

FOR LEASE

VALLEY FREEWAY CENTER

7565, 7585, 7665 & 7685 Commercial Way, Henderson, NV 89011



Multi-Tenant Office/Warehouse/Showroom with Freeway Exposure

Property Highlights

- ±4,438– 11,568 SF units
- Combine units for ±51,951 SF
- Showroom spaces available
- Freeway visibility
- Pylon and building signage
- 24' clear height
- 120/208v 3-phase power
- 9' x 10' dock high loading
- 12' x 12' & 12' x 14' grade level loading
- Skylights in warehouse
- Fire sprinklers
- Built in 2000
- Zoned I-G (Henderson)
- \$0.45–\$0.49/SF NNN
- \$0.15/SF CAM

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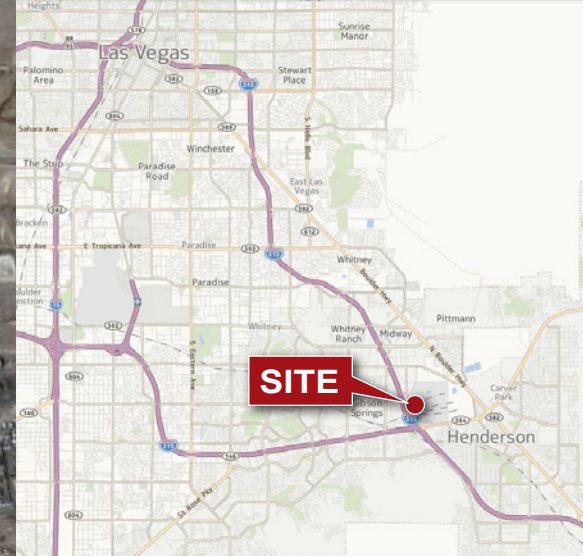
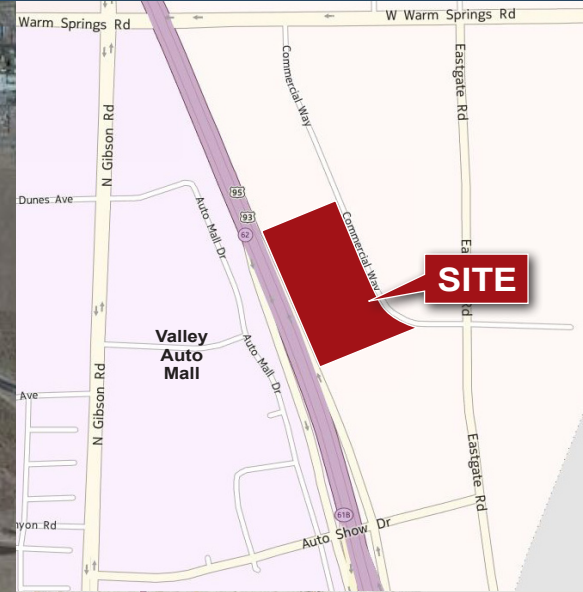
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Available Units

BLDG	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	9'x10' DOCKS	12'x12' GRADES	120/208V 3-PHASE	RENT/ SF/MO	CAM/ SF/MO	TOTAL RENT/MO
7565	C	4,944	896	4,048	2	1	200	\$0.49	\$0.15	\$3,164
	F	5,159	1,447	3,712	2	1	200	\$0.49	\$0.15	\$3,302
	G	4,944	832	4,112	2	1*	200	\$0.49	\$0.15	\$3,164
7585	C	5,760	1,700	4,060	2	1	200	\$0.45	\$0.15	\$3,456
	E	5,664	1,363	4,301	2	1	200	\$0.45	\$0.15	\$3,398
	F	6,496	3,400	3,096	2	1	200	\$0.45	\$0.15	\$3,898
	G-H	11,250	7,000	4,250	4	2	600	\$0.45	\$0.15	\$6,750
	G-H (Proposed)	11,250	3,493	7,757	4	2	600	\$0.45	\$0.15	\$6,750
	J	5,657	3,200	2,457	2	1	200	\$0.45	\$0.15	\$3,394
7665	H	4,646	1,350	3,296	2	1*	200	\$0.49	\$0.15	\$2,973
	I	4,554	750	3,804	2	1	200	\$0.49	\$0.15	\$2,915
	J	4,438	1,100	3,338	2	1	200	\$0.49	\$0.15	\$2,840
7685	A-B	11,554	8,126	3,428	4	2*	400	\$0.45	\$0.15	\$6,932
	A-B (Proposed)	11,554	3,219	8,335	4	2*	400	\$0.45	\$0.15	\$6,932
	F	5,511	4,200	1,311	2	1*	200	\$0.45	\$0.15	\$3,307
	F (Proposed)	5,511	963	4,548	2	1*	200	\$0.45	\$0.15	\$3,307
	G-H	11,568	3,568	8,000	4	2*	600	\$0.45	\$0.15	\$6,941
	J	6,401	2,739	3,662	2	1*	200	\$0.45	\$0.15	\$3,841

* These units have 12'x14' Grade Level Doors

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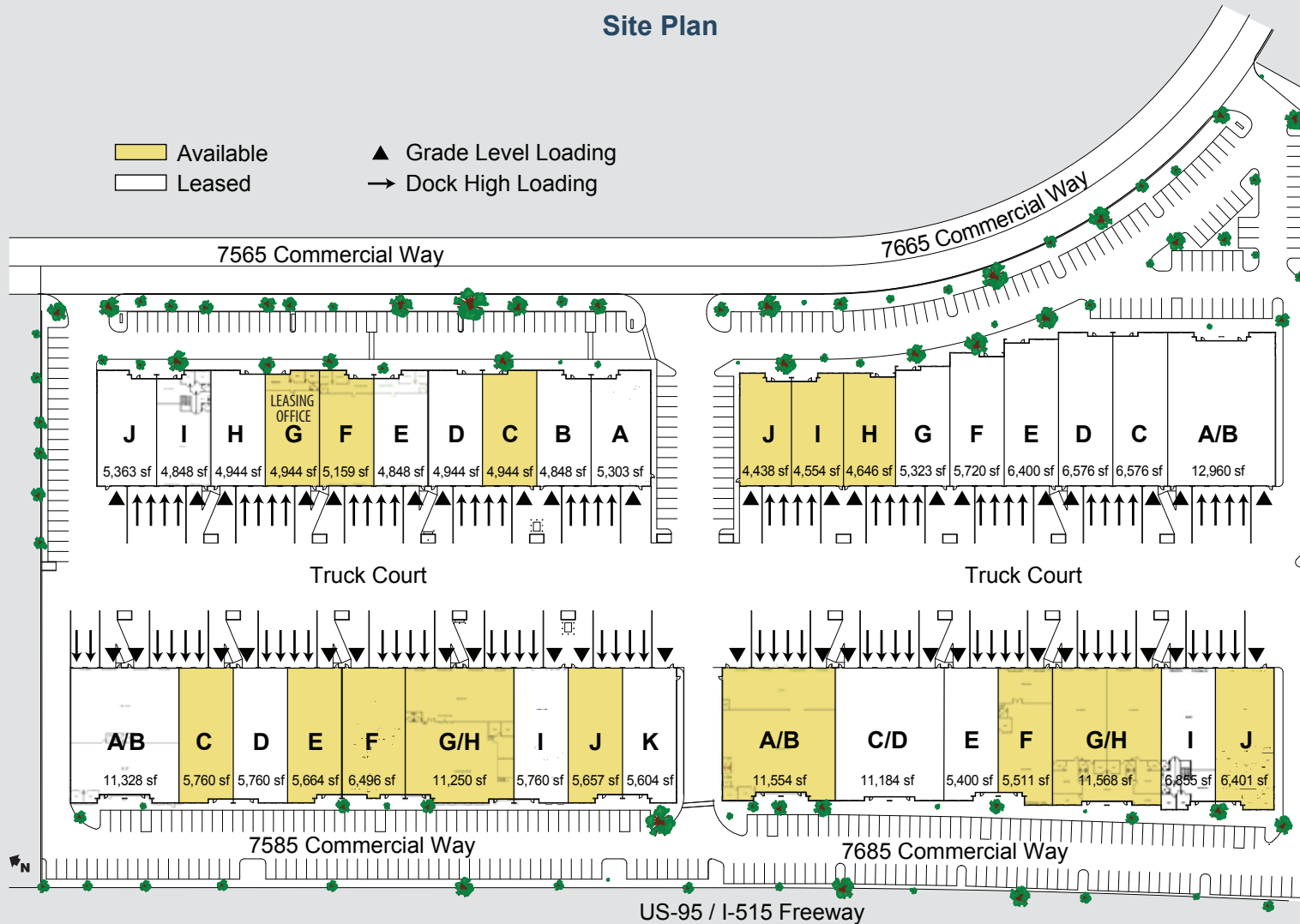
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Site Plan



