

**FOR  
LEASE**



**FLEX**

# 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.



**Kevin J. Higgins, SIOR**  
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**Zac Zaher**  
**Jennifer Levine**

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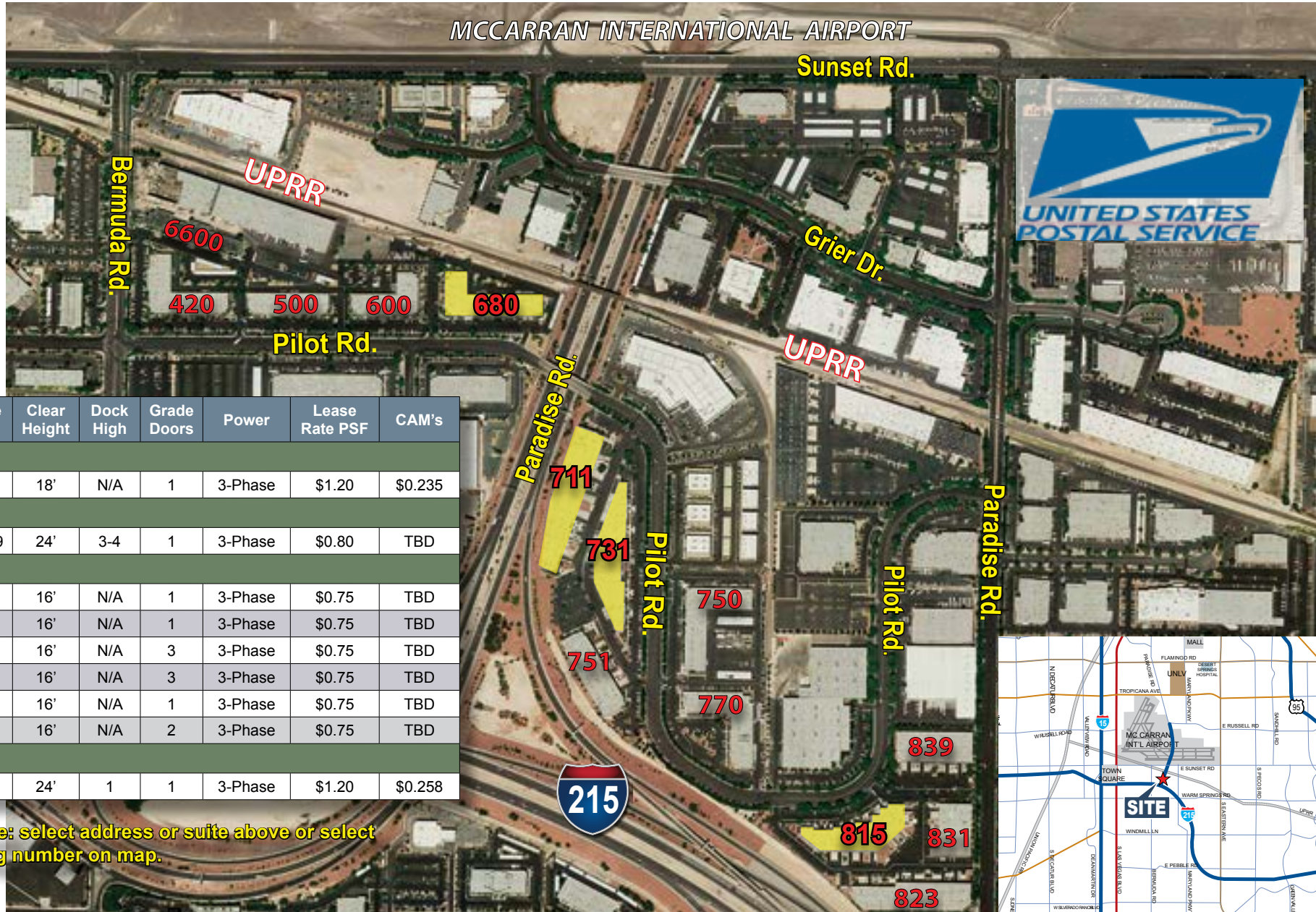


