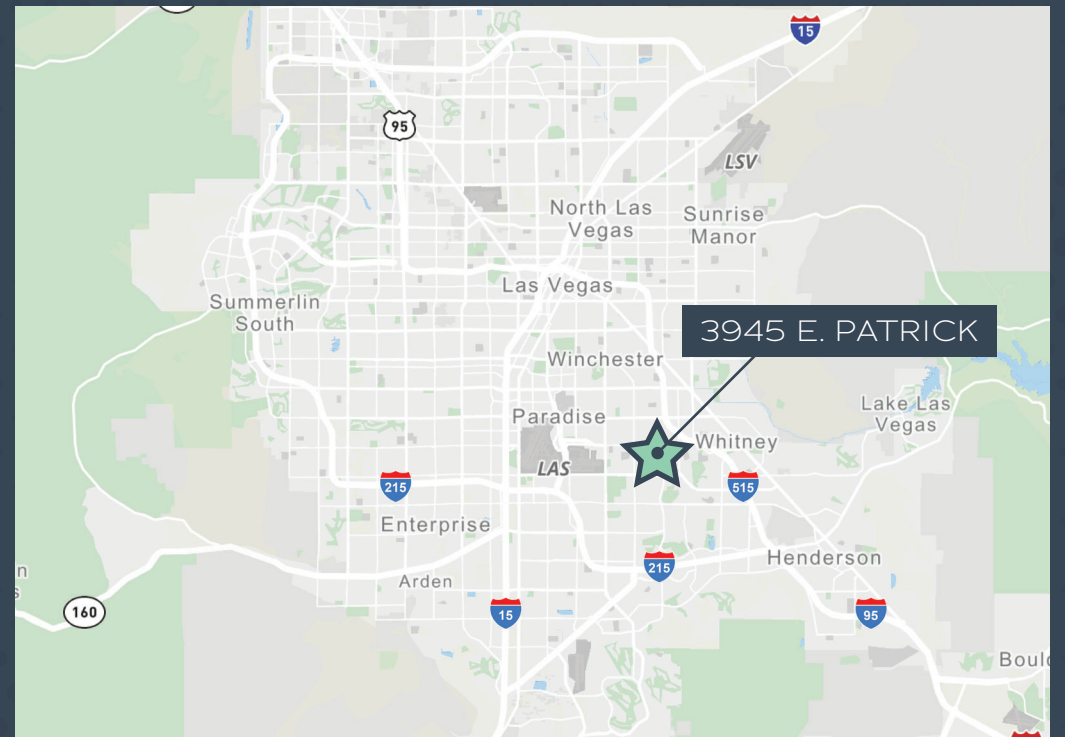
UNIT D | LAS VEGAS, NV 89120

CBRE

PROPERTY HIGHLIGHTS

3945 E. Patrick Lane is conveniently located in the Airport submarket on the southeast corner of E. Patrick Lane and Annie Oakley Drive. Unit B features open office and warehouse space inclusive of 120/208 volt 3-phase power, ±20' minimum clear height, fluorescent lighting M-D zoning, fire sprinkler system, evaporated-cooled warehouse, grade-level loading, and ample parking.

- ±30,000 SF office/warehouse building
- ±5,500 total SF available for lease
- ±20' minimum clear height
- 120/208 volt, 3-phase power
- Evaporative Cooling
- Fire Sprinklers
- Skylights
- Fluorescent Lighting
- Grade Level Loading
- Airport Submarket
- Excellent access to Harry Reid International Airport, Las Vegas Strip and I-15
- Lot Size: 1.55 acres
- 2.19 per 1,000 parking ratio



BUILT
1997



APN
161-31-710-006



ZONING
M-D
(CLARK COUNTY)

Total Available Space ±5,500 SF

CAMs \$0.28/SF

LEASE RATE \$1.35/SF (NNN)

TOTAL MONTHLY \$8,965/MO

SUITE D

SUITE HIGHLIGHTS

- ±5,500 SF Total
- ±4,500 SF of Evap-cooled Warehouse
- ±1,000 SF of newly improved office area (new flooring, paint, lighting, ceiling tiles)
- Three (3) private offices
- Coffee Bar
- Two (2) single-stall restrooms
- Storage/IT closet
- One (1) 10'x14' Grade-Level loading door
- 20' clearance in the warehouse
- Insulation on the roof deck
- Fire sprinklered
- Skylights
- 2.19 per 1,000 parking ratio
- Security Alarm System Hook-Up In Unit
- Cox Communication Service Available At the Project

AVAILABILITY: READY FOR MOVE-IN!