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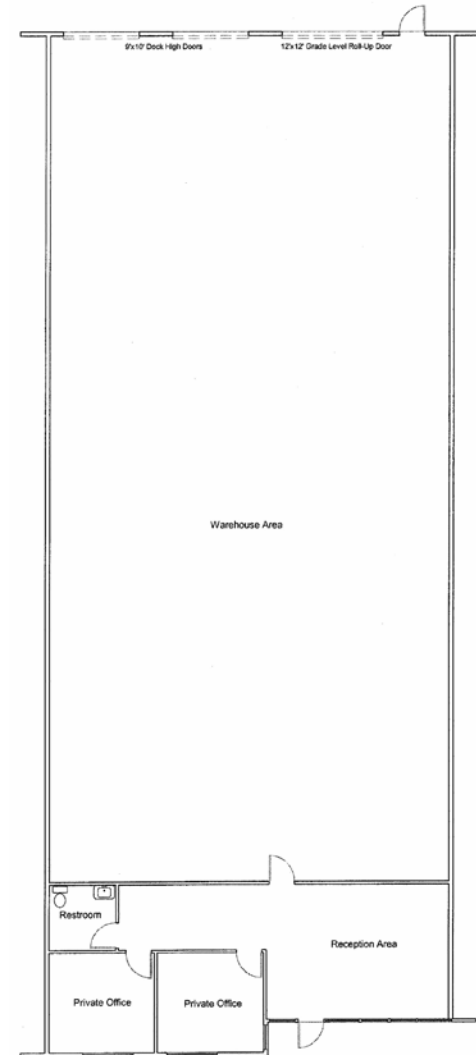
7565 COMMERCIAL WAY

Unit C

Total SF:.....4,944 SF
Office SF:.....896 SF
Warehouse SF:.....4,048 SF

Lease rate/SF:.....\$0.49
CAM/SF:.....\$0.15
Monthly:.....\$3,164

- Two private offices, restroom, reception/open office/showroom
- One 12'x 12' grade level roll-up door
- Two 9'x 10' dock high doors



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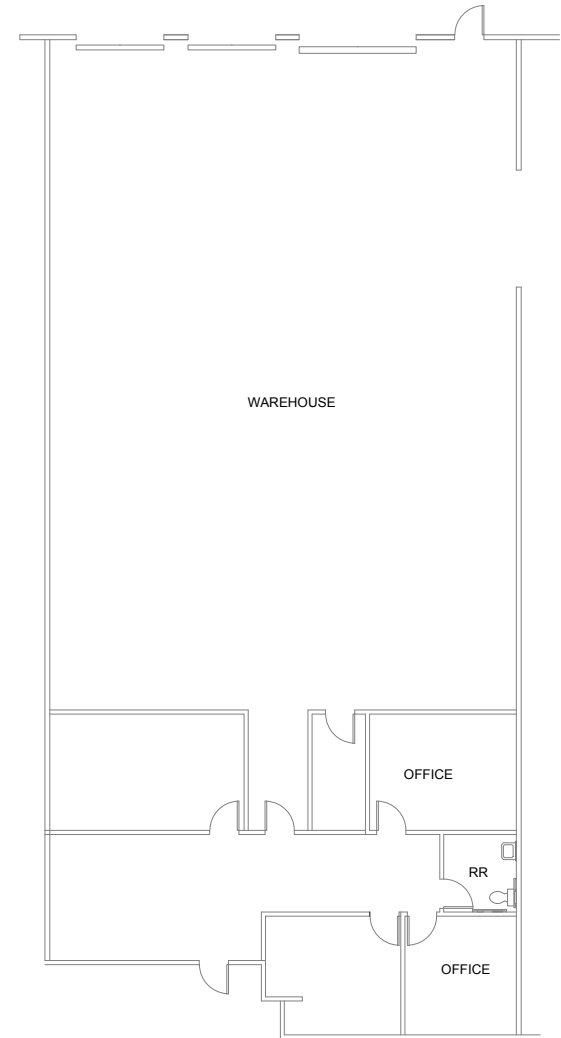
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7565 COMMERCIAL WAY

Unit F

Total SF:.....	5,159 SF
Office SF:.....	1,447 SF
Warehouse SF:.....	3,712 SF
Lease rate/SF:.....	\$0.49
CAM/SF:	\$0.15
Monthly:.....	\$3,302

- Three private offices, restroom, reception / open office, conference room
- One 12'x 12' grade level roll-up door
- Two 9'x 10' dock high doors



