

NORTHPORT BUSINESS CENTER

3825 – 3985 W. CHEYENNE AVE. | NORTH LAS VEGAS NV 89032 | LOCATED ALONG THE CHEYENNE TECHNOLOGY CORRIDOR



SUMMARY

Northport Business Center is an optimal mix of office, flex, and industrial buildings totaling approximately $\pm 126,000$ square feet. Northport Business Center is located in North Las Vegas, along the Cheyenne Technology Corridor, adjacent to the North Las Vegas Airport.

FOR MORE
INFORMATION
PLEASE
CONTACT

Tanner Peterson

Lic. S.0077689

702.369.4815

tanner.peterson@cbre.com

Justin Witt

Lic. S.0177680

702.369.4837

Justin.Witt@cbre.com

CBRE – Las Vegas

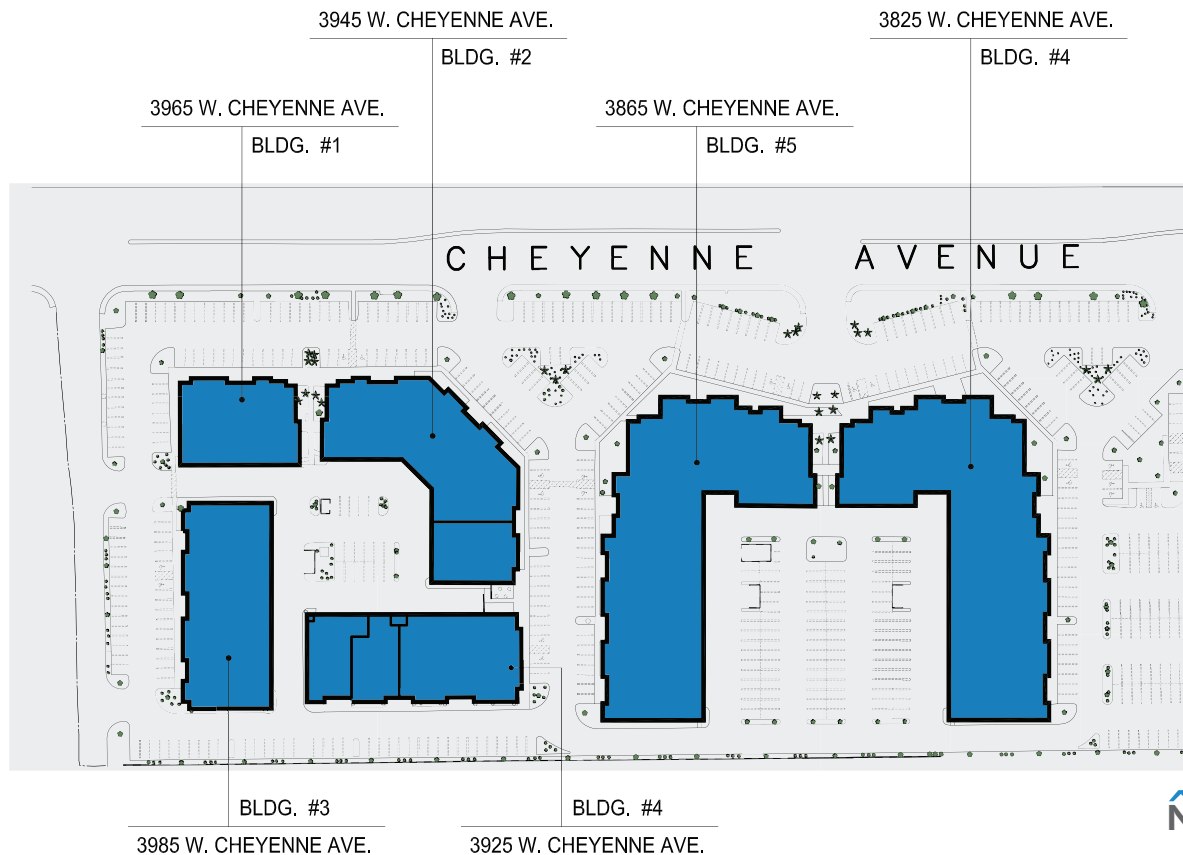
3993 Howard Hughes Pkwy, Suite 700, Las Vegas, NV 89169

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PROPERTY HIGHLIGHTS

- High image, office, flex and industrial buildings
- Competitive lease rates
- Cheyenne Avenue frontage
- 5:1,000 parking ratio
- Business park environment with lush landscaping



