

# For Lease

## Paradise Airport Center

1120 Palms Airport Drive, Las Vegas, NV

# UP TO 12 MONTHS OF FREE RENT!



## Office, Warehouse and Light Manufacturing/Distribution Facility



### Snapshot

**Available Square Feet** ..... +/-26,071  
**Office Square Feet** ..... +/-7,832  
**Warehouse Square Feet...** +/-18,239  
**Lease Rate** ..... \$0.49 psf  
**Lease Type** ..... Net  
**Monthly CAM** ..... Est. \$0.15 psf / mo.  
**Zoning** ..... M-1  
**Clearance**..... +/-18 feet  
**Grade Level Doors**..... 2

### Property Highlights

- Efficient and convenient location for both customers and employees by being centrally located and within minutes of the I-15, I-215 and The Las Vegas Strip
- Professional image by being a part of a master planned project
- High-service level and professional management by the largest owner of industrial properties in Southern Nevada
- Freestanding building with independent identity
- Significant office area with private offices, large open work areas and breakroom

### Project Description

The Paradise Airport Center is a 360,000 SF office and warehouse development offering a wide range of opportunities for corporations. The project presents a professional image development in a master planned environment. While being economically competitive, your company can take advantage of a high-image facility with best-of-class property management from one of the largest commercial property owners in Southern Nevada.

### Area Description

The Paradise Airport Center is strategically located near the intersection of two major freeways in Las Vegas, the I-15 and the I-215. The significance is that your company can easily access the Greater Las Vegas market within minutes. In addition, the project's location is centrally located with convenient proximity to major commercial anchors, such as The Las Vegas Strip, McCarran International Airport and the Las Vegas Convention Center. The central location is a benefit for employers with restaurants, banks and services located within minutes.



To learn more, please contact:  
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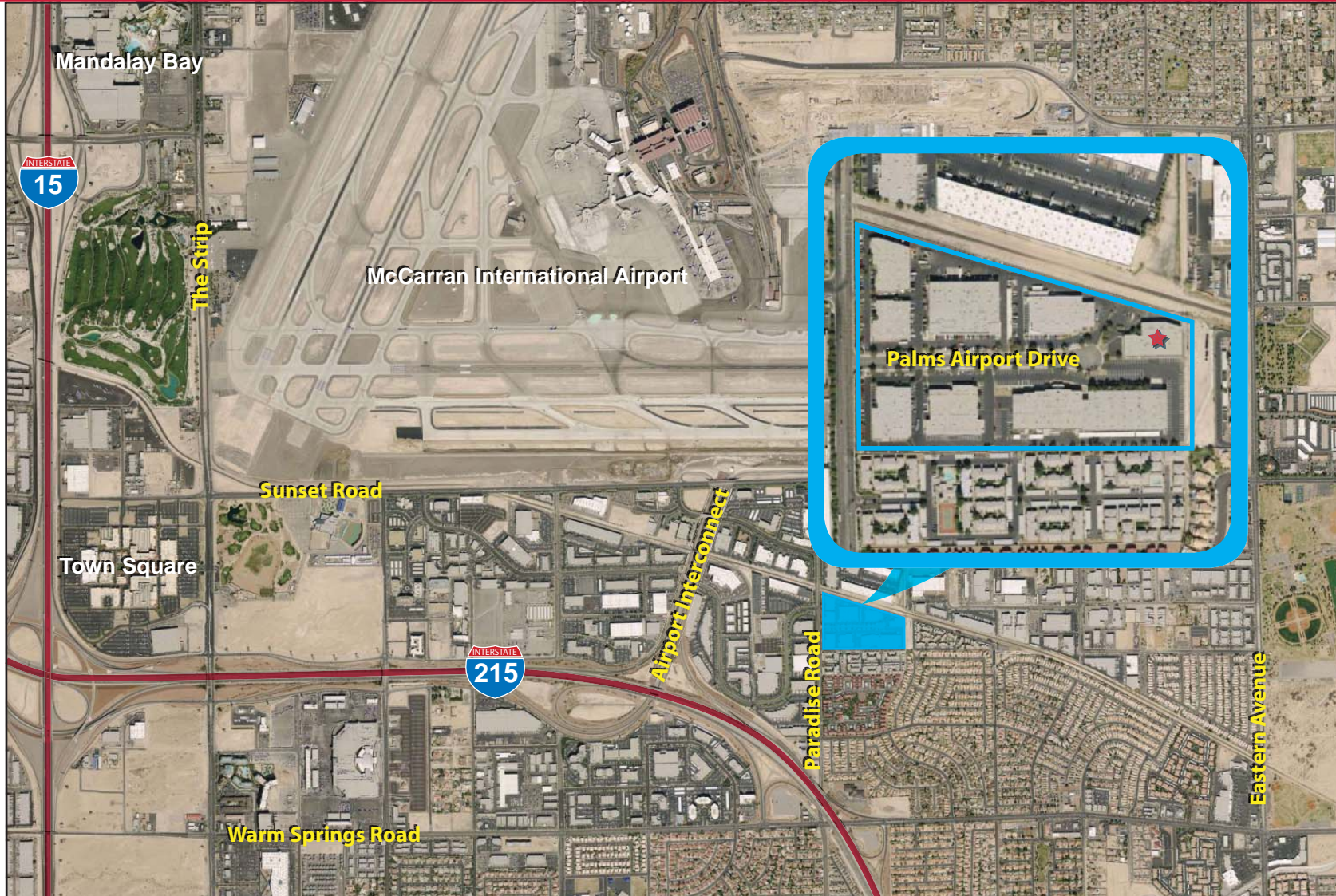
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