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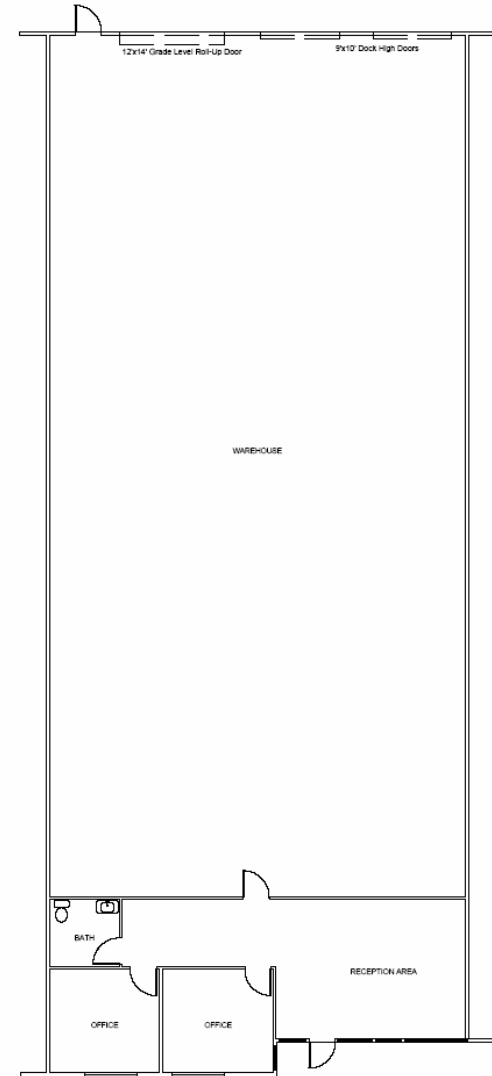
7565 COMMERCIAL WAY

Unit G

Total SF:.....4,944 SF
Office SF:.....832 SF
Warehouse SF:.....4,112 SF

Lease rate/SF:.....\$0.49
CAM/SF:.....\$0.15
Monthly:.....\$3,164

- Two private offices, restroom, reception/open office
- One 12'x 14' grade level roll-up door
- Two 9'x 10' dock high doors



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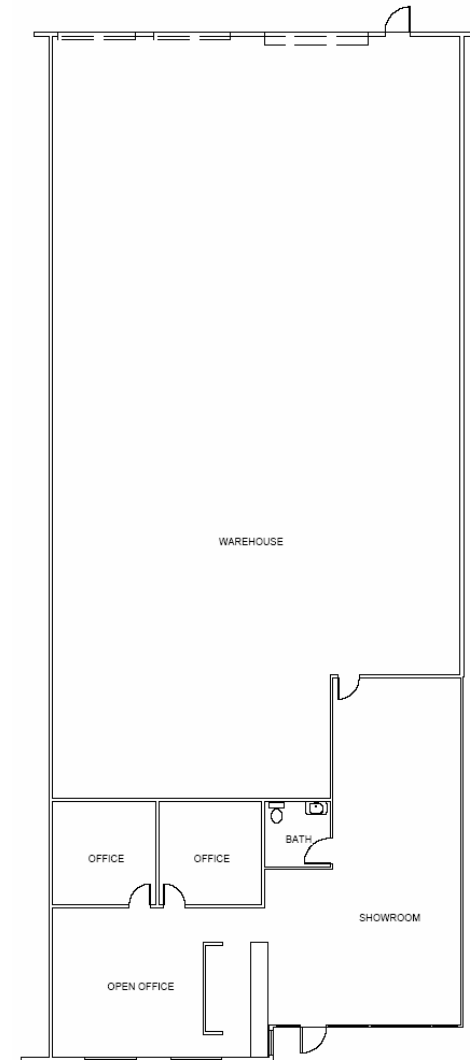
7585 COMMERCIAL WAY

Unit C

Total SF:.....5,760 SF
Office SF:.....1,700 SF
Warehouse SF:.....4,060 SF

Lease rate/SF:.....\$0.45
CAM/SF:.....\$0.15
Monthly:.....\$3,456

- Two private offices, restroom, reception/open office/showroom
- One 12'x 12' grade level roll-up door
- Two 9'x 10' dock high doors
- Freeway frontage



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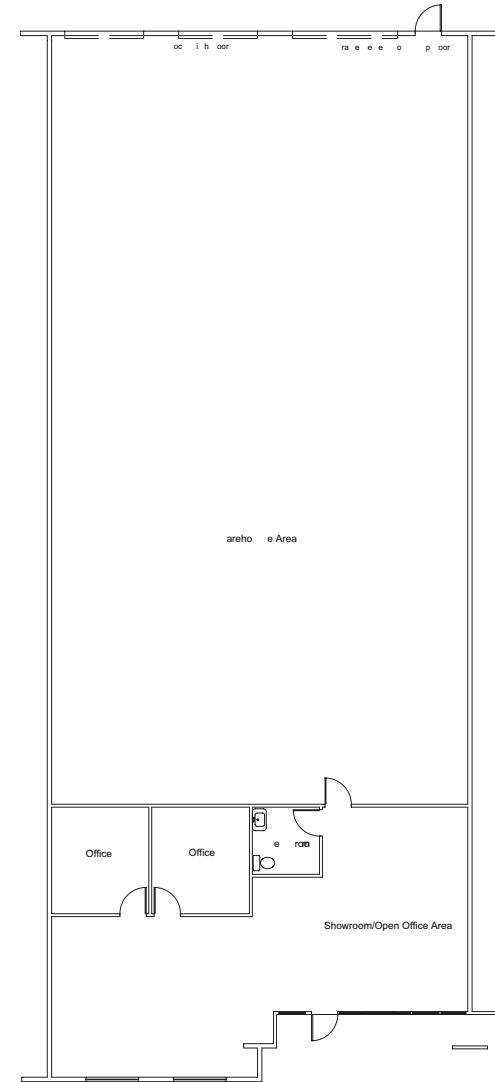
7585 COMMERCIAL WAY

Unit E

Total SF:.....5,664 SF
Office SF:.....1,363 SF
Warehouse SF:.....4,301 SF

Lease rate/SF:.....\$0.45
CAM/SF:.....\$0.15
Monthly:.....\$3,398

- Two private offices, restroom, reception / open office / showroom
- One 12' x 12' grade level roll-up door
- Two 9' x 10' dock high doors
- Freeway frontage



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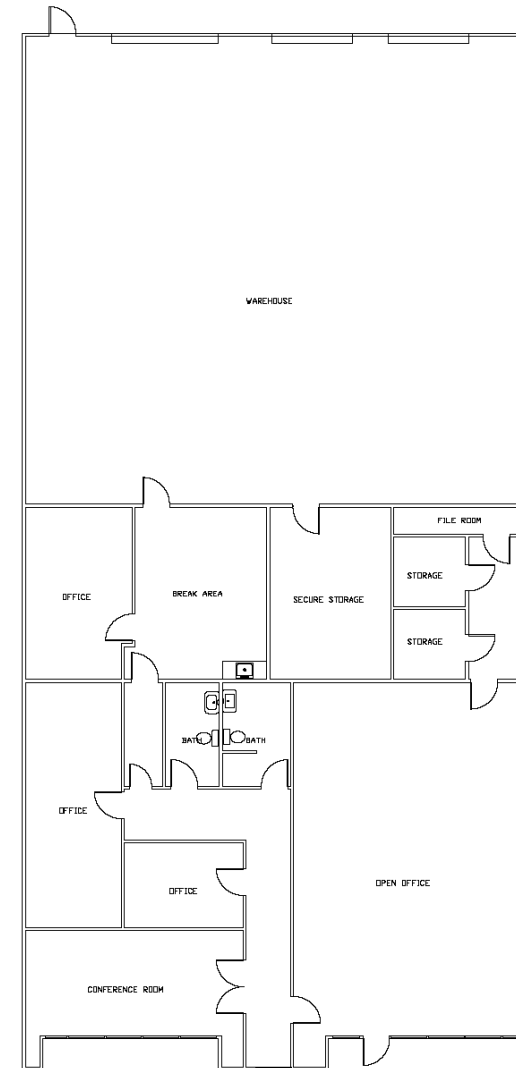
7585 COMMERCIAL WAY