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## Hughes Airport Center



Suite	Total SF	Office SF	Clear Height	Dock High	Grade Doors	Power	Lease Rate PSF	CAM's
<b>680 Pilot Rd.</b>								
A-1	6,488	4,802	18'	N/A	1	3-Phase	\$1.20	\$0.235
<b>711 Pilot Rd.</b>								
F	18,317	10,409	24'	3-4	1	3-Phase	\$0.80	TBD
<b>731 Pilot Rd.</b>								
D	6,114	3,849	16'	N/A	1	3-Phase	\$0.75	TBD
E	7,755	4,145	16'	N/A	1	3-Phase	\$0.75	TBD
C-E	18,947	7,994	16'	N/A	3	3-Phase	\$0.75	TBD
H	15,299	7,058	16'	N/A	3	3-Phase	\$0.75	TBD
I	5,555	3,150	16'	N/A	1	3-Phase	\$0.75	TBD
J	9,031	6,189	16'	N/A	2	3-Phase	\$0.75	TBD
<b>815 Pilot Rd.</b>								
C	4,911	3,454	24'	1	1	3-Phase	\$1.20	\$0.258

Interactive brochure: select address or suite above or select highlighted building number on map.

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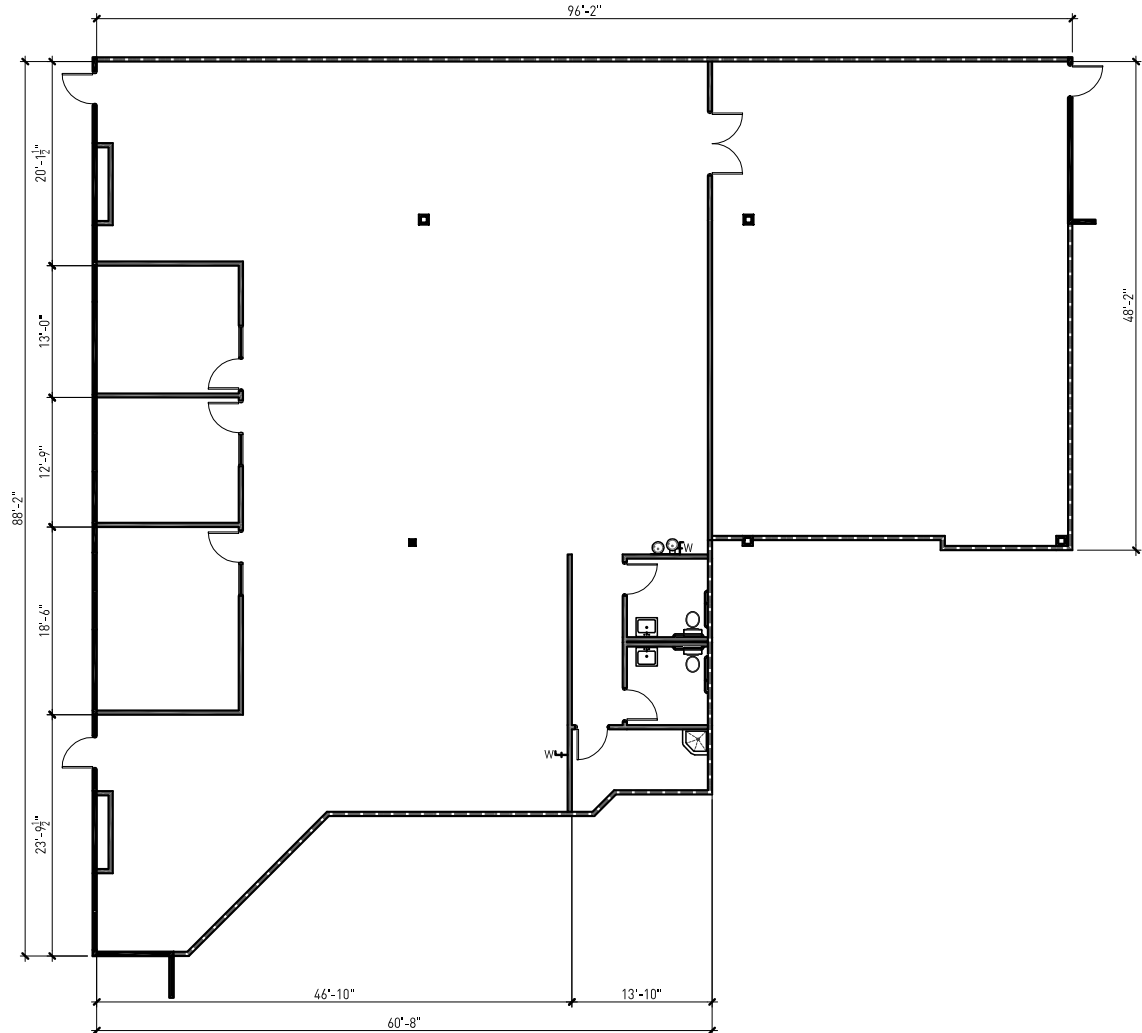
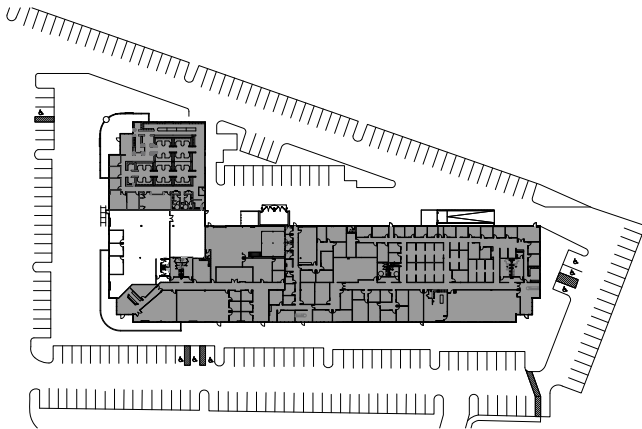
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## Hughes Airport Center

