

**FOR  
LEASE**



**OFFICE**

# Hughes Airport Center



Hughes Airport Center is the premier business park in Las Vegas with 3.3 million sq. ft. of office and industrial space in close proximity to the Las Vegas Strip, McCarran International Airport, Town Square and numerous other amenities.

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REAL ESTATE SERVICES



**Kevin J. Higgins, SIOR**  
**Garrett Toft, SIOR**  
**Zac Zaher**  
**Sean Zaher**

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Senior Vice President  
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## Hughes Airport Center

MCCARRAN INTERNATIONAL AIRPORT

Suite	Total SF	Lease Rate PSF	CAM's	Parking
<b>6600 Bermuda Rd.</b>				
A	15,207	\$1.20	\$0.24	8/1,000 SF
B	5,842 - 17,493	\$1.20	\$0.24	
A & B	32,700	\$1.20	\$0.24	
<b>680 Pilot Rd.</b>				
A-1	6,488	\$1.20	\$0.235	4.11/1,000 SF
E-I	19,869	\$1.20	\$0.235	
<b>750 Pilot Rd.</b>				
E-F	15,033	\$1.20	\$0.268	6.5/1,000 SF
<b>770 Pilot Rd.</b>				
F	12,172	\$1.20	\$0.268	4.46/1,000 SF
G	5,728	\$1.20	\$0.268	
I	10,353	\$1.20	\$0.268	
F-I	28,253	\$1.20	\$0.268	
<b>815 Pilot Rd.</b>				
A	3,025	\$1.15	\$0.258	2.43/1,000 SF
C	4,911	\$1.20	\$0.258	
E	5,727	\$1.20	\$0.258	

**Interactive brochure: select address or suite above or**

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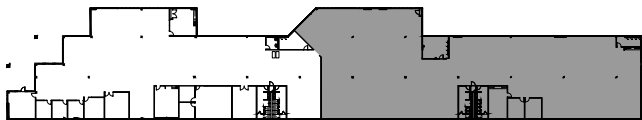
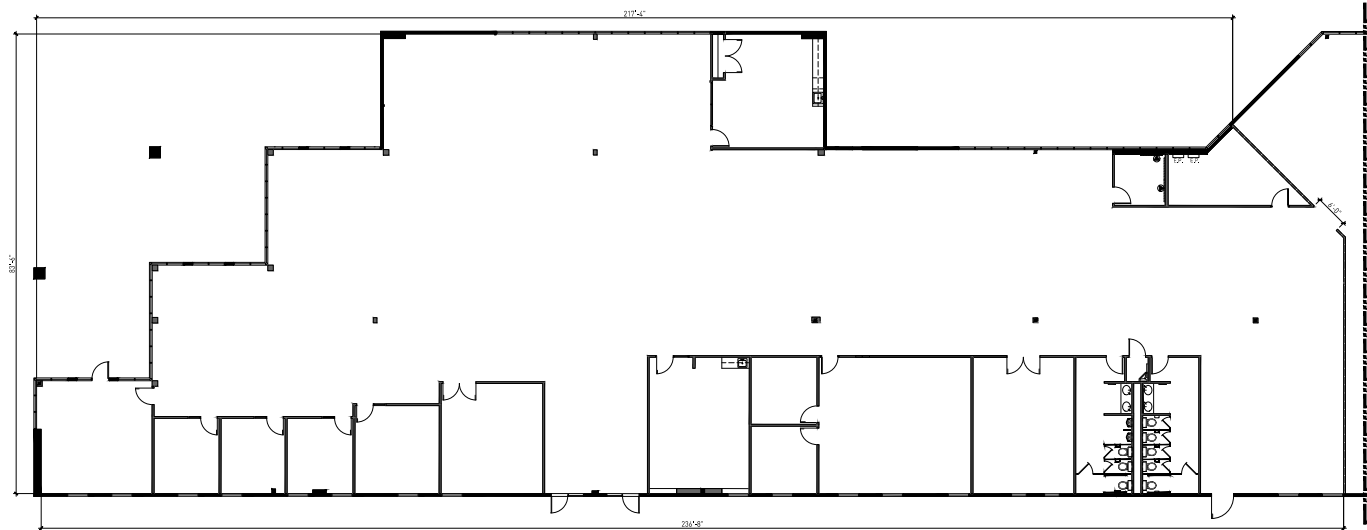
# OFFICE

## Hughes Airport Center

### 6600 Bermuda Rd., Suite A

- 15,207 Total SF
- Expandable to 21,049 or 32,700 SF
- Perfect for call center
- Covered parking
- Parking ratio: 8/1,000 SF
- End cap unit
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.249 PSF

**A generator pad can be made available.**



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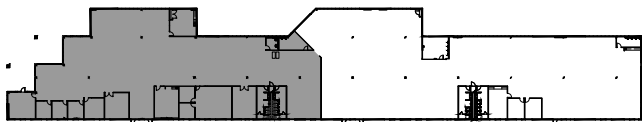
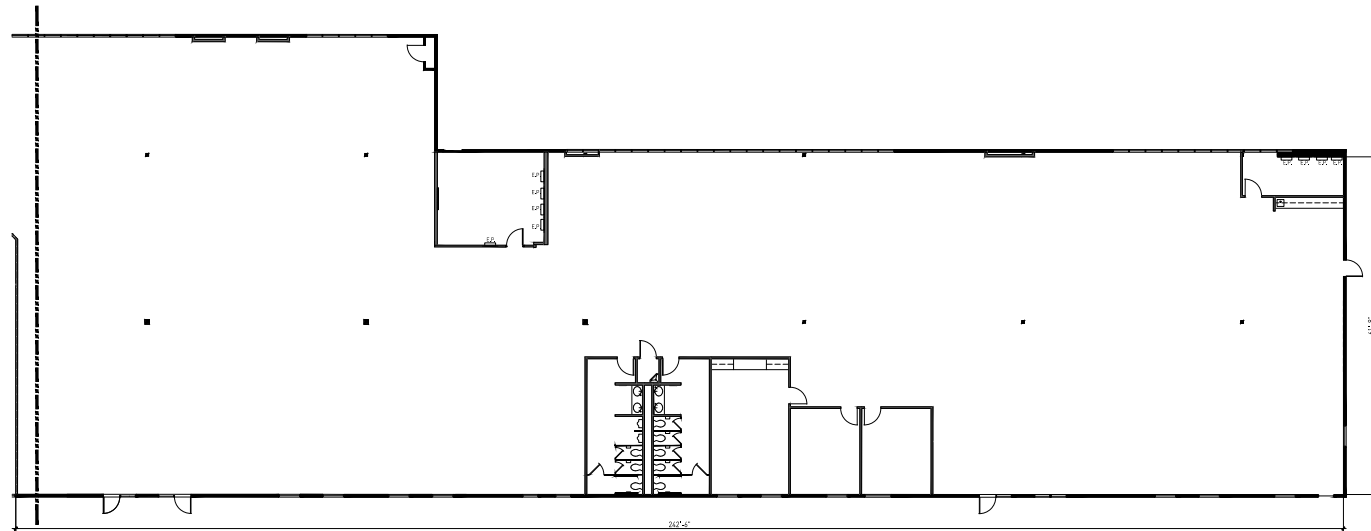
# OFFICE