Unit F

Total SF:.....6,496 SF
Office SF:.....3,400 SF
Warehouse SF:.....3,096 SF

Lease rate/SF:.....\$0.45
CAM/SF:.....\$0.15
Monthly:.....\$3,898

- Three private offices, two restrooms, reception / open office / showroom, conference room, three storage rooms plus file room
- One 12'x 12' grade level roll-up door
- Two 9'x 10' dock high doors
- Freeway frontage



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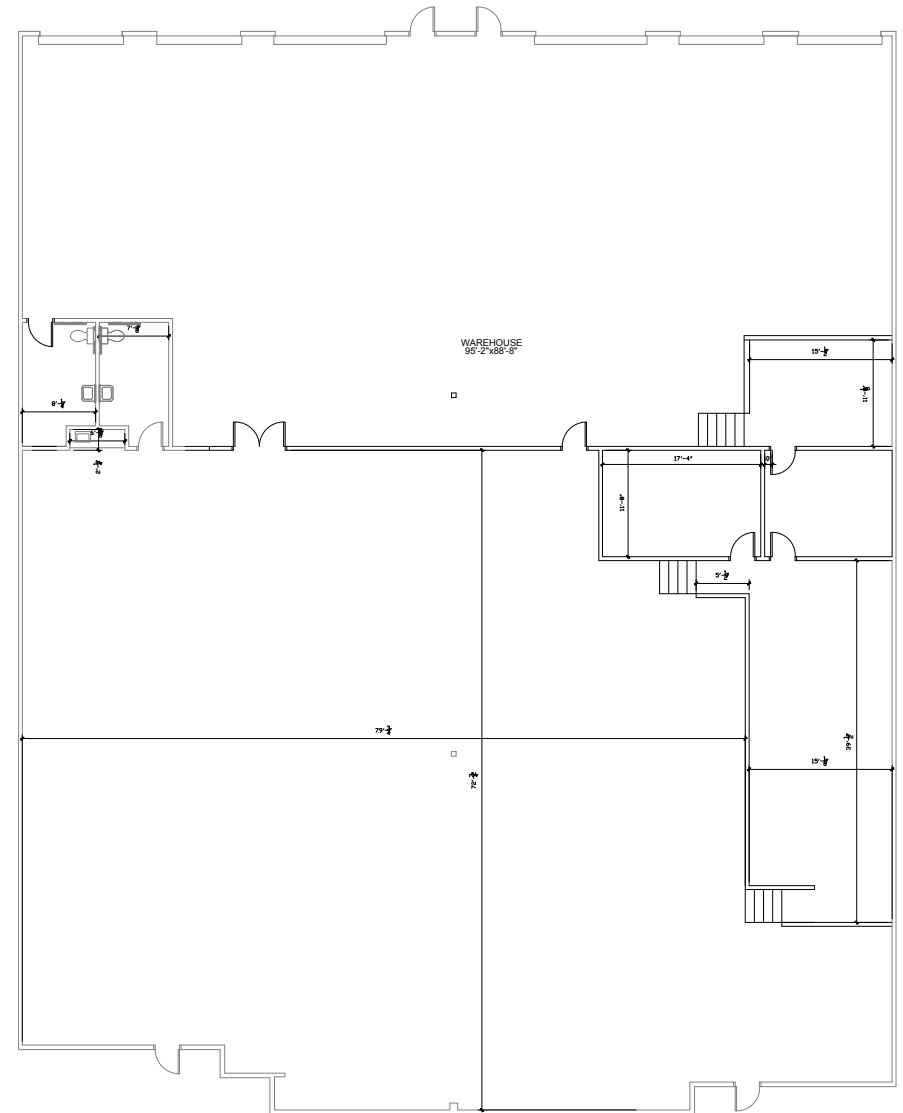
7585 COMMERCIAL WAY

Unit G-H — Existing Floor Plan (to be renovated)

Total SF:.....	11,250 SF
Office SF:.....	7,000 SF
Warehouse SF:.....	4,250 SF
Lease rate:.....	\$0.45
CAM/SF:.....	\$0.15
Monthly/SF:.....	\$6,750

- Two private offices, two restrooms, reception / open office / showroom, wetbar
- Two 12' x 12' grade level roll-up doors
- Four 9' x 10' dock high doors
- Freeway frontage

Also see 7585 G-H — Proposed Floor Plan



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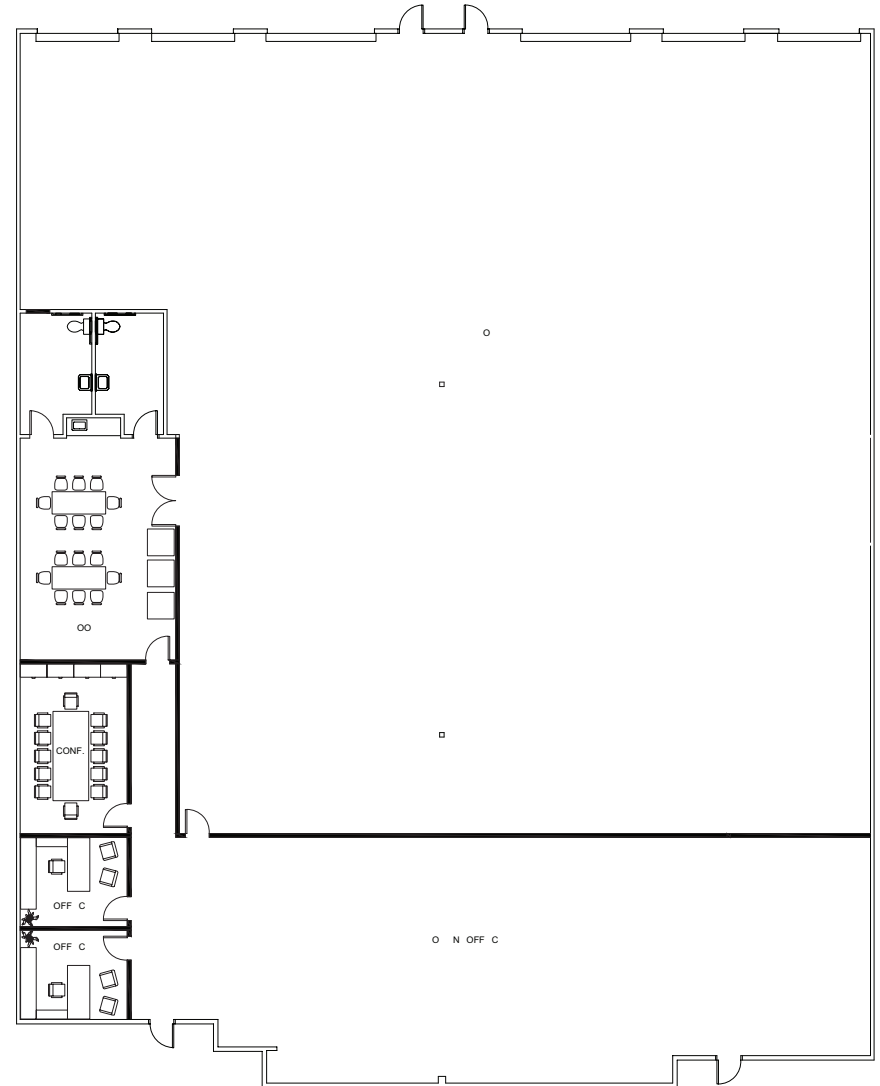
7585 COMMERCIAL WAY

