

Colliers



FOR LEASE

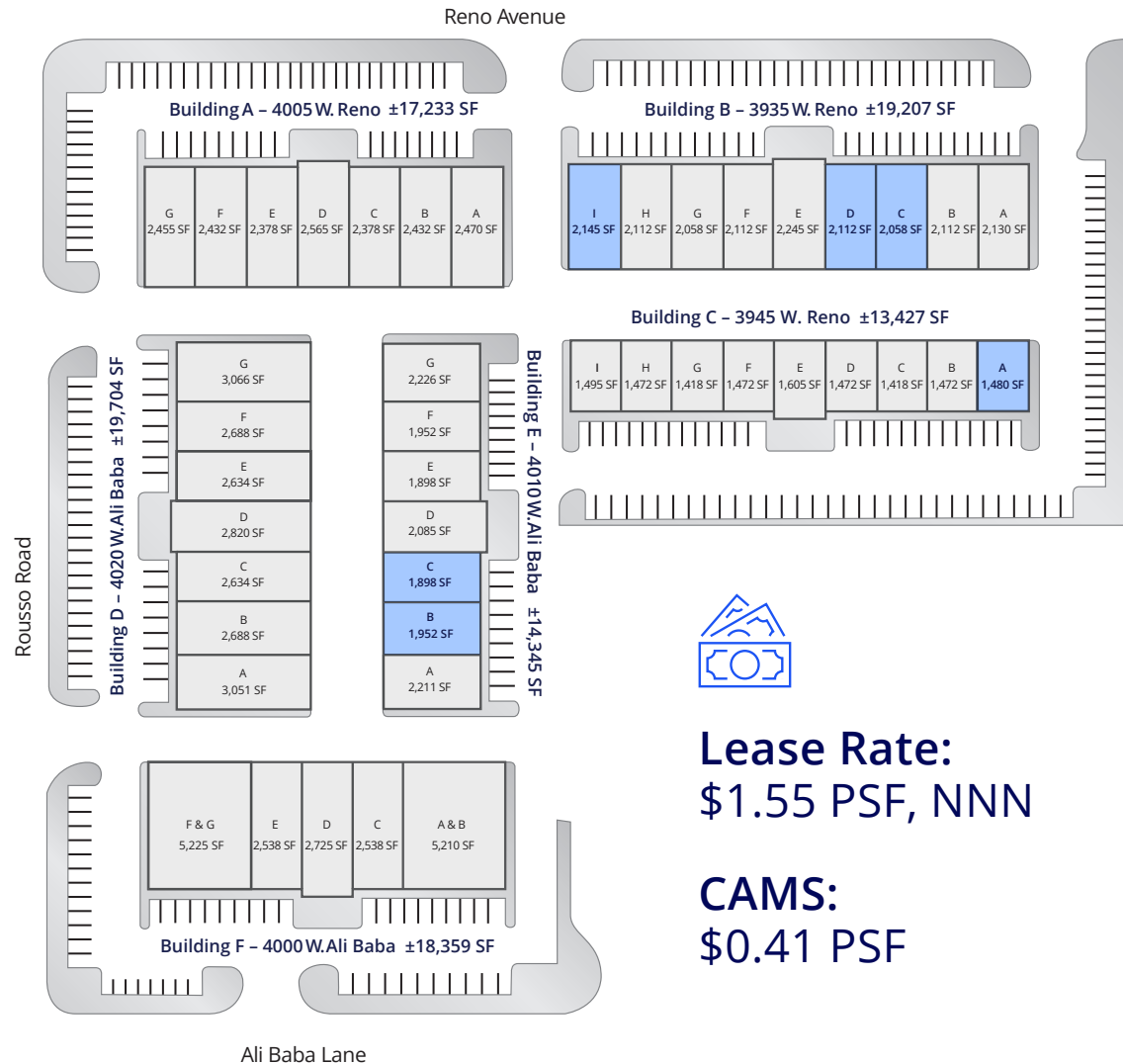
Ali Baba Commerce Center

3935, 3945, & 4005 West Reno Avenue & 4000, 4010, & 4020 West Ali Baba Lane

±102,275 SF
Office/Showroom/Warehouse

Site Plan

For illustration purposes only. Not to scale. ■ = Available ■ = Leased



Lease Rate:
\$1.55 PSF, NNN

CAMS:
\$0.41 PSF

Building A — 4005 W. Reno

Bldg/ Suite	Total SF	Office	Warehouse	Base Rent	Total Mo. Cost
A			Leased		
B			Leased		
C			Leased		
D			Leased		
E			Leased		
F			Leased		
G			Leased		

Building B — 3935 W. Reno

C	±2,058	±605	±1,453	\$3,189.90	\$4,033.68
D	±2,112	±855	±1,257	\$3,273.60	\$4,139.52
E			Leased		
F			Leased		
G			Leased		
H			Leased		
I	±2,145	±936	±1,209	\$3,324.75	\$4,204.20

Building C — 3945 W. Reno

A	±1,480	±740	±740	\$2,294.00	\$2,900.80
B			Leased		
C			Leased		
D			Leased		
E			Leased		
F			Leased		
G			Leased		
H			Leased		

Building D — 4020 W. Ali Baba

A	Leased
B	Leased
C	Leased
D	Leased
E	Leased
F	Leased
G	Leased

Building E — 4010 W. Ali Baba

A			Leased		
B	±1,952	±855	±1,097	\$2,983.75	\$3,773.00
C	±1,898	±590	±1,308	\$2,941.90	\$3,720.08
D			Leased		
E			Leased		
F			Leased		
G			Leased		

Building F — 4000 W. Ali Baba

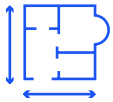
A & B	Leased
C	Leased
D	Leased
E	Leased
F & G	Leased

Floor Plan

For illustration purposes only. Not to scale.