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

- 6,488 Total SF
  - 4,802 Office
  - 1,686 Warehouse
- Parking ratio: 4.11/1,000 SF
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.235 PSF

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



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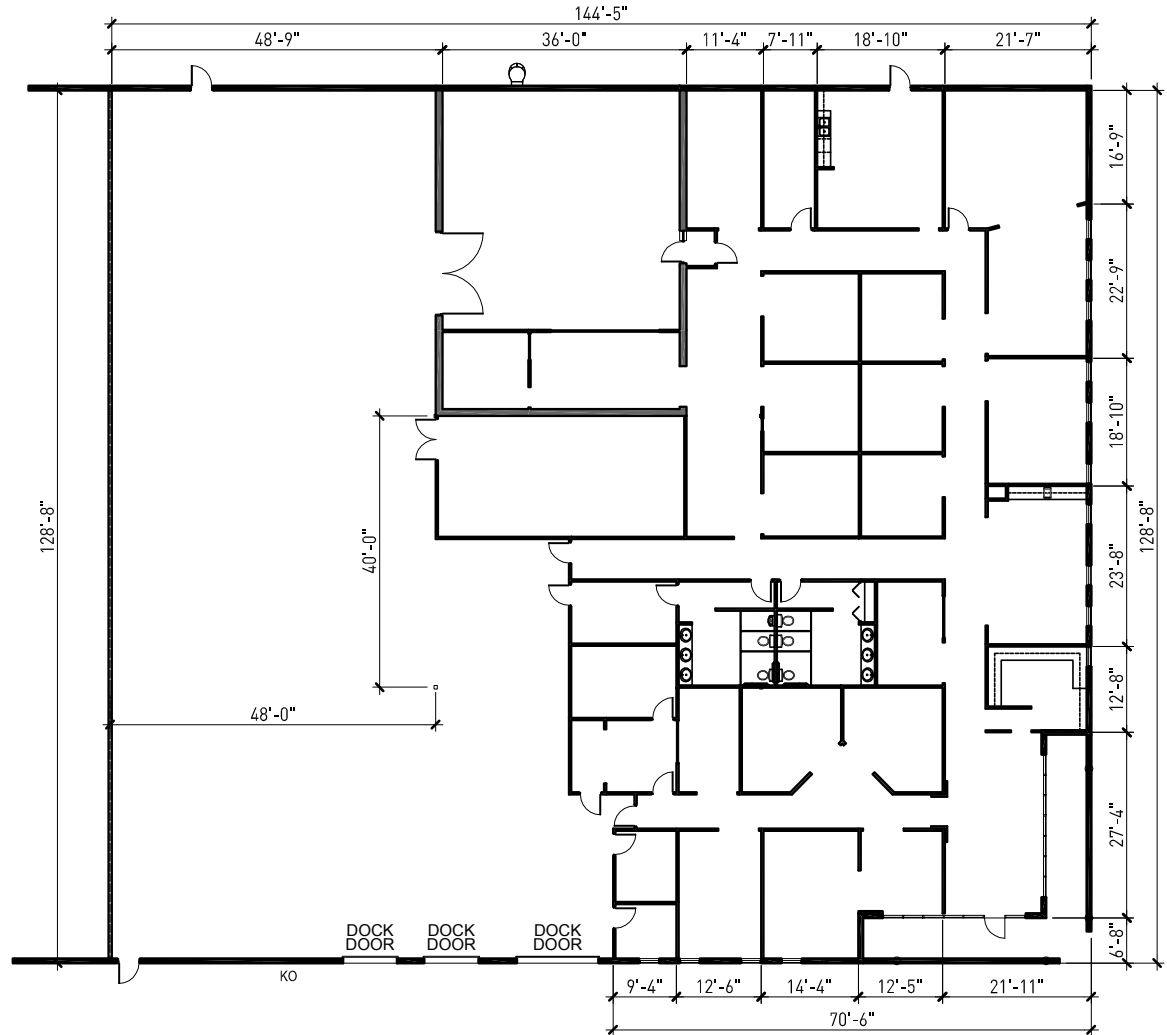
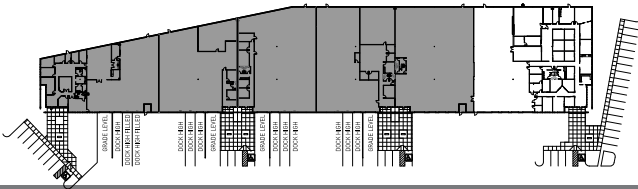
# FLEX