Unit G-H — Proposed Floor Plan

Total SF:.....	11,250 SF
Office SF:.....	3,493 SF
Warehouse SF:.....	7,757 SF
Lease rate/SF:.....	\$0.45
CAM/SF:	\$0.15
Monthly:.....	\$6,750

- Two private offices, two restrooms, reception / open office / showroom, conference room, break room
- Two 12' x 12' grade level roll-up doors
- Four 9' x 10' dock high doors
- Freeway frontage

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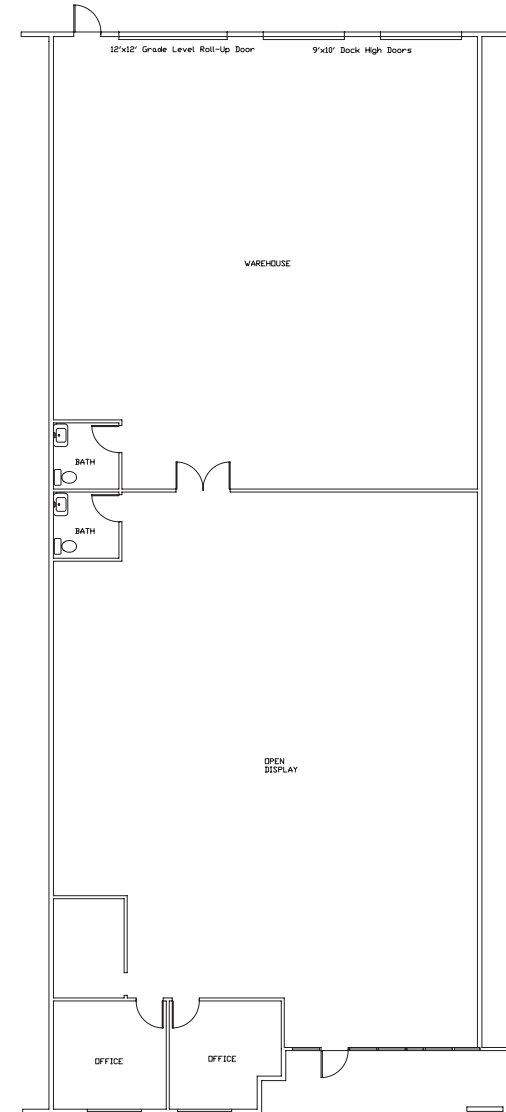
7585 COMMERCIAL WAY

Unit J

Total SF:.....5,657 SF
Office SF:.....3,200 SF
Warehouse SF:.....2,457 SF

Lease rate/SF:.....\$0.45
CAM/SF:.....\$0.15
Monthly:.....\$3,394

- Two private offices, two restrooms, reception / open office / showroom
- One 12' x 12' grade level roll-up door
- Two 9' x 10' dock high doors
- Freeway frontage



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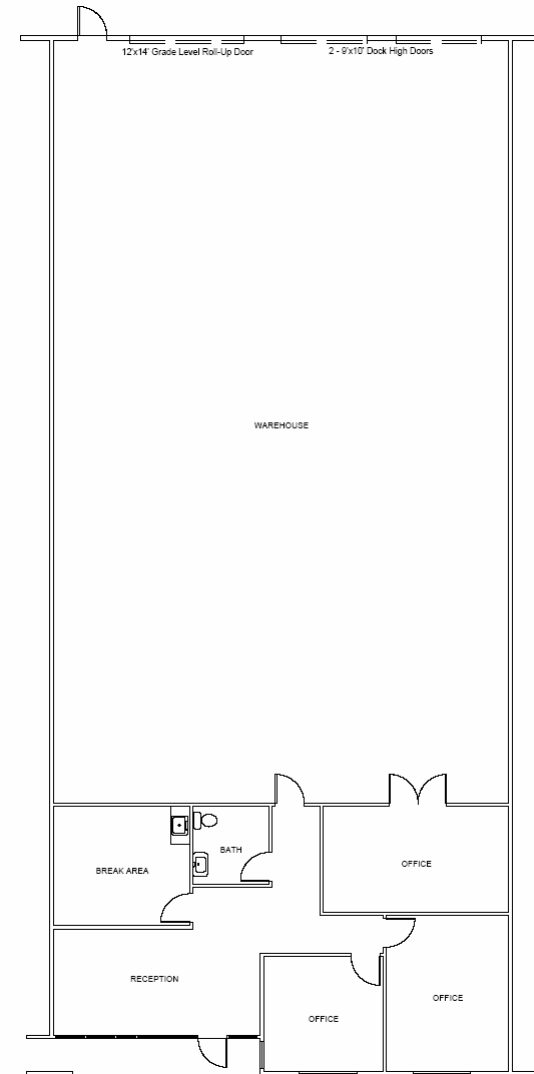
7665 COMMERCIAL WAY

Unit H

Total SF:.....4,646 SF
Office SF:.....1,350 SF
Warehouse SF:.....3,296 SF

Lease rate/SF:.....\$0.49
CAM/SF:.....\$0.15
Monthly:.....\$2,973

- Three private offices, restroom, reception / open office, breakroom
- One 12' x 14' grade level roll-up door
- Two 9' x 10' dock high doors



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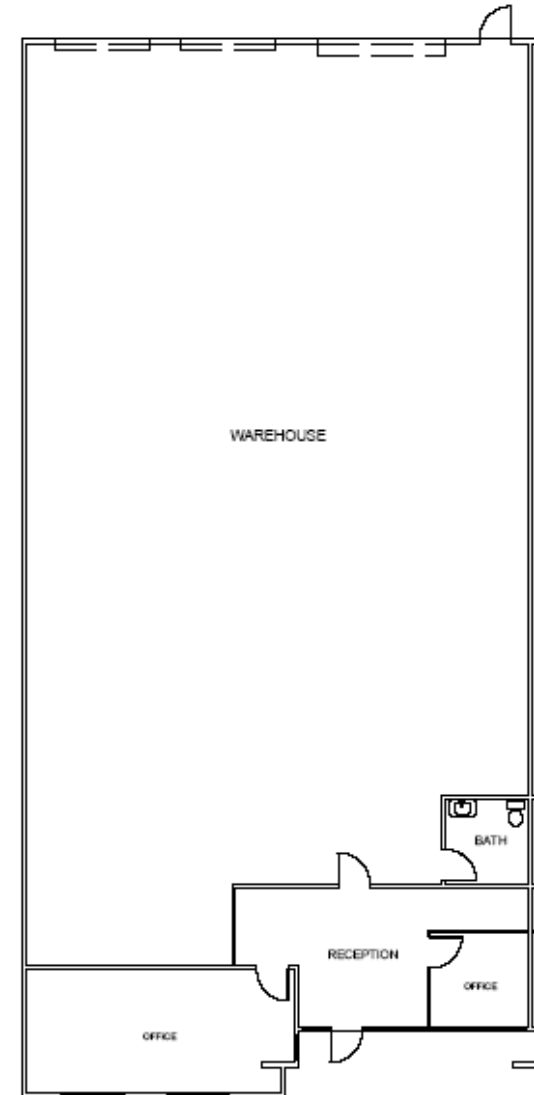
7665 COMMERCIAL WAY

