

CHEYENNE AIRPORT CENTER

OFFICE // INDUSTRIAL



// 3355-3575 W. Cheyenne Ave // NORTH LAS VEGAS //

FOR MORE INFORMATION:

Ali Roesener – Vice President
702-765-8894
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Gabe Telles – Senior Vice President
702-221-8226
gabe@gatskicommercial.com

Chase Pavlov – Associate
702-487-5056
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PROPERTY FEATURES

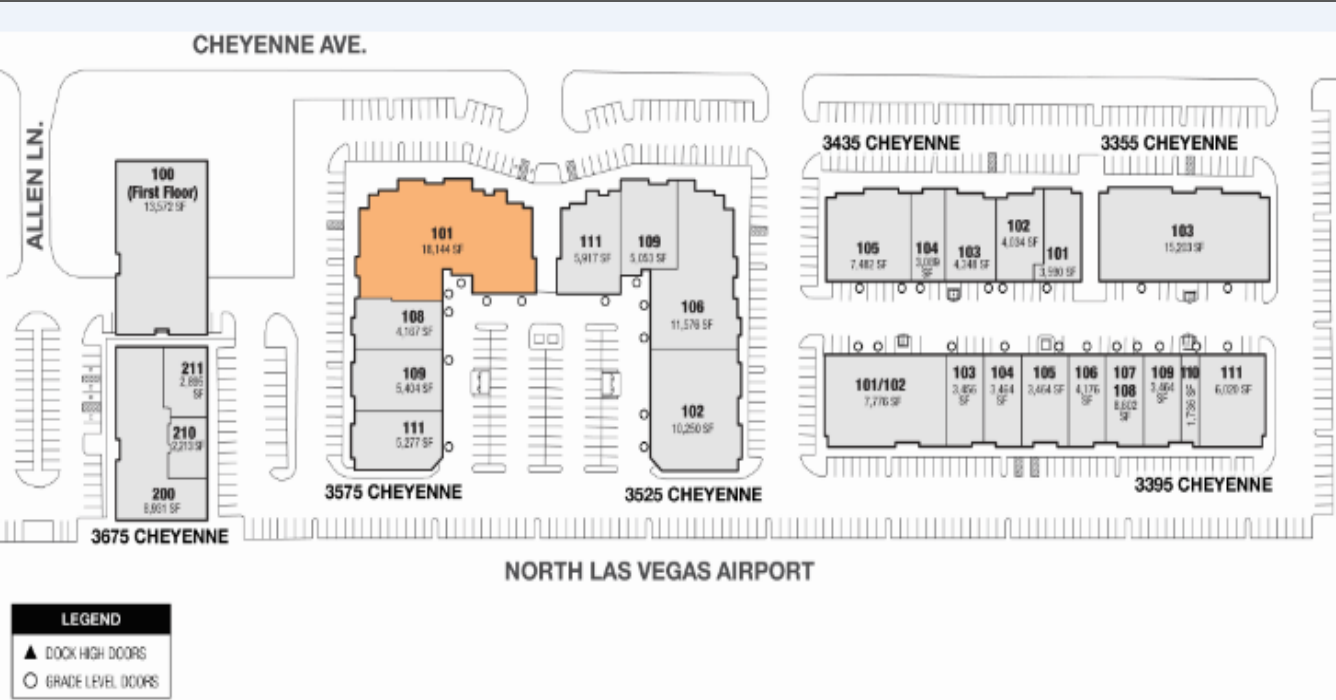
- » Square Footage Available: 3,089– 18,144
- » Zoning: M-2
- » Located in the Cheyenne Technology Corridor
- » Excellent access to 1-15, 1-95 and I-215 freeways
- » Office space available
- » Fire sprinklers
- » Power: ± 225 amp; 120/208 volt and 277/480 volt
- » Potential Grade level loading doors



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

CHEYENNE AIRPORT CENTER

SITE PLAN



AVAILABILITIES

Office/Warehouse

SQUARE FOOTAGE
3,089– 18,144Sqft

RENTAL RATE
\$0.70

AVAILABILITIES:

SUITE	TYPE	Total SF	Office SF	Warehouse SF	Base Rent	CAM
3395 – 105	Office/Warehouse	3,464	894	2,570	\$0.70	\$0.24
3435 – 104	Office/Warehouse	3,089	1,200	1,889	\$0.70	\$0.24
3575 – 101	Office	18,144	18,144	0	\$0.70	\$0.24