## Hughes Airport Center

### 711 Pilot Rd., Suite F

- 18,317 total SF
  - 10,409 SF Office
  - 7,908 SF Warehouse
- Clear height: 24'
- Dock doors: 3 - 4
- Grade doors: 1
- Fire sprinklers
- 277/480v, 3-phase power
- Parking ratio: 1.91/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$0.80 PSF NNN
- CAMs: TBD

This unit was formerly occupied by an A/V company. This is creative space with a production studio and green room. Landlord will reconfigure to suit.



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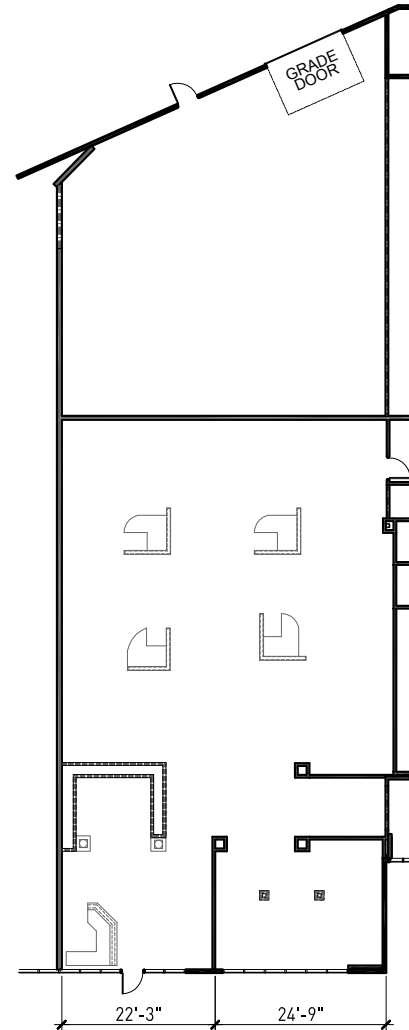
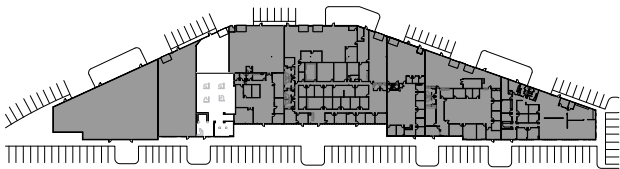
# FLEX

## Hughes Airport Center

### 731 Pilot Rd., Suite D

- 6,114 Total SF
  - 3,849 SF Office
  - 2,265 SF Warehouse
- Clear height: 16'
- Grade doors: 1
- Dock doors: N/A
- Fire sprinklers
- 3-phase power
- Parking ratio: 3.3/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$0.75 PSF NNN
- CAMs: TBD

This unit is available with generous tenant improvement allowances to reconfigure to suit. Multiple configurations are available.