Unit I

Total SF:.....4,554 SF
Office SF:.....750 SF
Warehouse SF:.....3,804 SF

Lease rate/SF:.....\$0.49
CAM/SF:.....\$0.15
Monthly:.....\$2,915

- One private office, restroom, reception / open office, conference room
- One 12'x 14' grade level roll-up door
- Two 9'x 10' dock high doors



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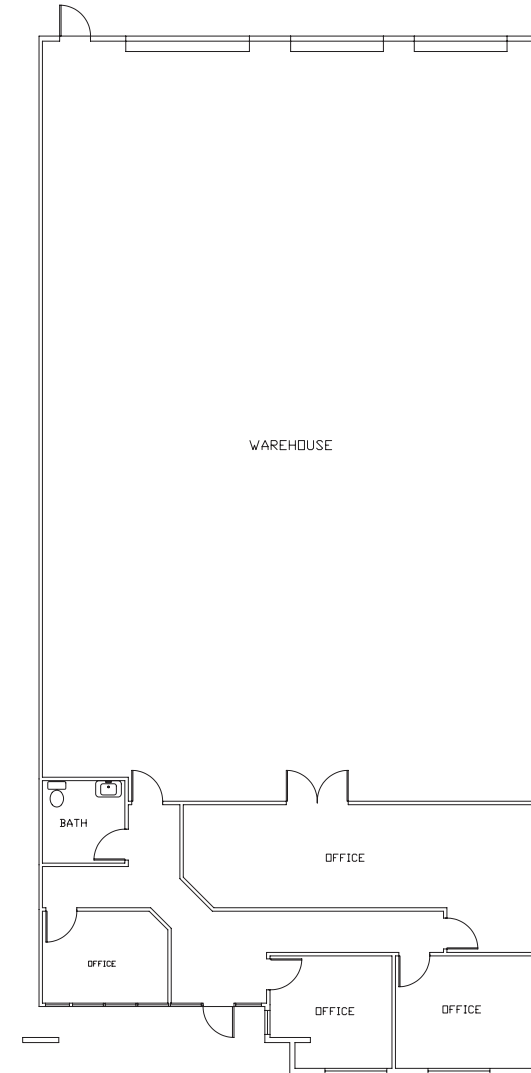
7665 COMMERCIAL WAY

Unit J

Total SF:.....4,438 SF
Office SF:.....1,100 SF
Warehouse SF:.....3,338 SF

Lease rate/SF:.....\$0.49
CAM/SF:.....\$0.15
Monthly:.....\$2,840

- Three private offices, restroom, reception / open office, bullpen
- One 12'x 12' grade level roll-up door
- Two 9'x 10' dock high doors



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7685 COMMERCIAL WAY

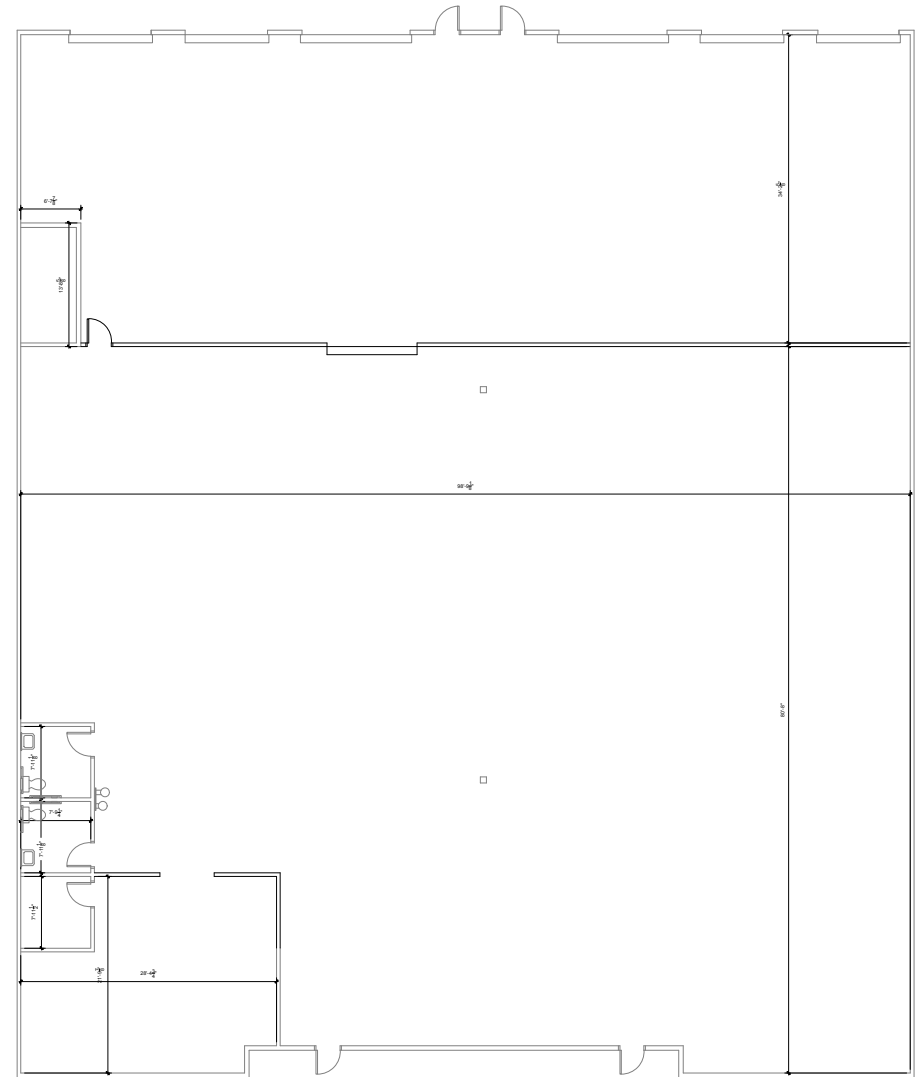
Unit A-B —Existing Floor Plan (to be renovated)

Total SF:..... 11,554 SF
Office SF:..... 8,126 SF
Warehouse SF:..... 3,428 SF

Lease rate/SF:..... \$0.45
CAM/SF:..... \$0.15
Monthly:..... \$6,932

- Two private offices, two restrooms, reception / open office / showroom
- Two 12' x 14' grade level roll-up doors
- Four 9' x 10' dock high doors
- Freeway frontage

