



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**2130-2150 Highland Ave.**

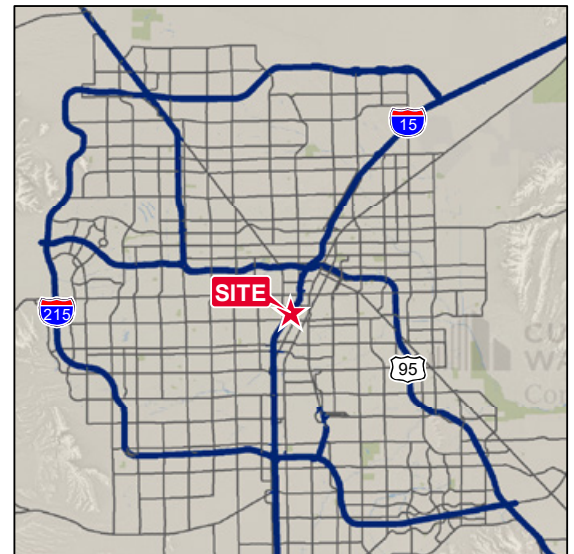
Las Vegas, NV 89102



**NEWLY RENOVATED!** New building façade, new roof, re-coated/striped parking lot, new HVAC, new evaporative coolers, improved electrical, white-boxed warehouses, new grade level doors, and renovated office space.

### Property Highlights

- Move-in ready office/warehouse units
- Most units come with detached yard space
- Additional yard space may be available
- Grade level loading
- 12' clear height
- Single-phase power, 3 phase may be possible
- Frontage on Highland Avenue
- Close proximity to Strip
- Zoned: M - City of Las Vegas
- Easy access to I-15 via Sahara Avenue
- \$0.84/SF/mo plus \$0.135/SF NNN



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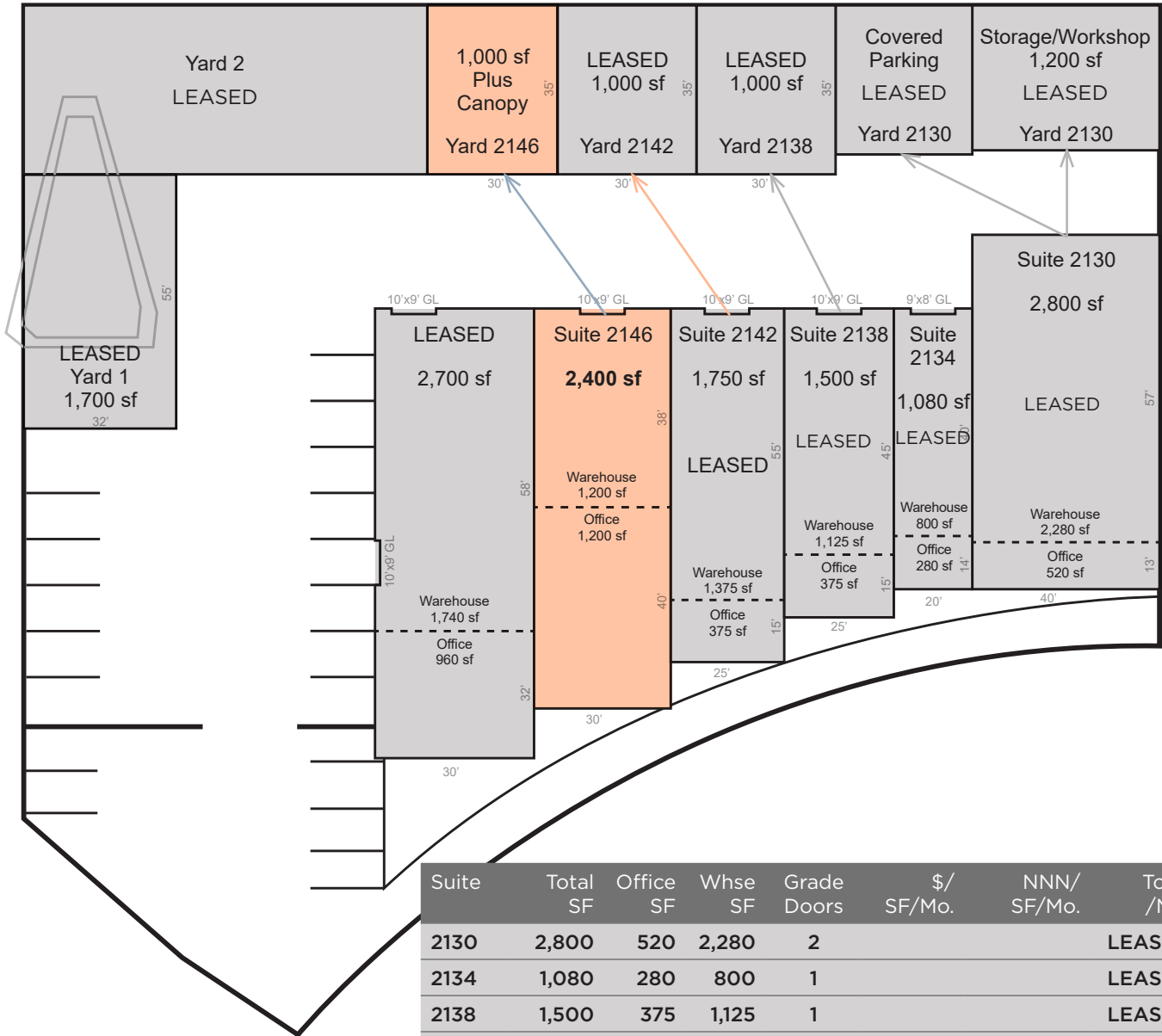


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Suite	Total SF	Office SF	Whse SF	Grade Doors	\$/SF/Mo.	NNN/SF/Mo.	Total /Mo.
2130	2,800	520	2,280	2			LEASED
2134	1,080	280	800	1			LEASED
2138	1,500	375	1,125	1			LEASED
2142	1,750	375	1,375	1			LEASED
2146	2,400	1,200	1,200	1	\$0.84	\$0.135	\$2,340
2150	2,700	960	1,740	2			LEASED
Yard 1	1,700						LEASED
Yard 2							LEASED

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