## Hughes Airport Center

### 6600 Bermuda Rd., Suite B

- 5,842 - 17,493 Total SF
- Expandable to 21,049 SF or 32,700 SF
- Perfect for call center
- Covered parking
- Parking ratio: 8/1,000 SF
- End cap unit
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.249 PSF

**A generator pad can be made available.**



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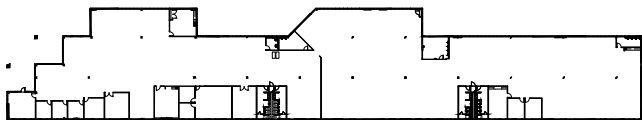
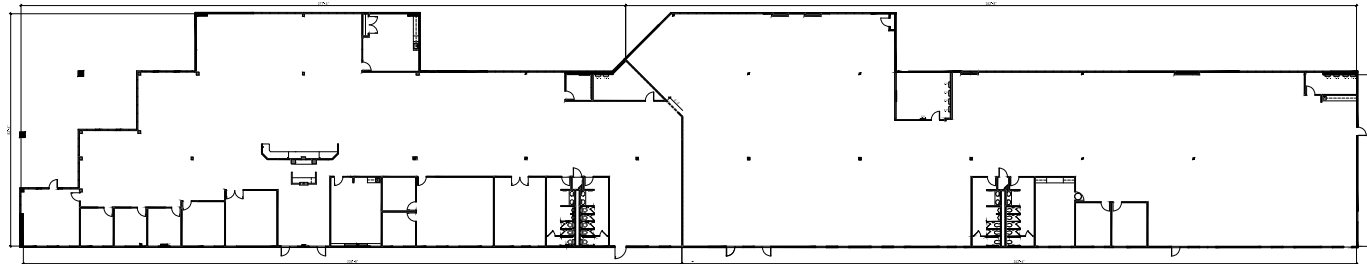
# OFFICE

## Hughes Airport Center

### 6600 Bermuda Rd., Suite A-B

- 32,700 Total SF
- Full building available
- Perfect for call center
- Parking ratio: 8/1,000 SF
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.249 PSF

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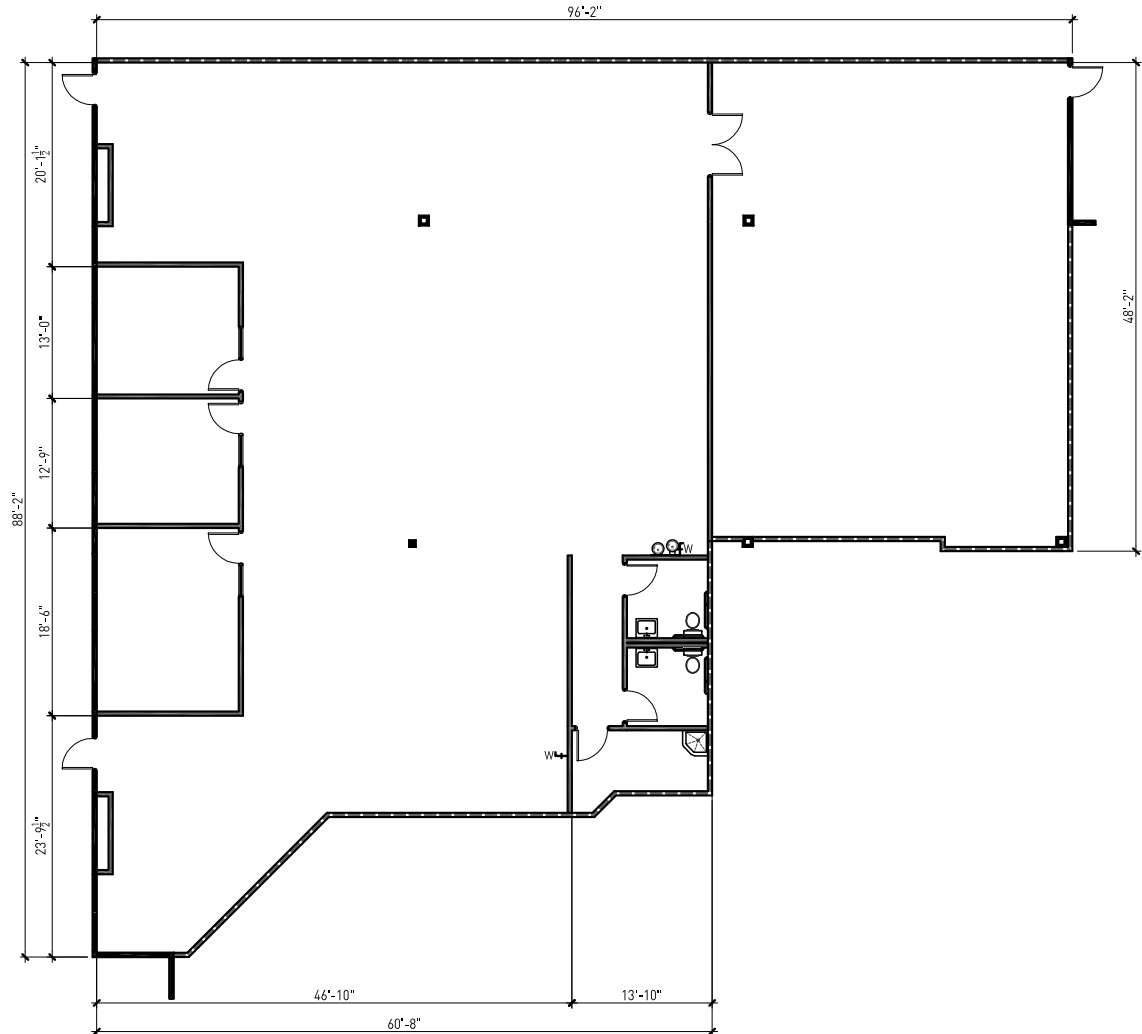
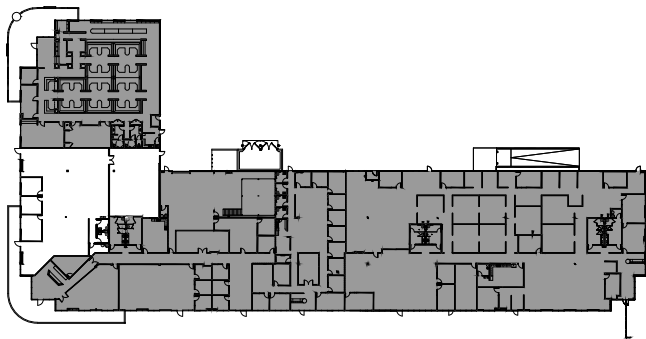
# OFFICE