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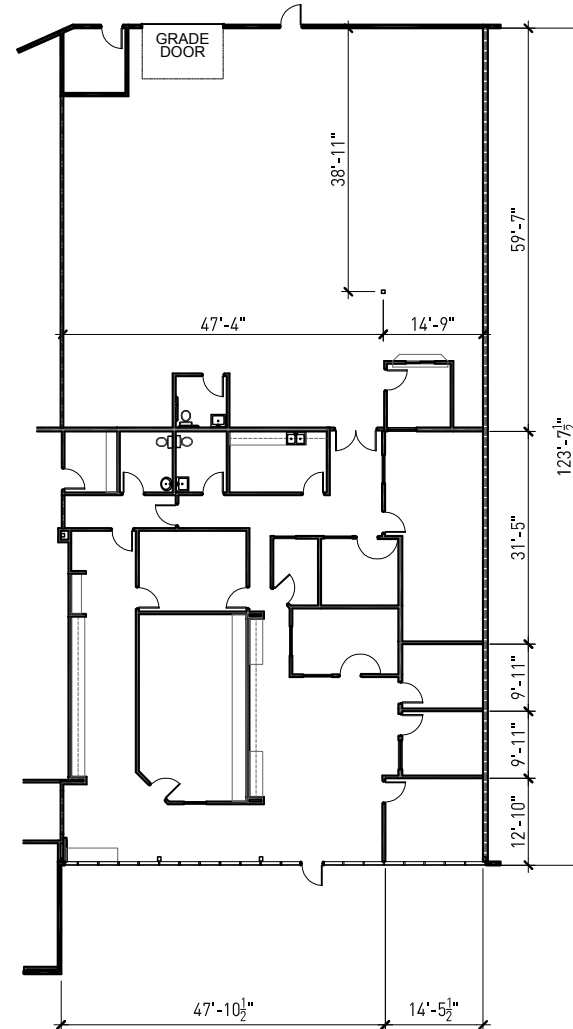
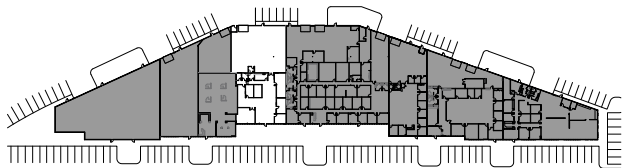
# FLEX

## Hughes Airport Center

### 731 Pilot Rd., Suite E

- 7,755 Total SF
  - 4,145 SF Office
  - 3,610 SF Warehouse
- Clear height: 16'
- Grade doors: 1
- Dock doors: N/A
- Fire sprinklers
- 3-phase power
- Parking ratio: 3.3/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$0.75 PSF NNN
- CAMs: TBD