Building B – Suite C

3935 West Reno Avenue



±2,058 Total SF
±605 SF Office
±1,453 SF Warehouse

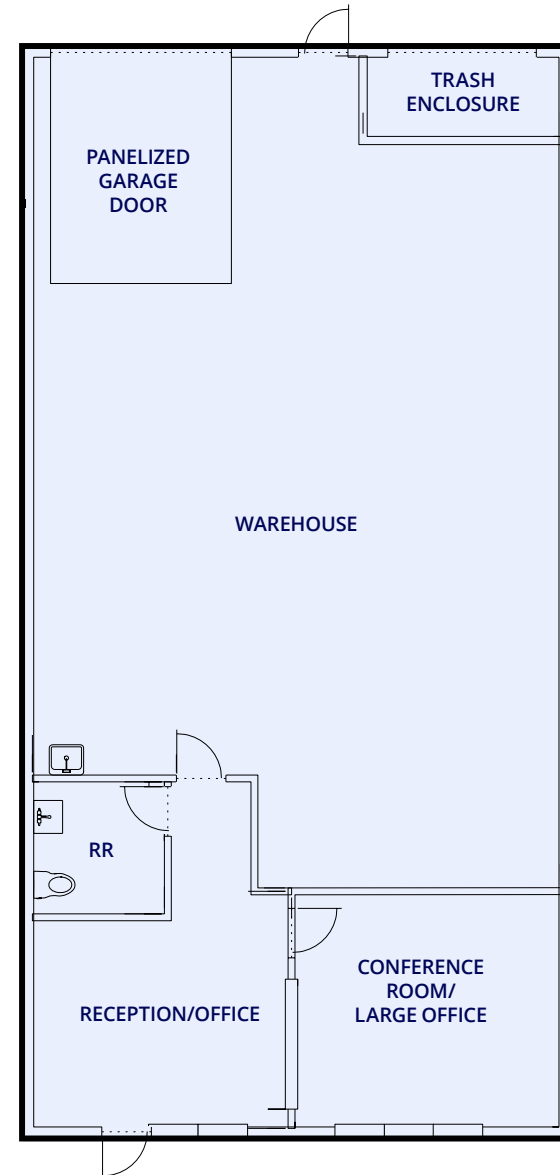


Lease Rate: \$1.55 PSF, NNN
CAMS: \$0.41 PSF
Total Monthly Rent: \$4,033.68

Pat Marsh, SIOR
+1 702 836 3741
pat.marsh@colliers.com
License # NV-S.0039553

Sam Newman, SIOR
+1 702 836 3724
sam.newman@colliers.com
License # NV-S.0172845

Charlie Newman
+1 702 425 5537
charlie.newman@colliers.com
License # NV-S.196915



Floor Plan

For illustration purposes only. Not to scale.



±2,112 Total SF
±855 SF Office