## Hughes Airport Center

### 680 Pilot Rd., Suite A-1

- 6,488 Total SF
- Parking ratio: 4.11/1,000 SF
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.235 PSF

**Newly constructed interior improvements. Landlord will construct improvements to suit.**



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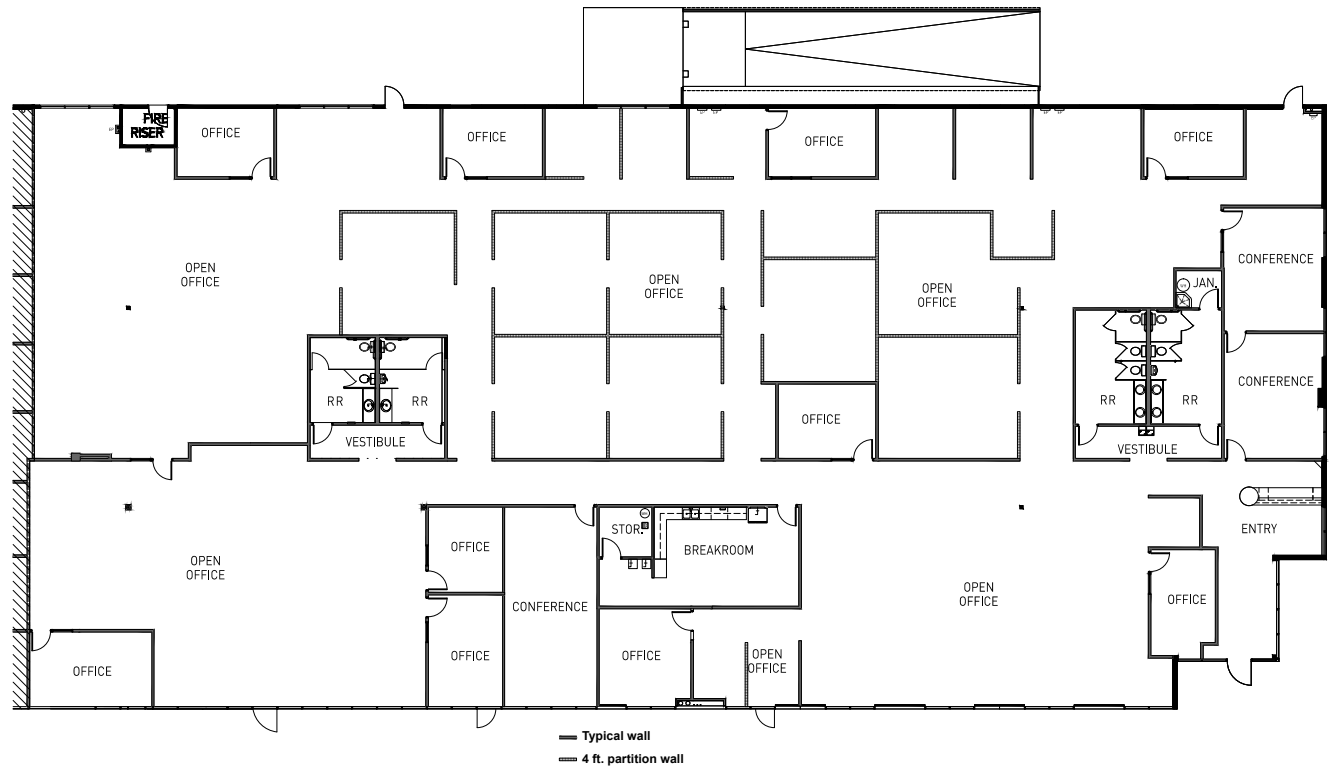
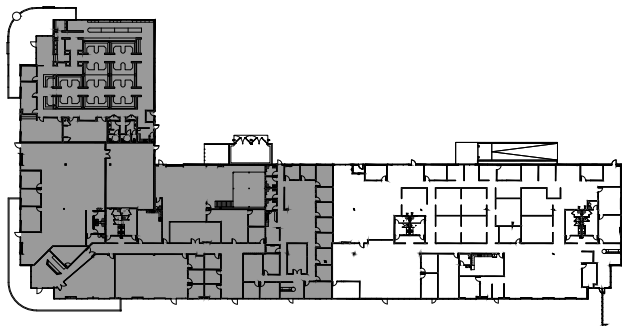
# OFFICE