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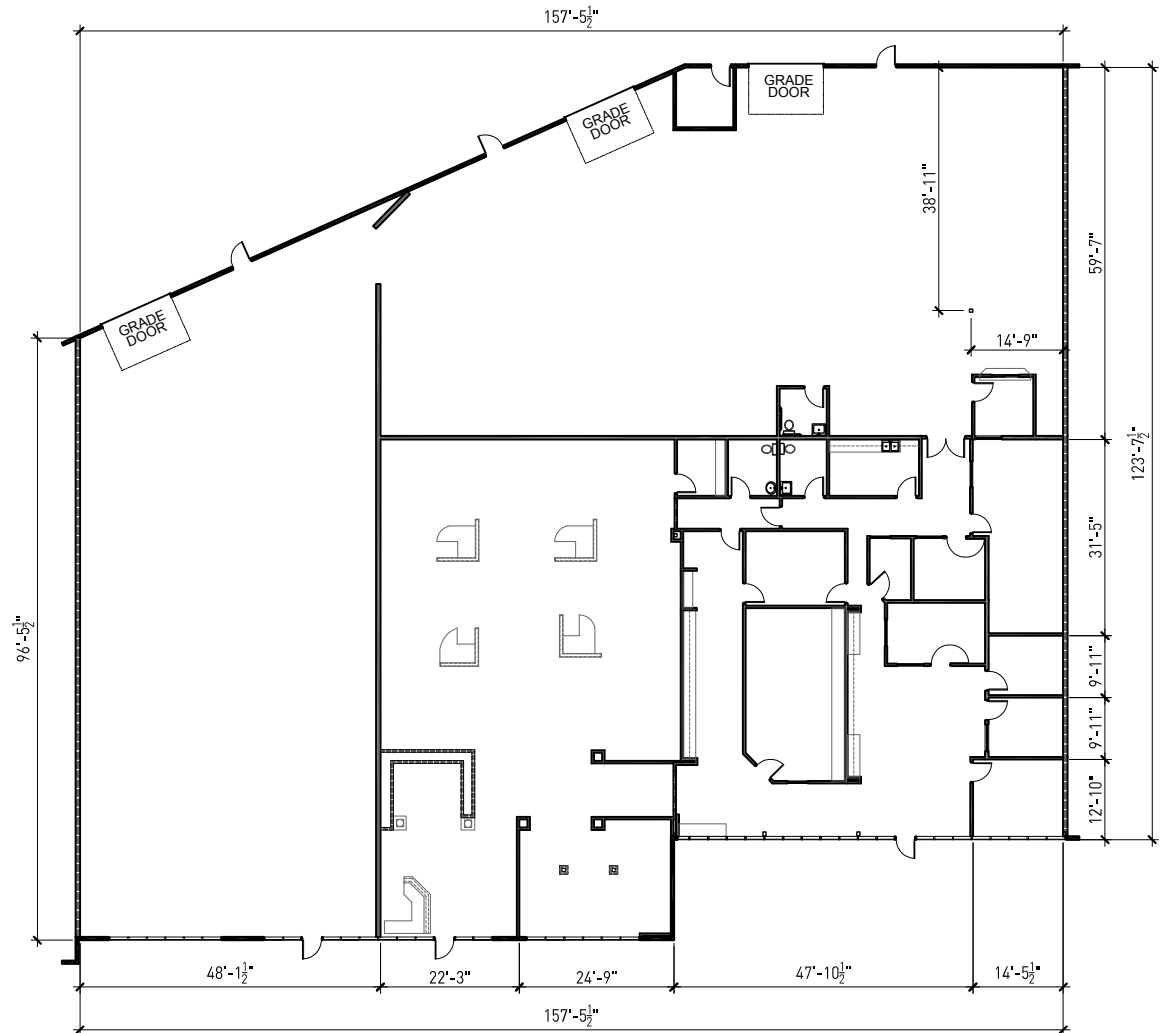
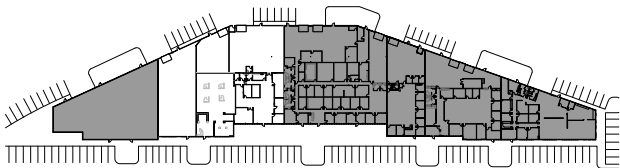
# FLEX

## Hughes Airport Center

### 731 Pilot Rd., Suite C-E

- 18,947 Total SF
  - 7,994 SF Office
  - 10,953 SF Warehouse
- Clear height: 16'
- Grade doors: 3
- Dock doors: N/A
- Fire sprinklers
- 3-phase power
- Parking ratio: 3.3/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$0.75 PSF NNN
- CAMs: TBD