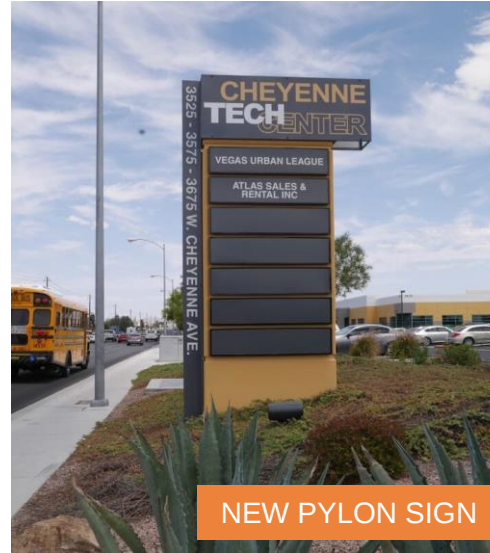
CHEYENNE AIRPORT CENTER
3355-3575 W. CHEYENNE AVE
NORTH LAS VEGAS, NV

GATSKI COMMERCIAL
REAL ESTATE SERVICES

bkm
CAPITAL
PARTNERS

CHEYENNE AIRPORT CENTER

AMENITIES & IMPROVEMENTS



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CHEYENNE AIRPORT CENTER

BLDG. 3395 // SUITE 105 // EXISTING FLOOR PLAN

BLDG. 3395 // SUITE 105

- » CURRENTLY AT 3,464 SF
- » +/- 894 SF Office
- » +/- 2,570 SF Warehouse

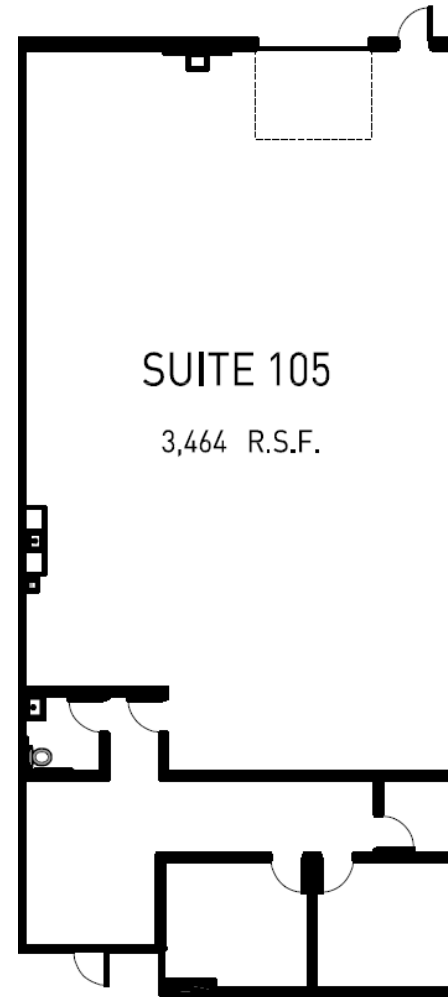
LEASING TERMS

- » \$0.70
- » 3% ANNUAL INCREASES
- » \$0.24 CAM

FOR MORE INFORMATION:

Gatski Commercial
4755 Dean Martin Dr.
Las Vegas, NV 89103
www.gatskicommercial.com

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CHEYENNE AIRPORT CENTER

BLDG. 3435// SUITE 104// EXISTING FLOOR PLAN

BLDG. 3435 // SUITE 104

- » CURRENTLY AT 3,089 SF
- » +/- 1,200 SF Office
- » +/- 1,889 SF Warehouse

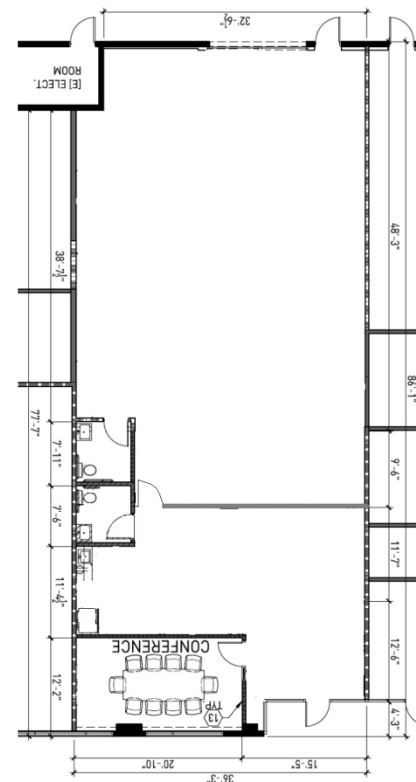
LEASING TERMS

- » \$0.70
- » 3% ANNUAL INCREASES
- » \$0.24 CAM

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CHEYENNE AIRPORT CENTER

BLDG. 3575 // SUITE 101 // EXISTING FLOOR PLAN

BLDG. 3575 // SUITE 101

- » CURRENTLY AT +/-18,144 SF
- » 100% Office

LEASING TERMS

- » \$0.85 - \$1.05
- » 3% ANNUAL INCREASES
- » \$0.24 CAM
- » Divisible down to approx. 5,000 sqft.

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