±1,257 SF Warehouse



Lease Rate: \$1.55 PSF, NNN
CAMS: \$0.41 PSF
Total Monthly Rent: \$4,139.52

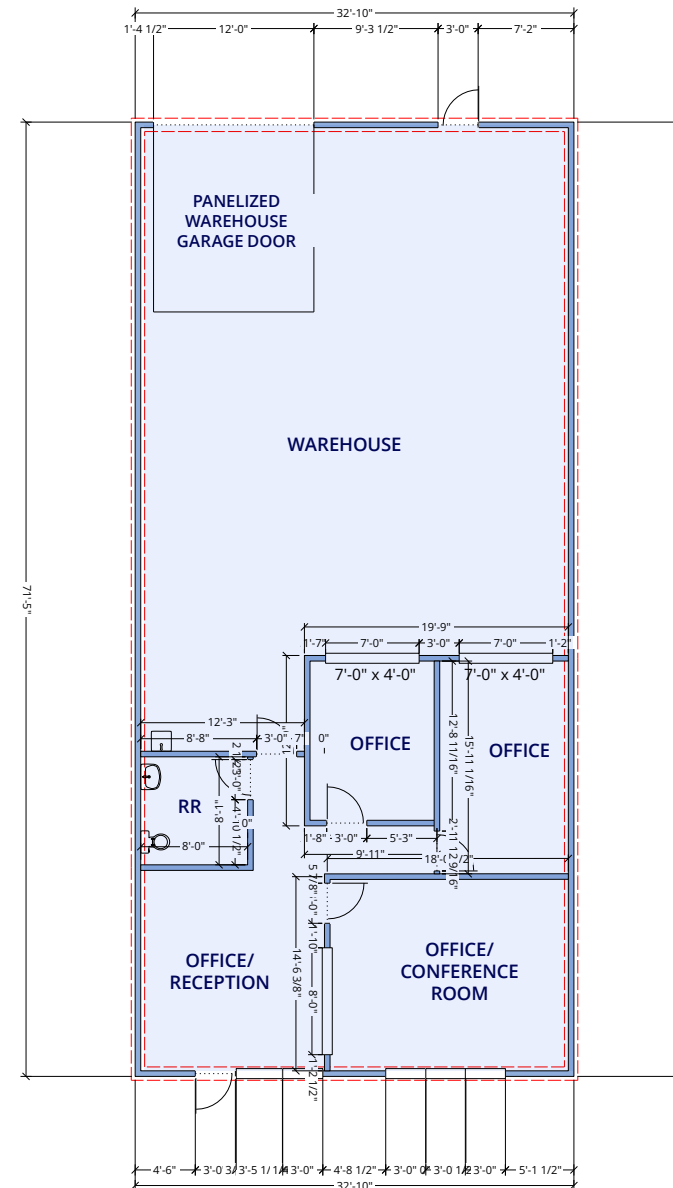
Pat Marsh, SIOR
+1 702 836 3741
pat.marsh@colliers.com
License # NV-S.0039553

Sam Newman, SIOR
+1 702 836 3724
sam.newman@colliers.com
License # NV-S.0172845

Charlie Newman
+1 702 425 5537
charlie.newman@colliers.com
License # NV-S.196915

Building B – Suite D

3935 West Reno Avenue



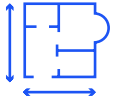
A

Wall height is approximately 8'-0" from finished floor. Approximately 1'6" below grid ceiling.