Also see 7685 A-B — Proposed Floor Plan



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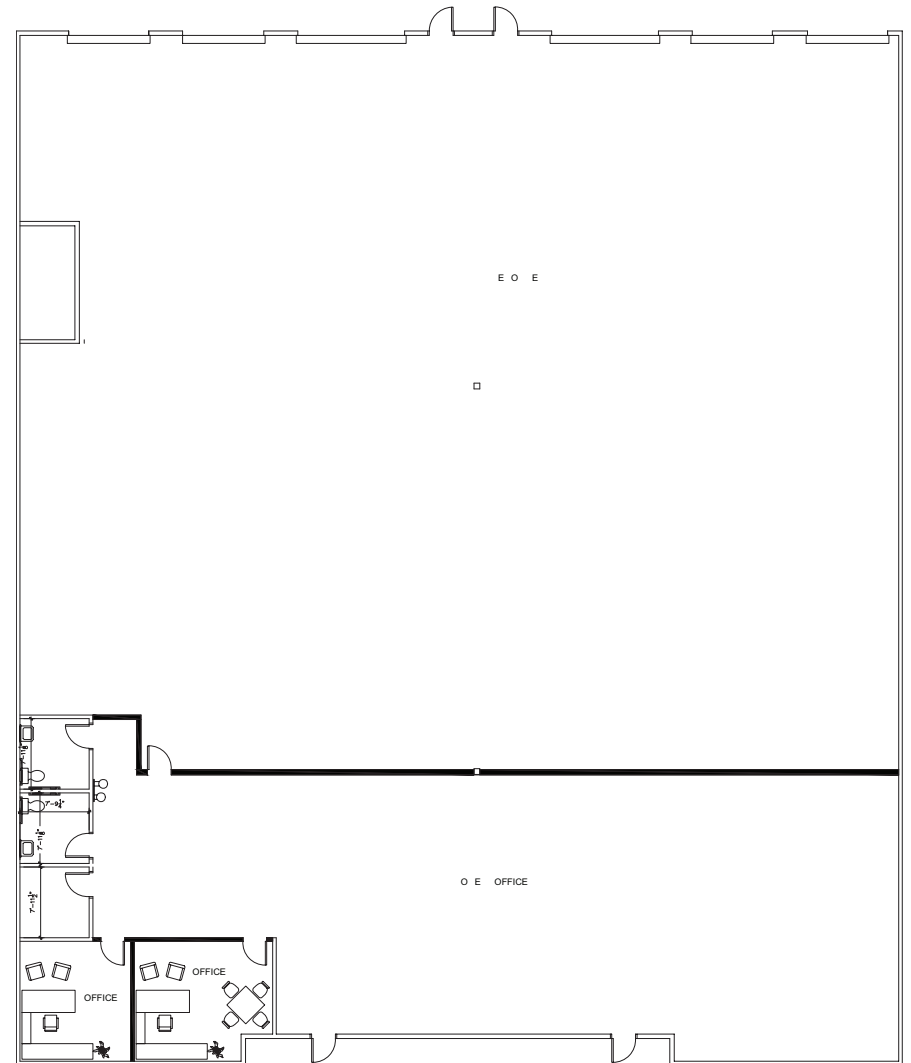
7685 COMMERCIAL WAY

Unit A-B — Proposed Floor Plan

Total SF:.....	11,554 SF
Office SF:.....	3,219 SF
Warehouse SF:.....	8,335 SF
Lease rate/SF:.....	\$0.45
CAM/SF:	\$0.15
Monthly:.....	\$6,932

- Two private offices, two restrooms, reception / open office / showroom
- Two 12' x 14' grade level roll-up doors
- Four 9' x 10' dock high doors
- Freeway frontage

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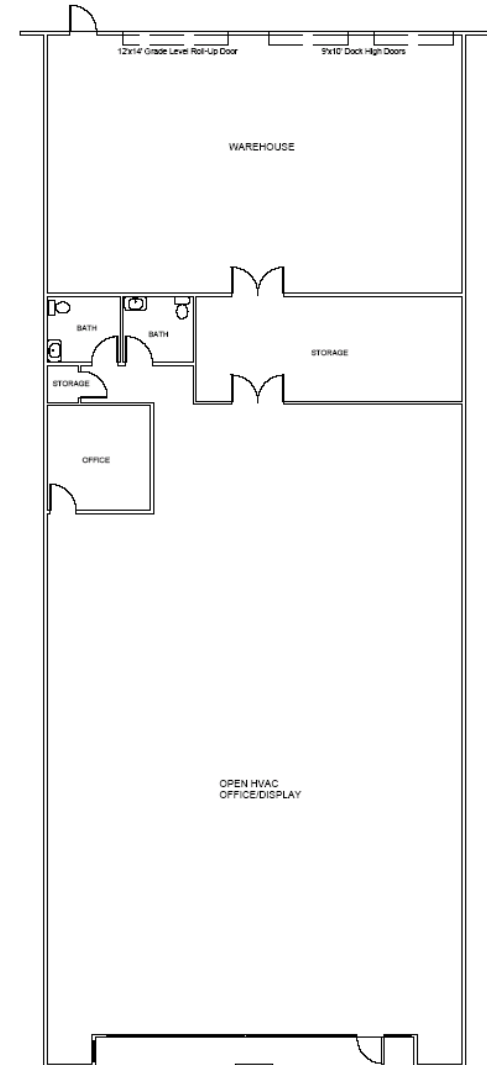
7685 COMMERCIAL WAY

Unit F —Existing Floor Plan (to be renovated)

Total SF:	5,511 SF
Office SF:	4,200 SF
Warehouse SF:	1,311 SF
Lease rate/SF:	\$0.45
CAM/SF:	\$0.15
Monthly:	\$3,307

- One private office, two restrooms, reception / open office / showroom, storage room
- One 12'x 14' grade level roll-up door
- Two 9'x 10' dock high doors
- Freeway frontage

Also see 7685 F — Proposed Floor Plan



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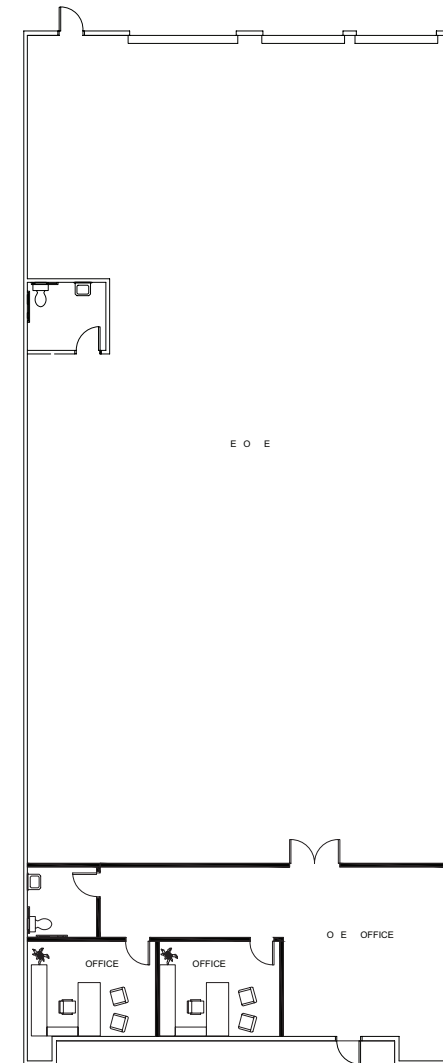
7685 COMMERCIAL WAY