## Hughes Airport Center

### 680 Pilot Rd., Suite E-1

- 19,869 Total SF
- End cap unit
- Parking ratio: 4.11/1,000 SF
- Covered parking
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.235 PSF

**Creative space with open ceiling concept ready for Tenant customization.**



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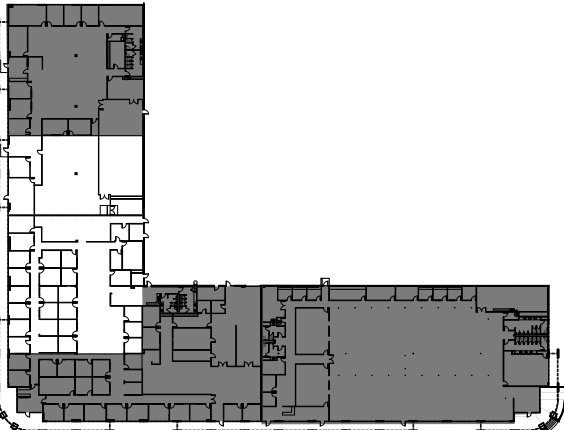
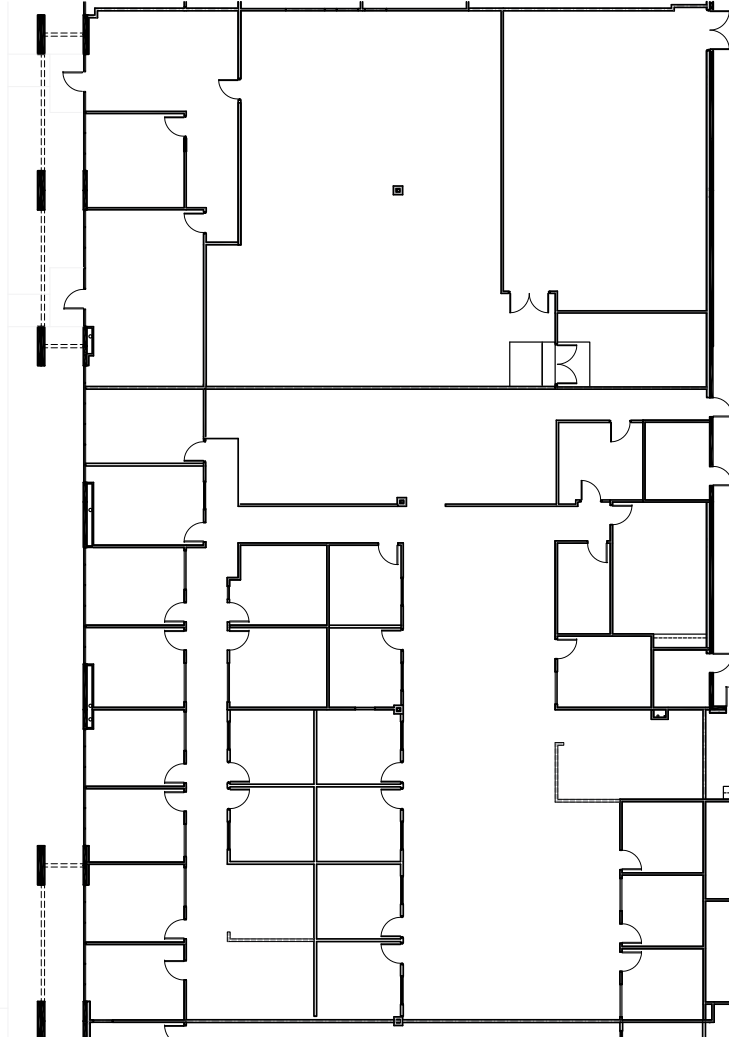
# OFFICE

## Hughes Airport Center

### 750 Pilot Rd., Suite E-F

- 15,033 Total SF
- Potential call center
- Parking ratio: 6.5/1,000 SF
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.268 PSF

**This unit is available with generous tenant improvement allowances to reconfigure to suit. Additional square footage available.**



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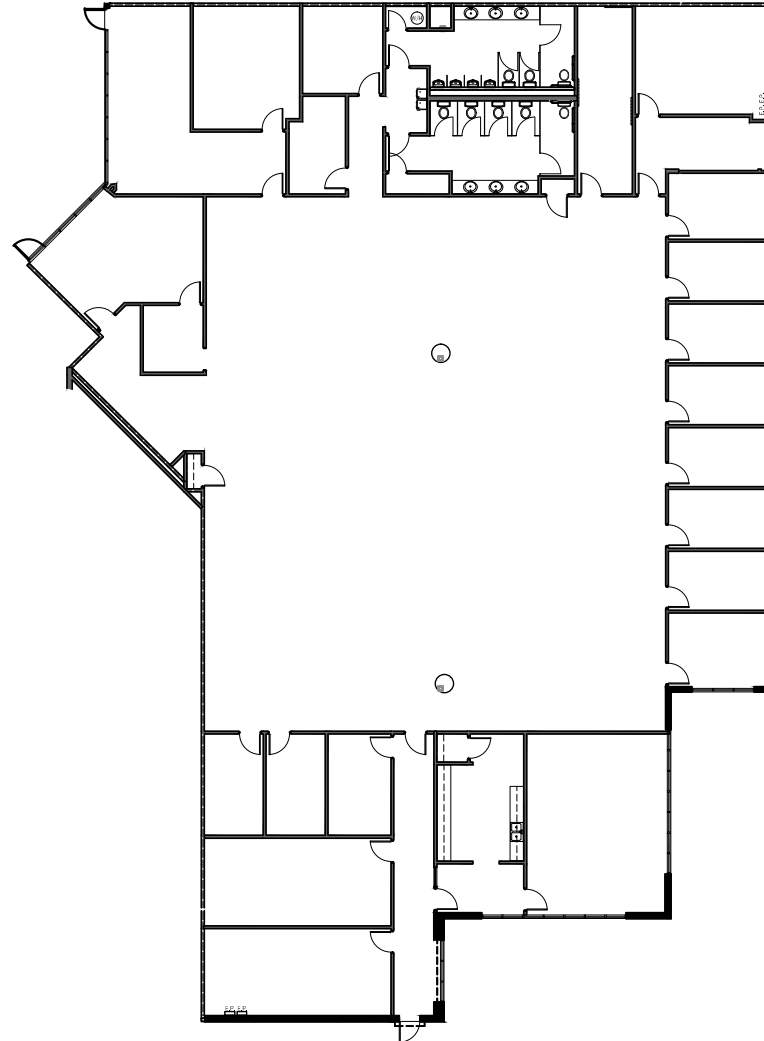
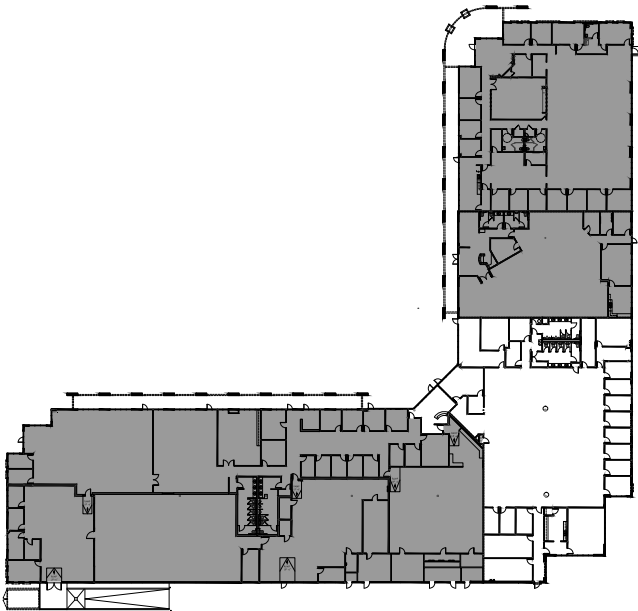