Colliers

Floor Plan

 For illustration purposes only. Not to scale.



±2,145 Total SF
±936 SF Office
±1,209 SF Warehouse



Lease Rate: \$1.55 PSF, NNN
CAMS: \$0.41 PSF
Total Monthly Rent: \$4,204.20

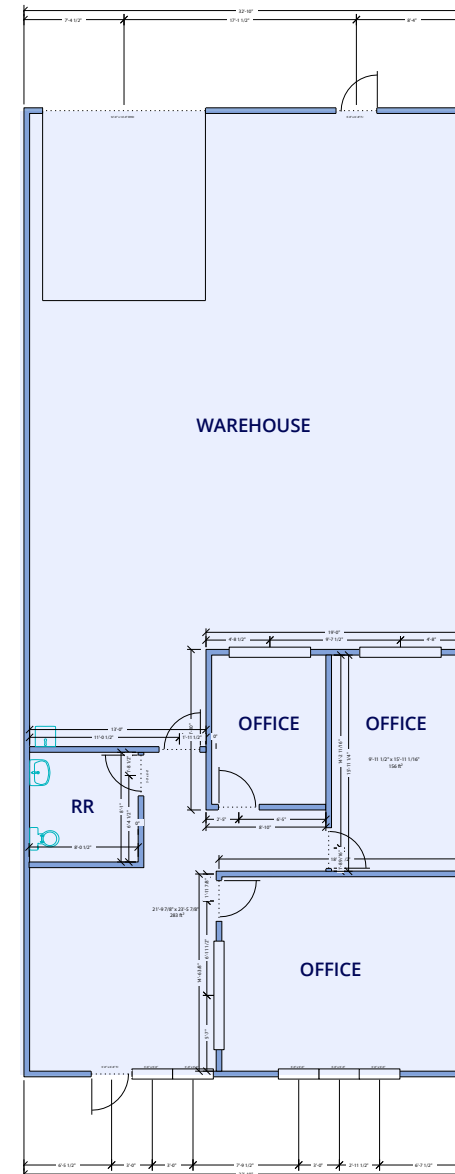
Pat Marsh, SIOR
+1 702 836 3741
pat.marsh@colliers.com
License # NV-S.0039553

Sam Newman, SIOR
+1 702 836 3724
sam.newman@colliers.com
License # NV-S.0172845

Charlie Newman
+1 702 425 5537
charlie.newman@colliers.com
License # NV-S.196915

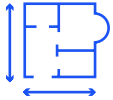
Building B – Suite I

3935 West Reno Avenue



Floor Plan

 For illustration purposes only. Not to scale.