Unit F — Proposed Floor Plan

Total SF:	5,511 SF
Office SF:	963 SF
Warehouse SF:	4,548 SF
Lease rate/SF:	\$0.45
CAM/SF:	\$0.15
Monthly:	\$3,307

- Two private offices, two restrooms, reception / open office
- One 12' x 14' grade level roll-up door
- Two 9' x 10' dock high doors
- Freeway frontage

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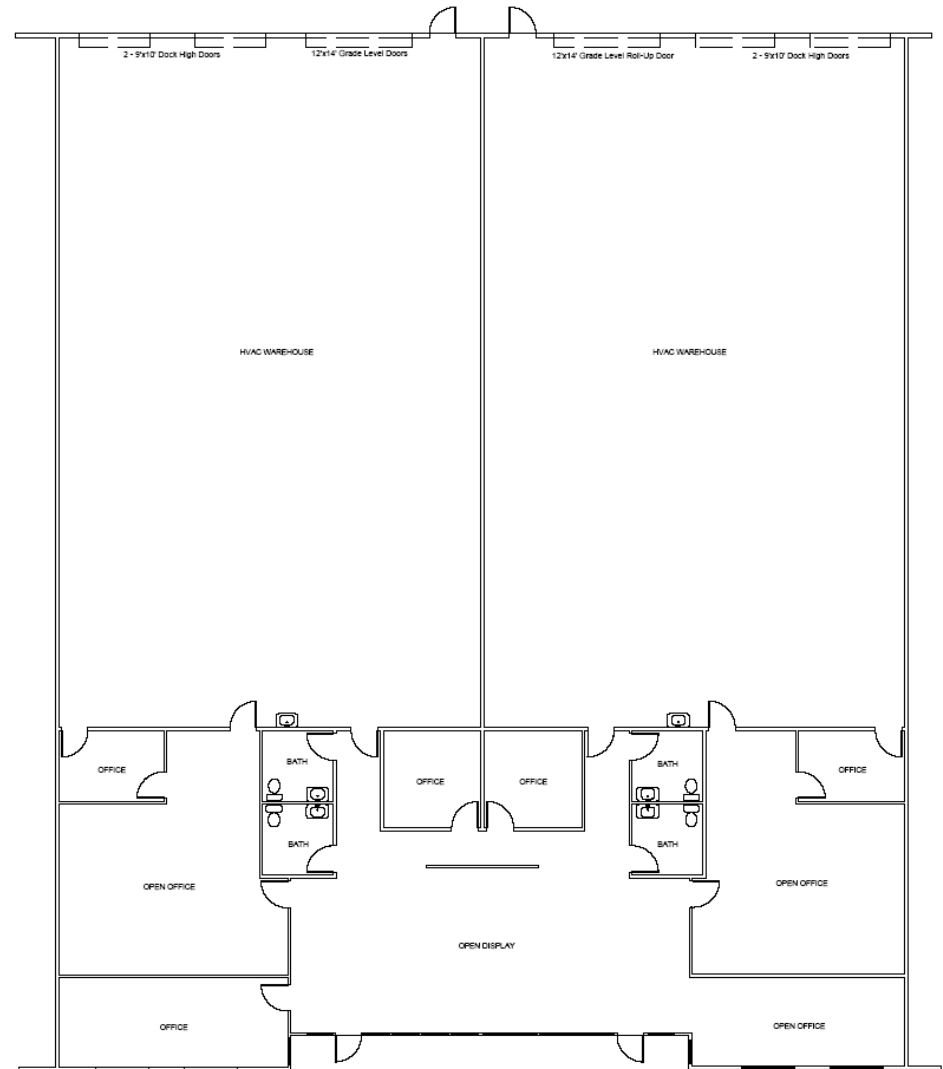
7685 COMMERCIAL WAY

Unit G-H

Total SF:..... 11,568 SF
Office SF:..... 3,568 SF
Warehouse SF:..... 8,000 SF

Lease rate/SF:..... \$0.45
CAM/SF:..... \$0.15
Monthly:..... \$6,941

- Five private offices, four restrooms, reception/open office/bullpen, two large conference/training rooms
- Two 12' x 14' grade level roll-up doors
- Four 9' x 10' dock high doors
- 100% HVAC
- Freeway frontage



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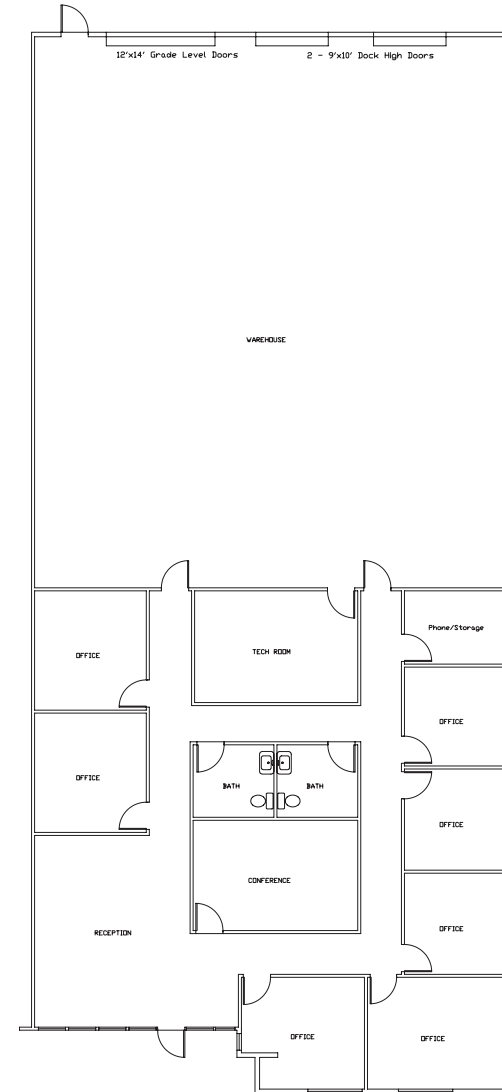
7565, 7585, 7665 & 7685 Commercial Way, Henderson, NV 89011

7685 COMMERCIAL WAY

Unit J

Total SF:	6,401 SF
Office SF:	2,739 SF
Warehouse SF:	3,662 SF
Lease rate/SF:	\$0.45
CAM/SF:	\$0.15
Monthly:	\$3,841

- Seven private offices, two restrooms, reception / open office, storage room, tech room
- One 12'x 14' grade level roll-up door
- Two 9'x 10' dock high doors
- Freeway frontage



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