# OFFICE

## Hughes Airport Center

### 770 Pilot Rd., Suite F

- 12,172 Total SF
- Former call center
- Parking ratio: 4.46/1,000 SF
  - Potential for additional parking allocation
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.268 PSF



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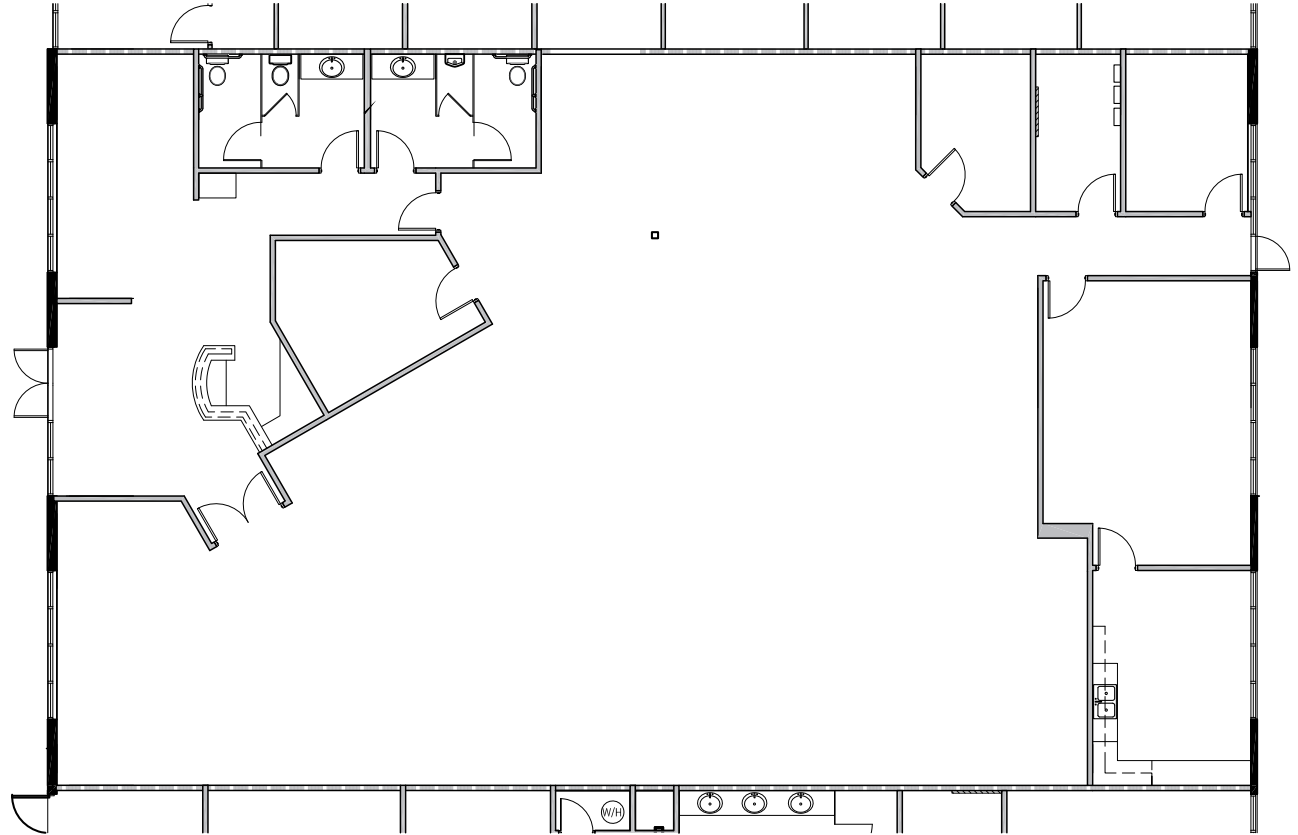
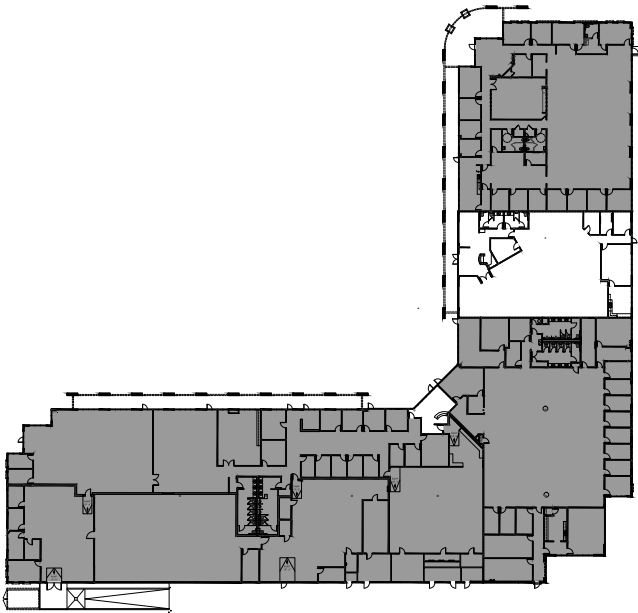