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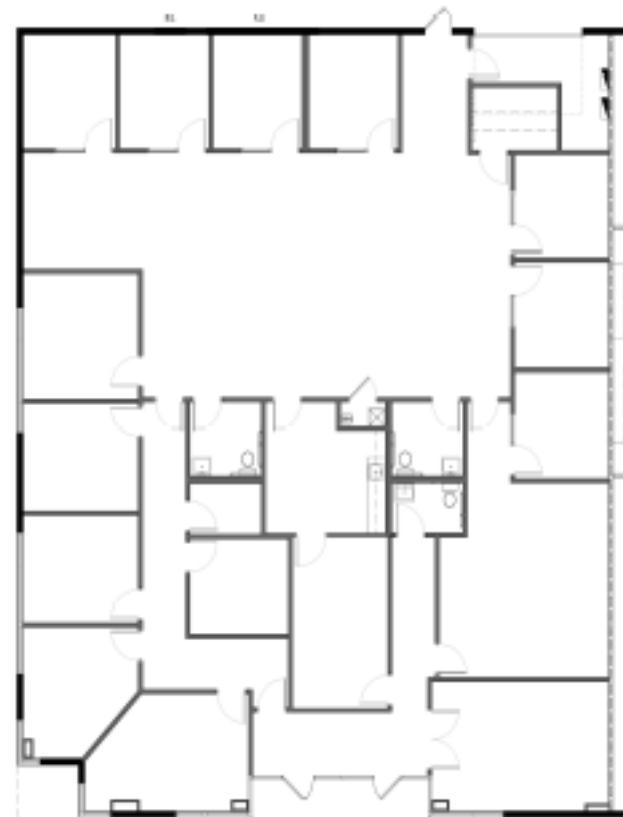
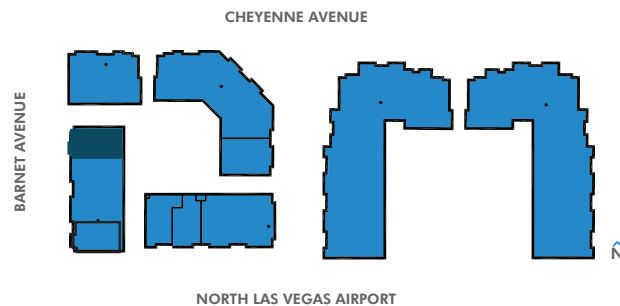
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SUITE 306 FEATURES:

- ± 5,410 total square feet
- Available November 2020
- Price: \$1.00/PSF NNN
- \$0.26 CAM
- 100% office
- Turn-key, endcap office suite
- Rear knock out panel



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SUITE 601 FEATURES:

- ± 5,350 total square feet
- Price: \$0.95/PSF NNN As-Is
- \$0.26 CAM
- 100% office
- Turn-key, endcap office suite
- Rear knock out panel



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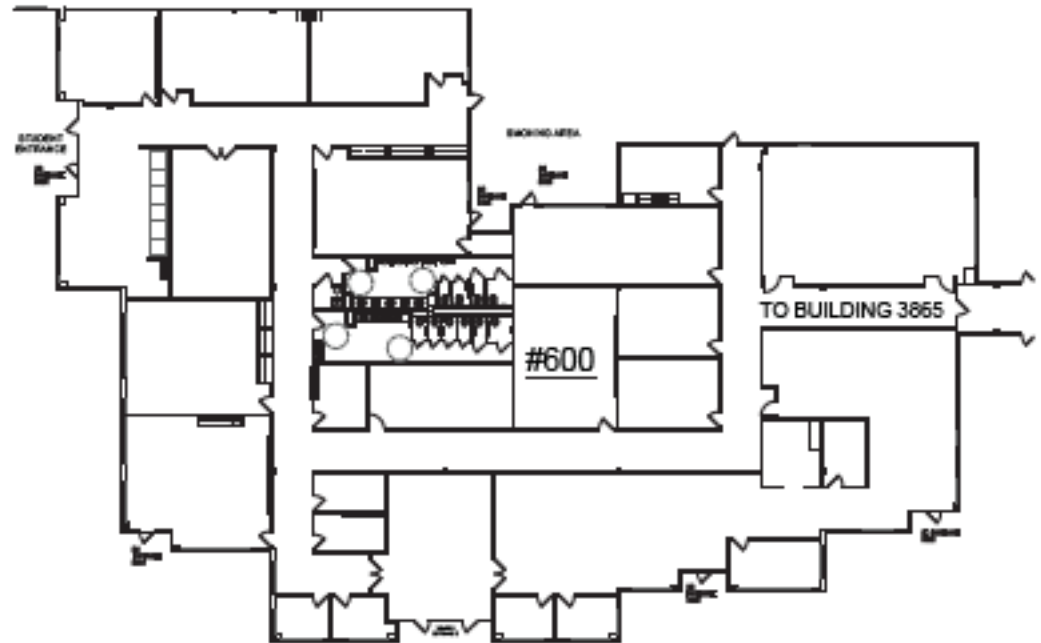
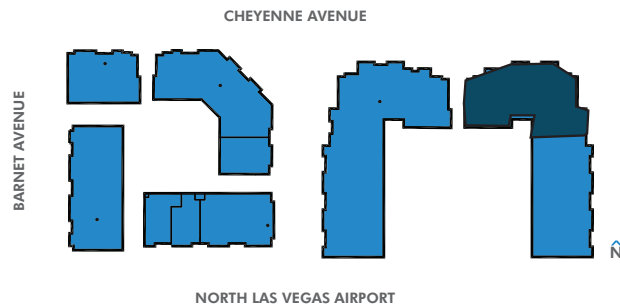
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SUITE 600 FEATURES:

- ± 17,817 total square feet
- Price: \$1.10/PSF NNN
- \$0.26 CAM
- 100% office
- Cheyenne Avenue frontage
- Built out as a school with large classrooms
- Landlord will build-to-suit



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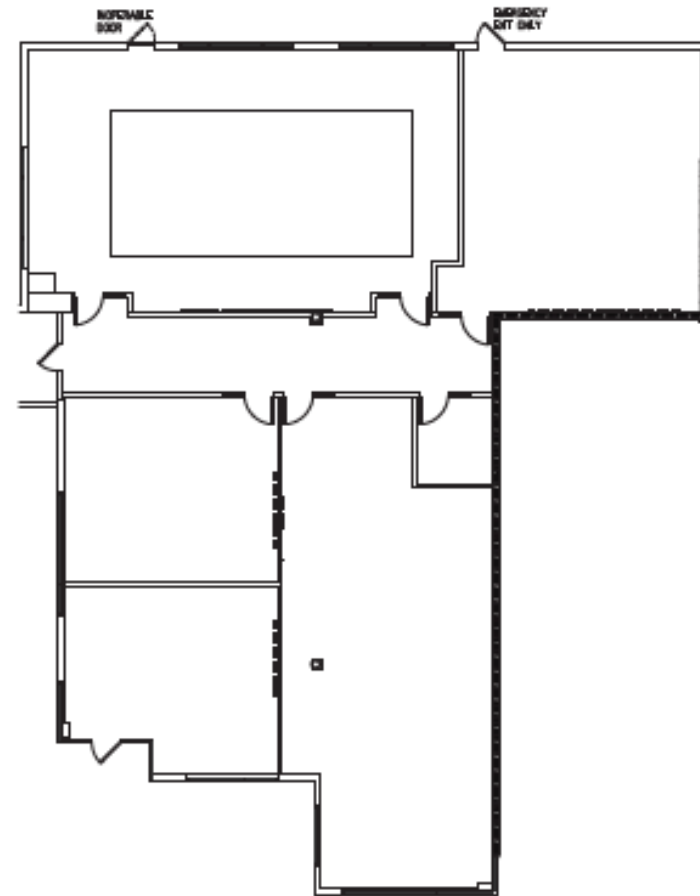
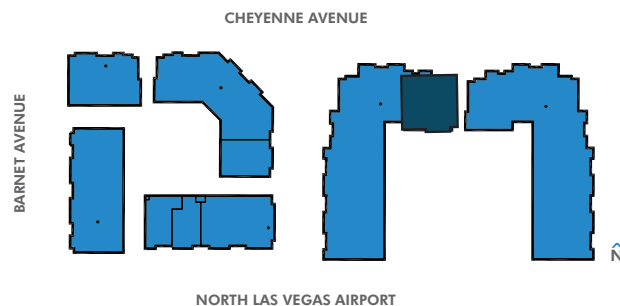
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3865 W. CHEYENNE AVENUE

SUITE 500 FEATURES:

- ± 4,728 total square feet
- Price: \$1.00/PSF NNN
- \$0.26 CAM
- 100% office
- Cheyenne Avenue frontage
- Landlord will build-to-suit



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