±1,480 Total SF
±740 Office SF
±740 Warehouse SF



Lease Rate: \$1.55 PSF, NNN
CAMS: \$0.41 PSF
Total Monthly Rent: \$2,900.80

Pat Marsh, SIOR

+1 702 836 3741

pat.marsh@colliers.com

License # NV-S.0039553

Sam Newman, SIOR

+1 702 836 3724

sam.newman@colliers.com

License # NV-S.0172845

Charlie Newman

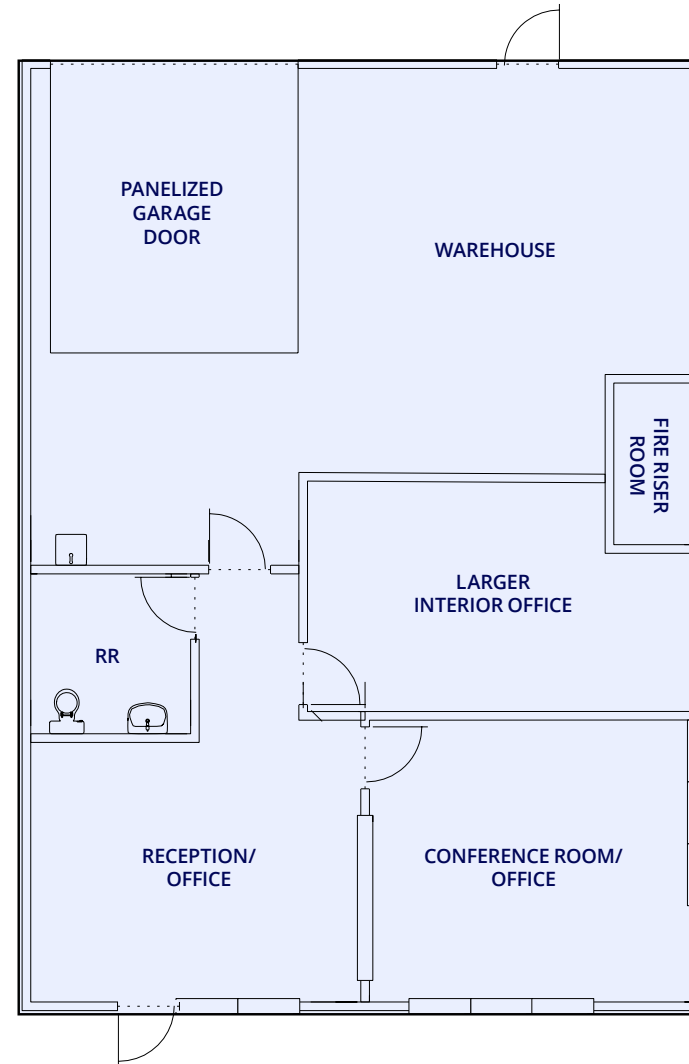
+1 702 425 5537

charlie.newman@colliers.com

License # NV-S.196915

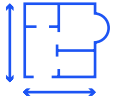
Building C – Suite A

3945 West Reno Avenue



Floor Plan

 For illustration purposes only. Not to scale.



