



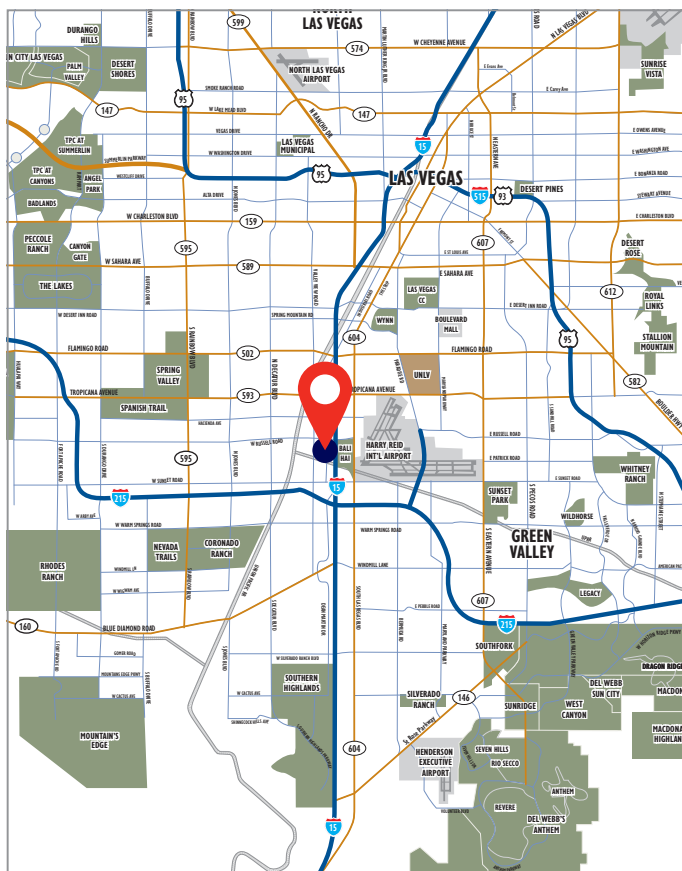
5850 S. Polaris Avenue, Las Vegas, NV 89118 | For Lease

Century Park

±55,330 SF Multi-Tenant Warehouse, Office & Showroom

PROPERTY DETAILS

- Prime Southwest location
- Distinctive corporate image
- Situated on ±4.25 Acres
- Street frontage on Polaris Avenue and Oquendo Road
- Immediate freeway access to I-15 via Russell Road
- Divisible to 2,505 SF
- 16' minimum clear height in warehouse
- 12' x 14' grade level doors (18 total)
- Skylights in warehouse
- Fully fire sprinklered .33/3,000 SF density
- 200 amp, 277/480 volt, 3-phase power
- Unique architectural appeal
- Parking ratio of 3.09 per 1,000 SF – *expandable*