CAMs: \$0.28/SF

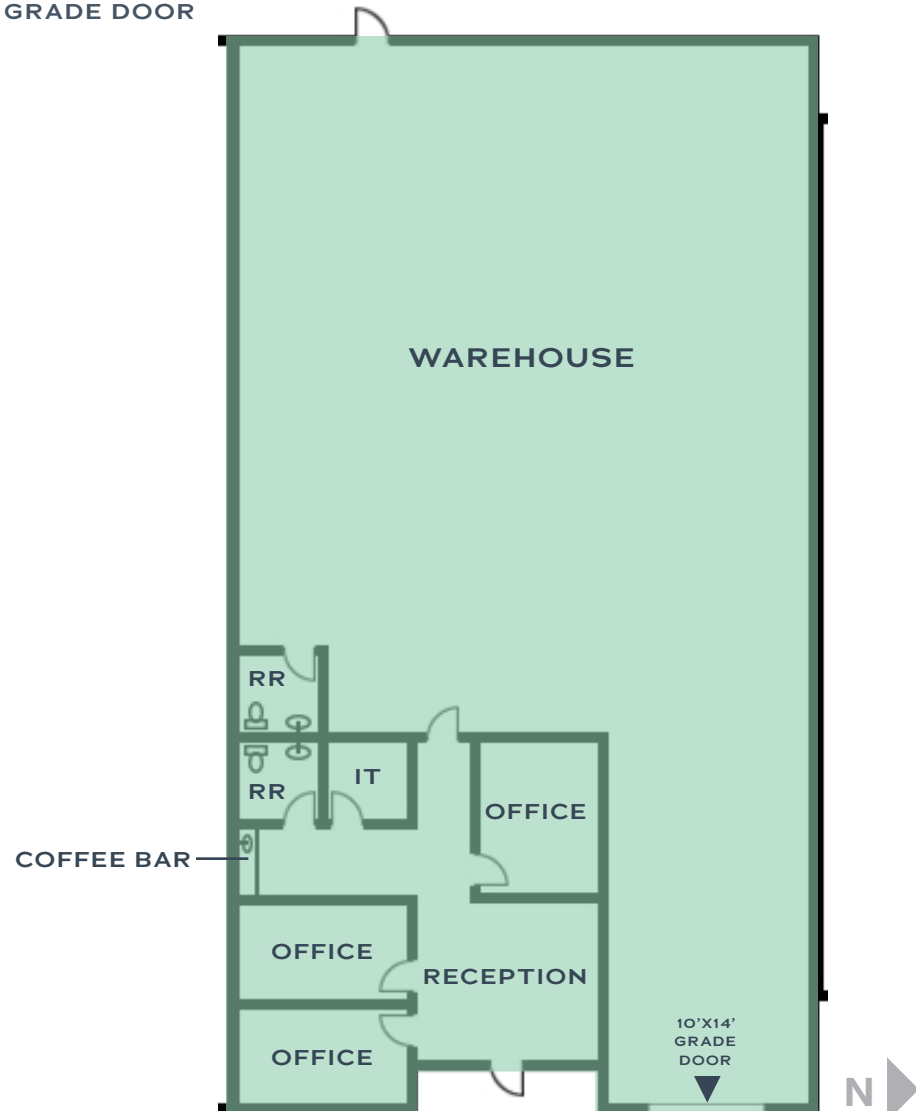
LEASE RATE: \$1.35/SF (NNN)

TOTAL MONTHLY: \$8,965/MO

3945
E. PATRICK
LANE

LAS VEGAS, NV 89120

▲ = GRADE DOOR



*NOT TO SCALE

*ALL MEASUREMENTS ARE APPROXIMATE

SITE PLAN

3945
E. PATRICK
LANE

LAS VEGAS, NV 89120

*NOT TO SCALE
*ALL MEASUREMENTS ARE APPROXIMATE



EAST PATRICK LANE



■ = AVAILABLE
▲ = GRADE DOOR

PROPERTY PHOTOS

3945
E. PATRICK
LANE

LAS VEGAS, NV 89120





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3945
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±5,500 SF FOR LEASE
READY FOR MOVE-IN!!

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