±1,952 Total SF
±855 Office SF
±1,097 Warehouse SF



Lease Rate: \$1.55 PSF, NNN
CAMS: \$0.41 PSF
Total Monthly Rent: \$3,773.00

Pat Marsh, SIOR

+1 702 836 3741

pat.marsh@colliers.com

License # NV-S.0039553

Sam Newman, SIOR

+1 702 836 3724

sam.newman@colliers.com

License # NV-S.0172845

Charlie Newman

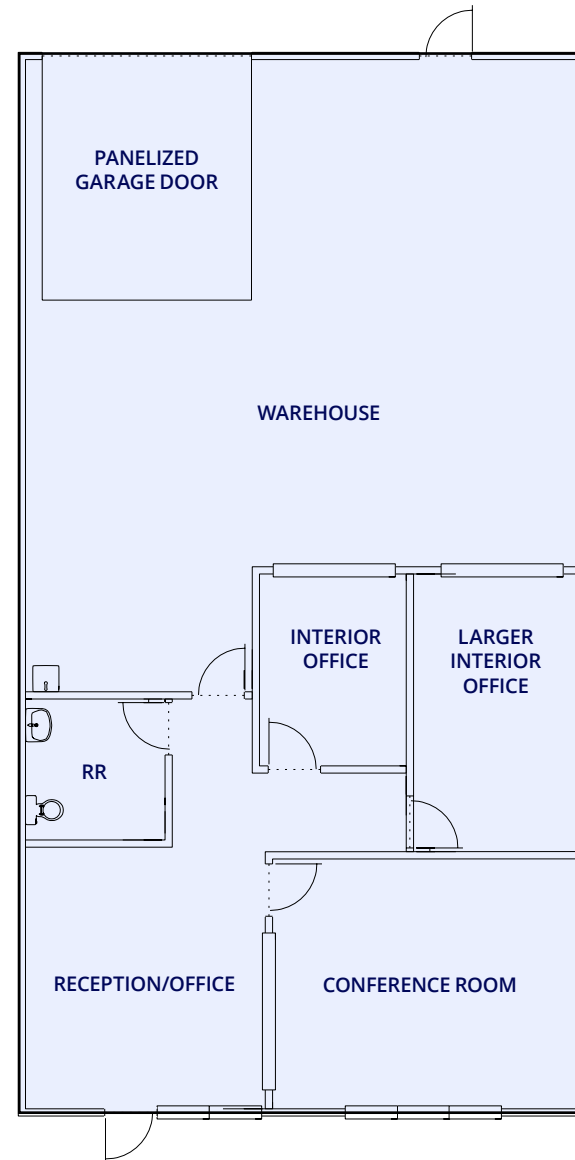
+1 702 425 5537

charlie.newman@colliers.com

License # NV-S.196915

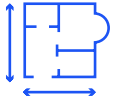
Building E – Suite B

4010 West Ali Baba Lane



Floor Plan

 For illustration purposes only. Not to scale.



±1,898 Total SF
±590 Office SF
±1,308 Warehouse SF



Lease Rate: \$1.55 PSF, NNN
CAMS: \$0.41 PSF
Total Monthly Rent: \$3,720.08

Pat Marsh, SIOR

+1 702 836 3741

pat.marsh@colliers.com

License # NV-S.0039553

Sam Newman, SIOR

+1 702 836 3724

sam.newman@colliers.com

License # NV-S.0172845

Charlie Newman

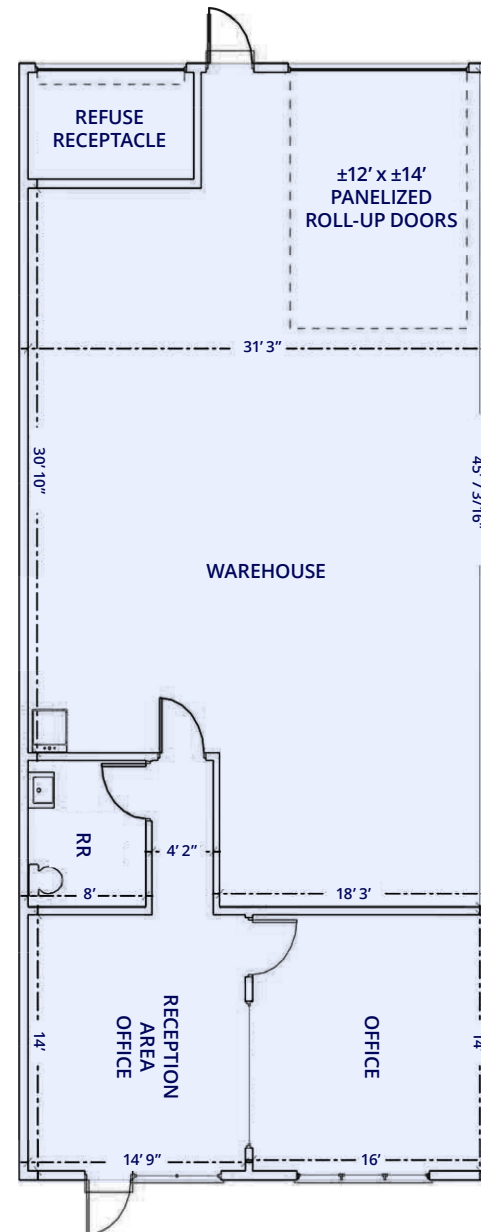
+1 702 425 5537

charlie.newman@colliers.com

License # NV-S.196915

Building E – Suite C

4010 West Ali Baba Lane



ABOUT COLLIERS

\$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$110B Assets under management

28,000 Professionals

CONTACT US

Pat Marsh, SIOR

+1 702 836 3741

pat.marsh@colliers.com

License # NV-S.0039553

Sam Newman, SIOR

+1 702 836 3724

sam.newman@colliers.com

License # NV-S.0172845

Charlie Newman

+1 702 425 5537

charlie.newman@colliers.com

License # NV-S.196915



Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$6 billion in annual revenues, 28,000 professionals, and \$110 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

©2026 Colliers Las Vegas. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.