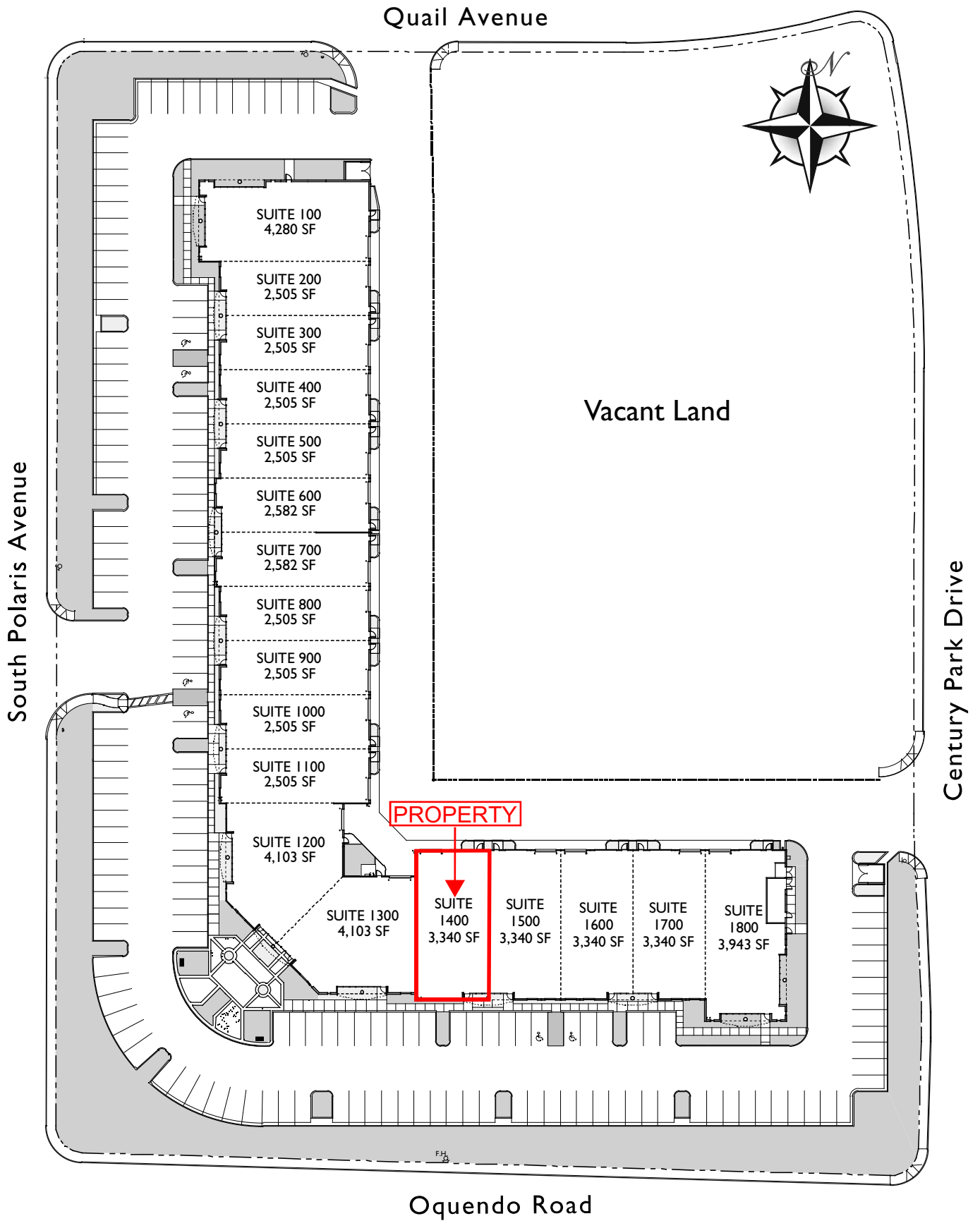
Spencer Pinter

Executive Vice President

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License # NV-5.0039013

Colliers





FOR LEASE

+/- 3,340 Square Feet – Incubator Space

Listing Agent(s): **Spencer Pinter**

Phone: 702.836.3776
Fax: 702.731.5709
Address: 6795 Agilysys Way
Suite 210
Las Vegas, Nevada 89113

Last Updated: September 25, 2024

Property Name: **Century Park**
Address: **5850 S. Polaris Avenue, Suite 1400**
Las Vegas, Nevada 89118

County: Clark
Zoning: M-D
Lot Size: +/- 4.25 Acres - Total
Project Size: +/- 54,993 SF - Total
Divisibility: +/- 2,500 SF
Available: November 2024

LEASABLE PREMISE DETAIL

Total Area:	+/- 3,340 SF
Office Area:	+/- 1,470 SF
Sprinklers:	Yes
Dock High:	None
Grade Level:	1 – 12'x14'
Truss Height:	+/- 16' min
Power:	277/480 volt 3-Phase

Century Park is a 4.25-acre office/industrial park which is centrally located with excellent proximity to "The Las Vegas Strip" and McCarran International Airport. The Project also has immediate access to the I-15 Freeway via Russell Road. Century Park currently offers an individual +/- 3,340 square foot unit that includes +/- 1,470 square feet of office space. This unit is serviced by 1 grade loading door, and is equipped with fire sprinklers, evaporative cooling and high bay lighting in the warehouse, insulation in the warehouse ceiling and 200 amps of 277/480 volt, 3-phase power. Please see the attached information for a space plan of this unit.

PARKING AND UTILITIES

Century Park is serviced by municipal water and sewer. Each building has 277/480 volt, 3-phase power service to each panel. Each Tenant is responsible for its own electrical, gas, telephone and janitorial services. Suite 1400 includes 7 automobile parking spaces allocated for use by Tenant.

TERMS AND TAX DATA

Base Rent / Mo.:	\$5,278 (NNN) or approximately \$1.58/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN / Psf / Mo.:	\$0.332 or \$1,109/mo for the year 2024
Total Rent / Mo.:	\$6,387 (this figure includes the estimated NNN Expenses)
Lease Term:	3 to 5 years

PROMOTIONAL FEATURES / DISCLOSURES

EJM Development Co. offers a variety of buildings to fit the growing demand of users in the Las Vegas Valley.