# OFFICE

## Hughes Airport Center

### 770 Pilot Rd., Suite G

- 5,728 Total SF
- Creative office
- Parking ratio: 4.46/1,000 SF
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.268 PSF



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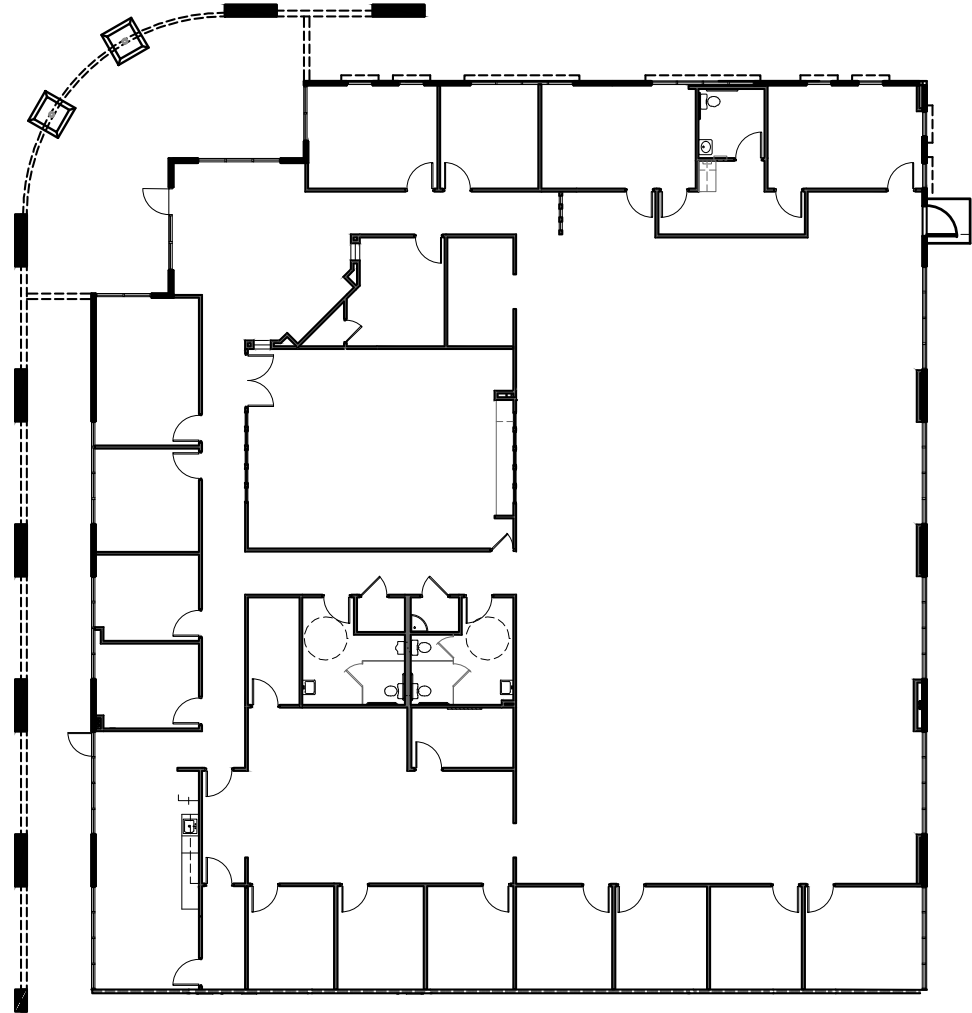
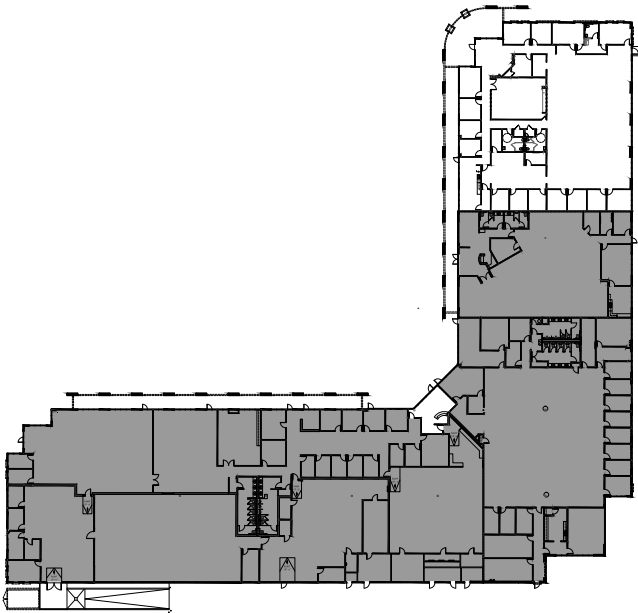


# OFFICE

## Hughes Airport Center

### 770 Pilot Rd., Suite I

- 10,353 Total SF
- High end finishes
- End cap unit
- Covered parking
- Parking ratio: 4.46/1,000 SF
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.268 PSF