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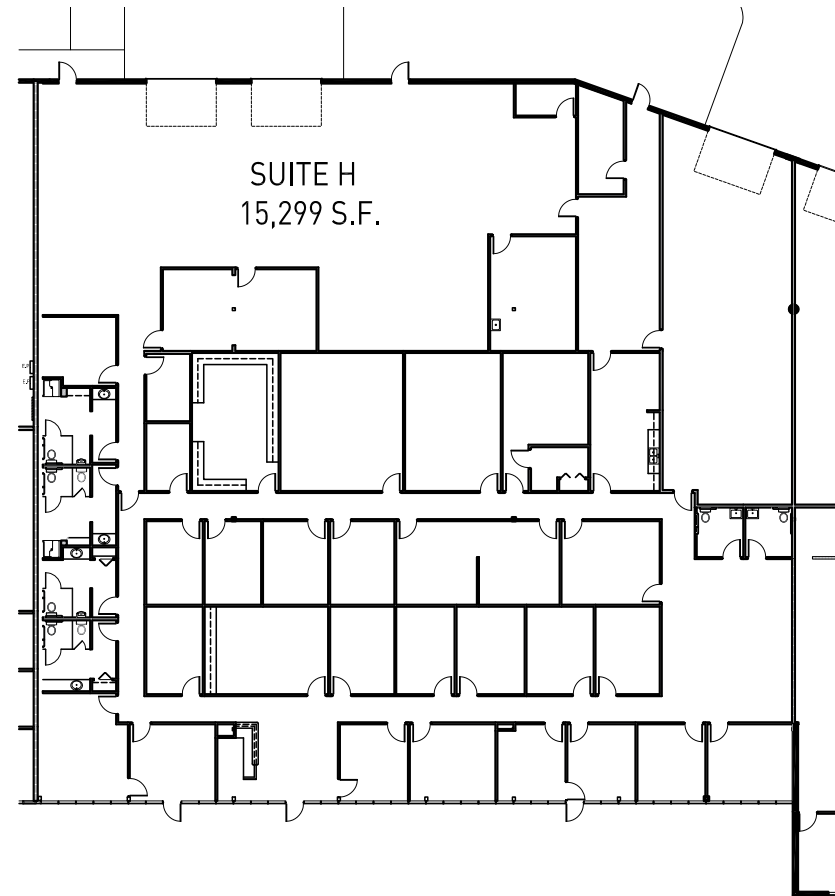
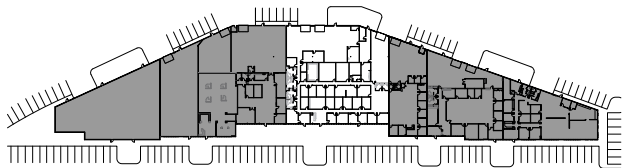
# FLEX

## Hughes Airport Center

### 731 Pilot Rd., Suite H

- 15,299 Total SF
- Clear height: 16'
- Fire sprinklers
- 3-phase power
- Parking ratio: 3.3/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$0.75 PSF NNN
- CAMs: TBD

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



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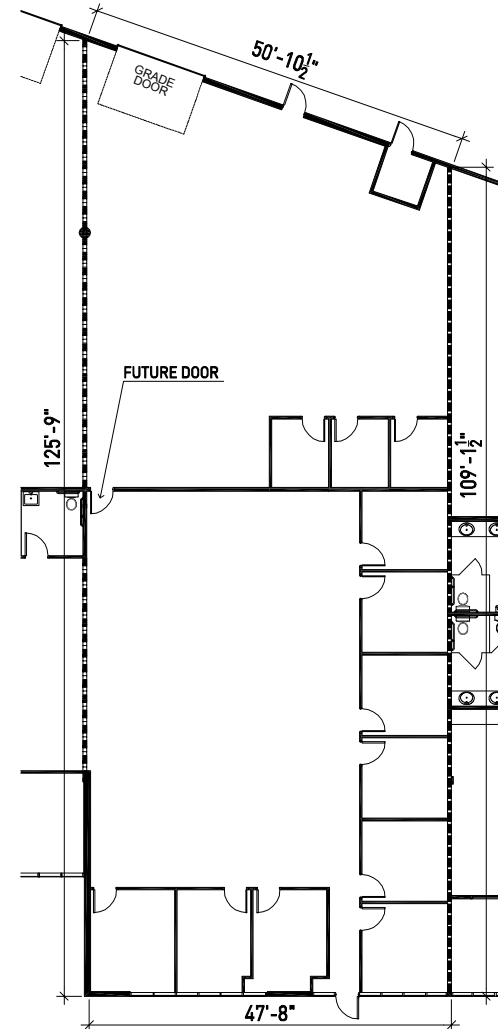
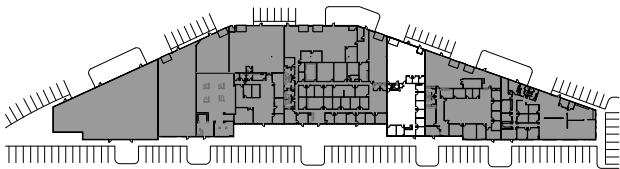
# FLEX

## Hughes Airport Center

### 731 Pilot Rd., Suite I

- 5,555 Total SF
  - 3,150 SF Office
  - 2,405 SF Warehouse
- Clear height: 16'
- Grade doors: 1
- Dock doors: N/A
- Fire sprinklers
- 3-phase power
- Parking ratio: 3.3/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$0.75 PSF NNN
- CAMs: TBD