The Landlord of this project, EJM Development Co., owns and has constructed over 4,000,000 square feet of industrial product within the Las Vegas valley. The Landlord continues to strive for excellence by offering local, professional, and responsive property management.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

12'x14' Grade Loading Door

5850 S. Polaris Avenue, Suite 1400

+/- 3,340 SF - Total

Office

Office

Office

Telco

Fax/Copy &
Storage

Restroom

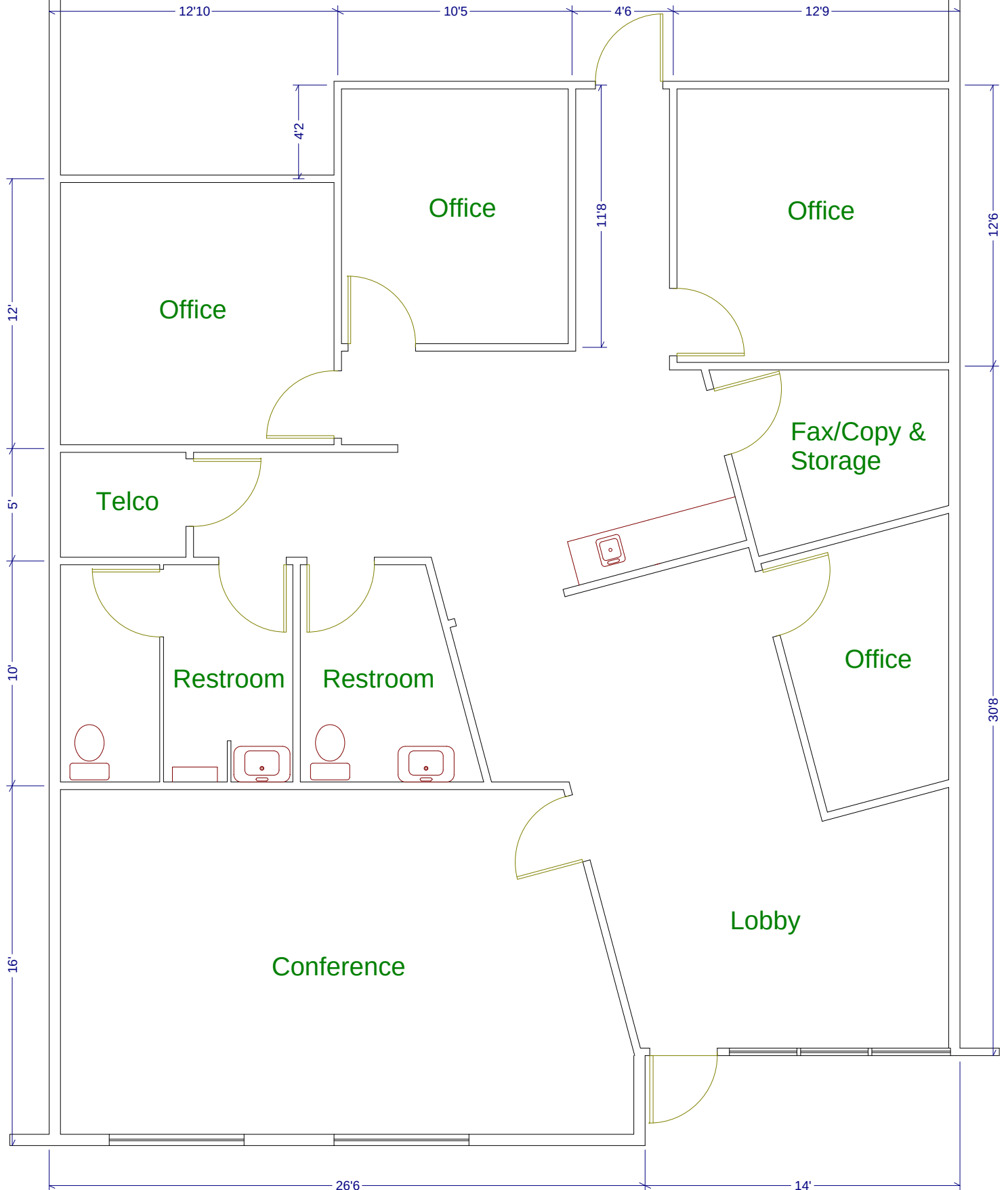
Restroom

Office

Conference

Lobby

+/- 1,470 SF - Office



Note: The dimensions illustrated herein are not exact and will vary from the actual dimensions.