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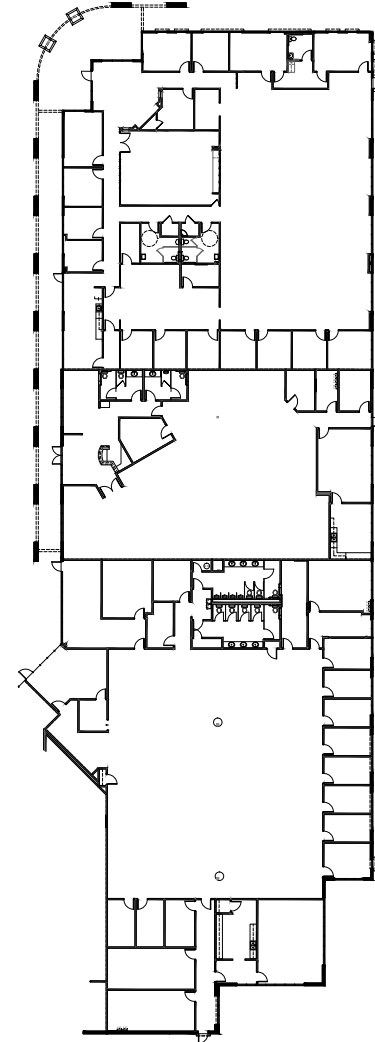
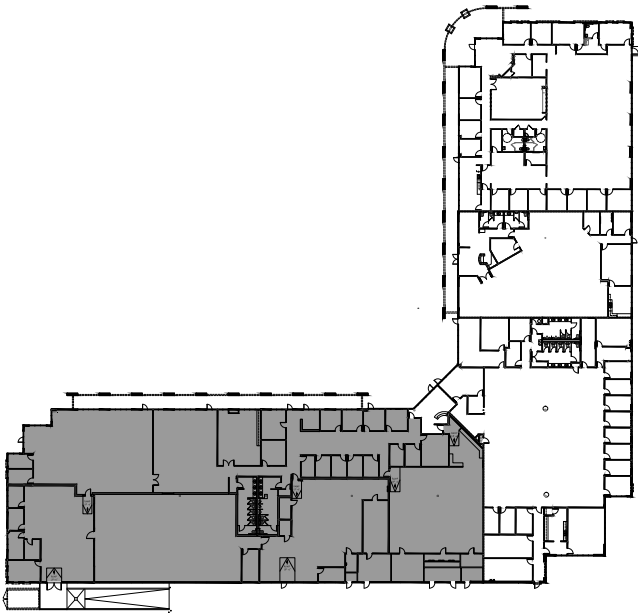


# OFFICE

## Hughes Airport Center

### 770 Pilot Rd., Suite F-1

- 28,253 Total SF
- High end finishes
- End cap unit
- Covered parking
- Parking ratio: 4.46/1,000 SF
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.268 PSF



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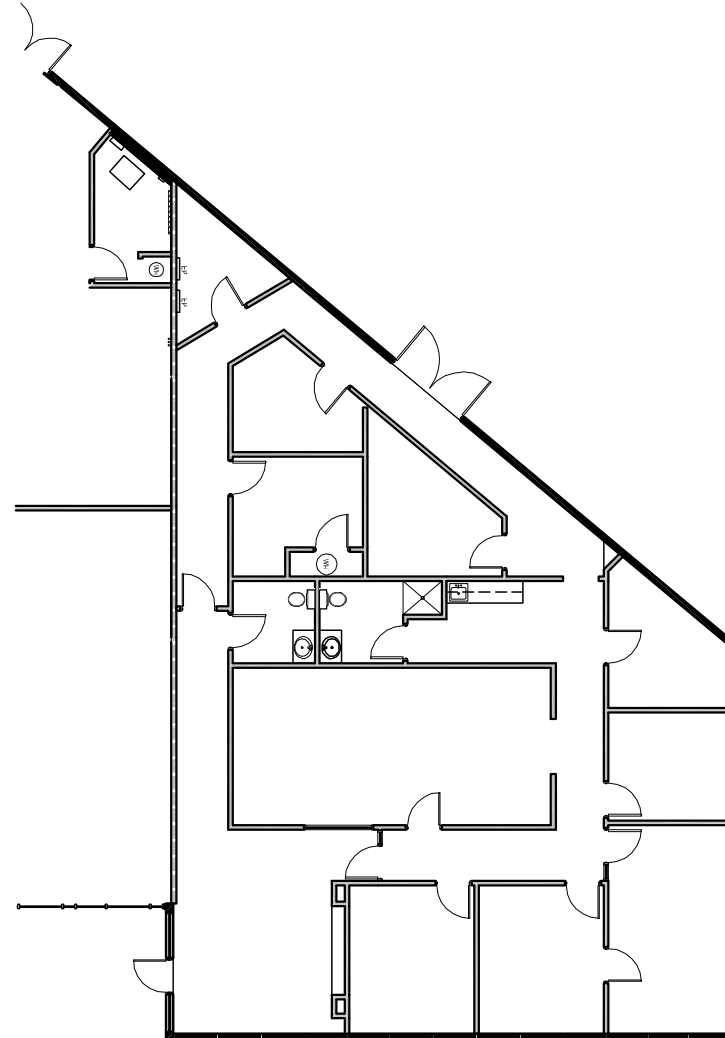
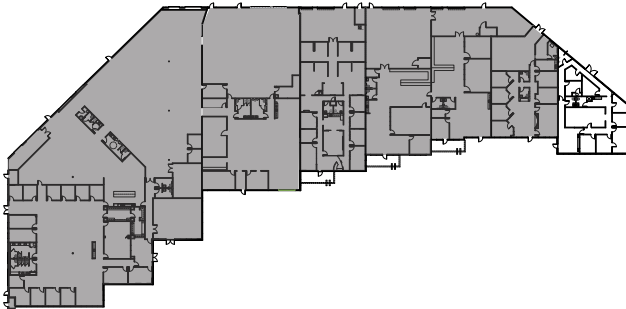
# OFFICE

## Hughes Airport Center

### 815 Pilot Rd., Suite A

- 3,025 Total SF
- End cap suite
- Parking ratio: 2.43/1,000 SF
- Lease rate: \$1.15 PSF NNN
- CAMs: \$0.258 PSF

**Functional office space with attractive curb appeal. Landlord will reconfigure to Tenant specifications.**



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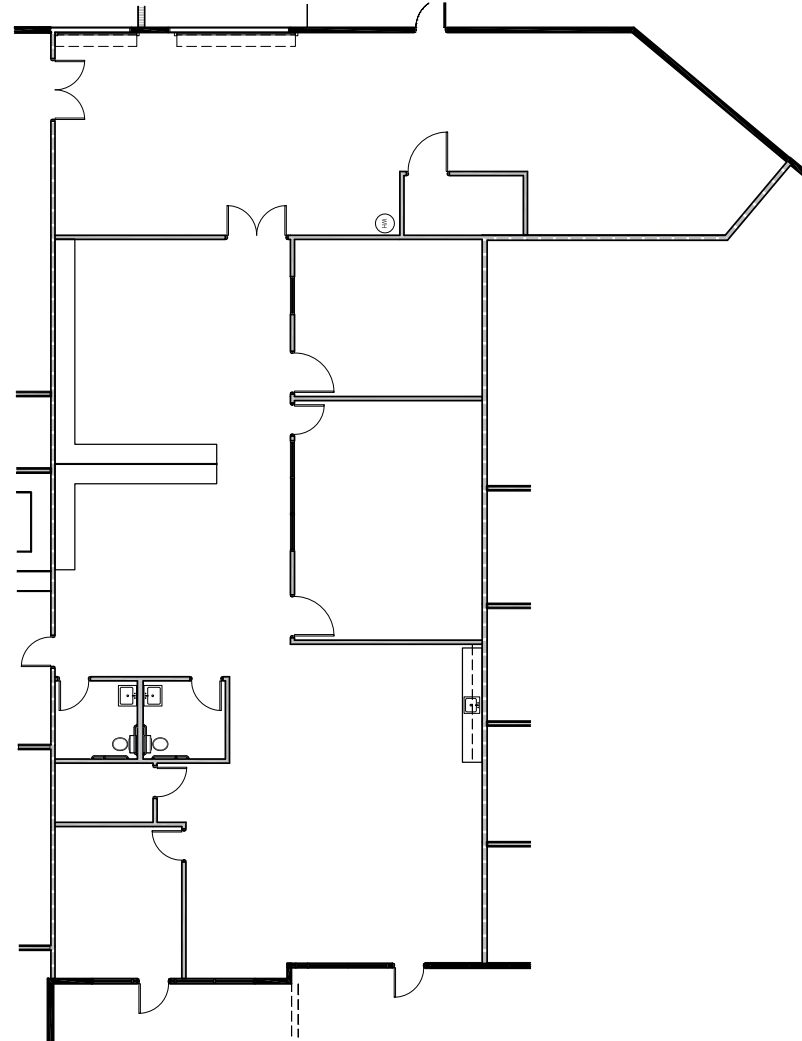
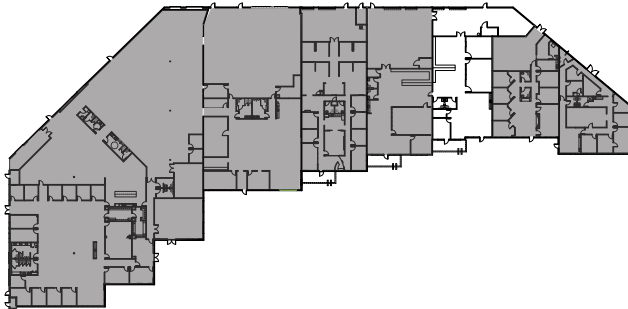


# OFFICE

## Hughes Airport Center

### 815 Pilot Rd., Suite C

- 4,911 Total SF
  - 3,454 SF Office
  - 1,457 SF Warehouse
- Clear height: 16'
- Grade doors: 1
- Dock doors: 1
- Fire sprinklers
- 3-phase power
- Parking ratio: 2.43/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.258 PSF



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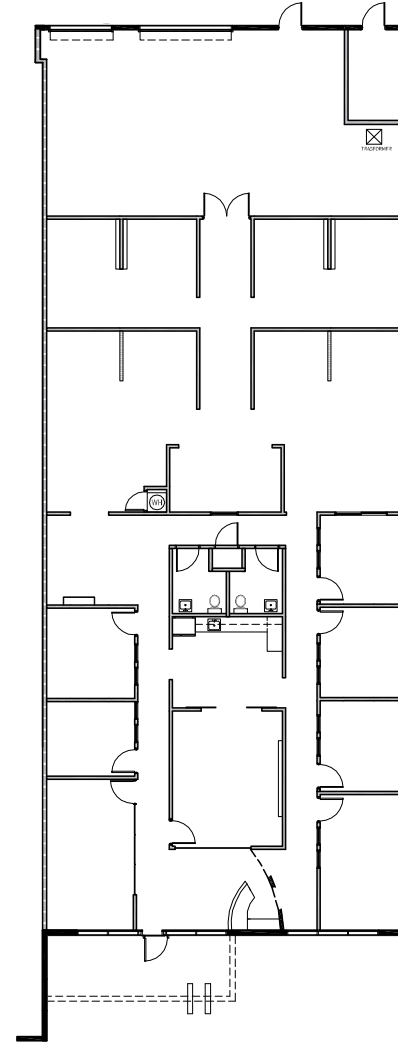
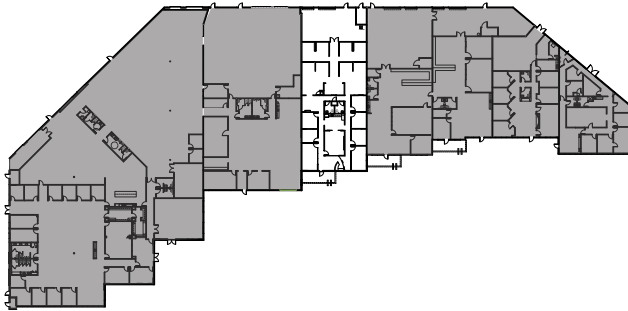


# OFFICE

## Hughes Airport Center

### 815 Pilot Rd., Suite E

- 5,727 Total SF
- Clear height: 16'
- Grade doors: 1
- Dock doors: 1
- Fire sprinklers
- 3-phase power
- Parking ratio: 2.43/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.258 PSF



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