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**Voit**  
REAL ESTATE SERVICES

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**CIP** REAL ESTATE

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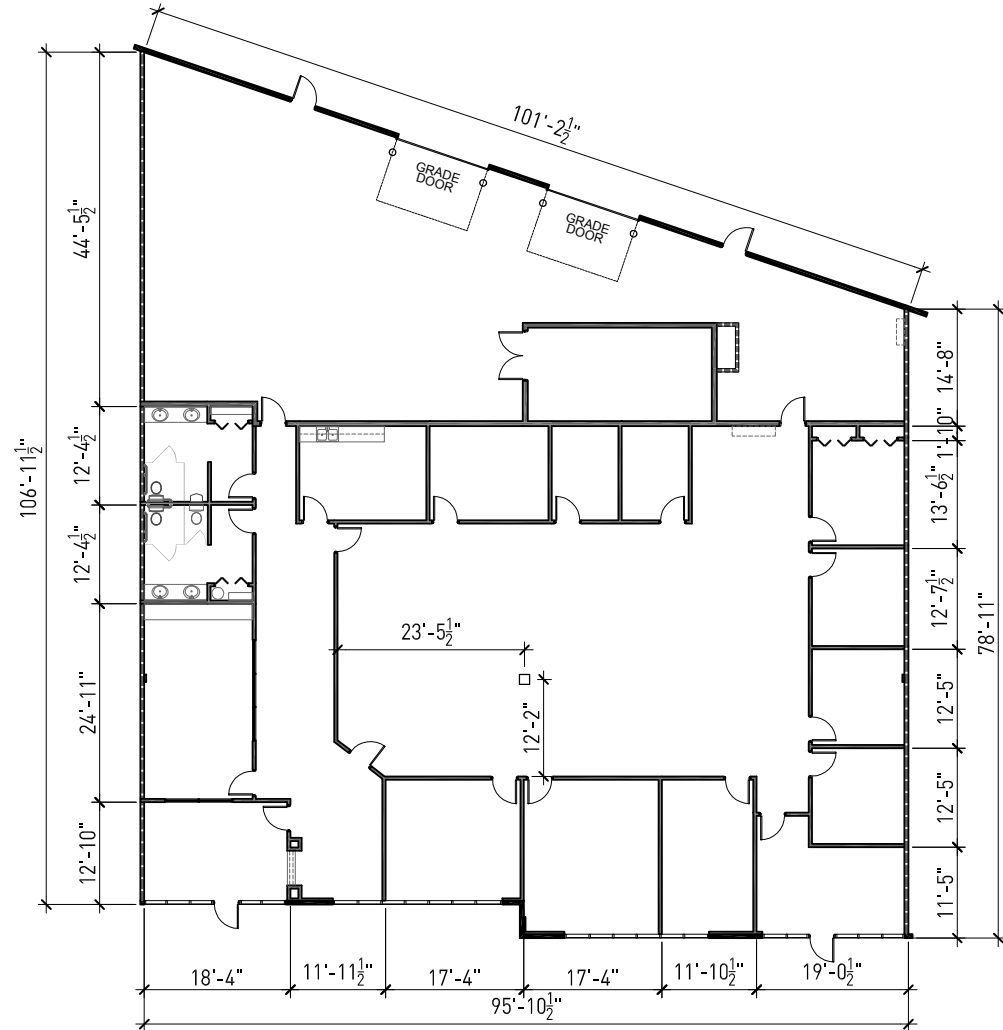
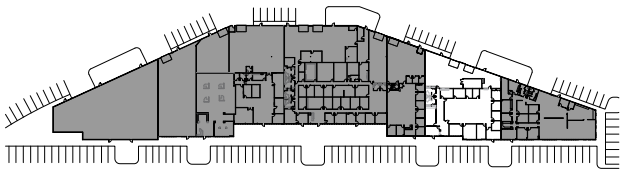
# FLEX

## Hughes Airport Center

### 731 Pilot Rd., Suite J

- 9,031 Total SF
  - 6,189 SF Office
  - 2,842 SF Warehouse
- Clear height: 16'
- Grade doors: 2
- Dock doors: N/A
- Fire sprinklers
- 3-phase power
- Parking ratio: 3.3/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$0.75 PSF NNN
- CAMs: TBD

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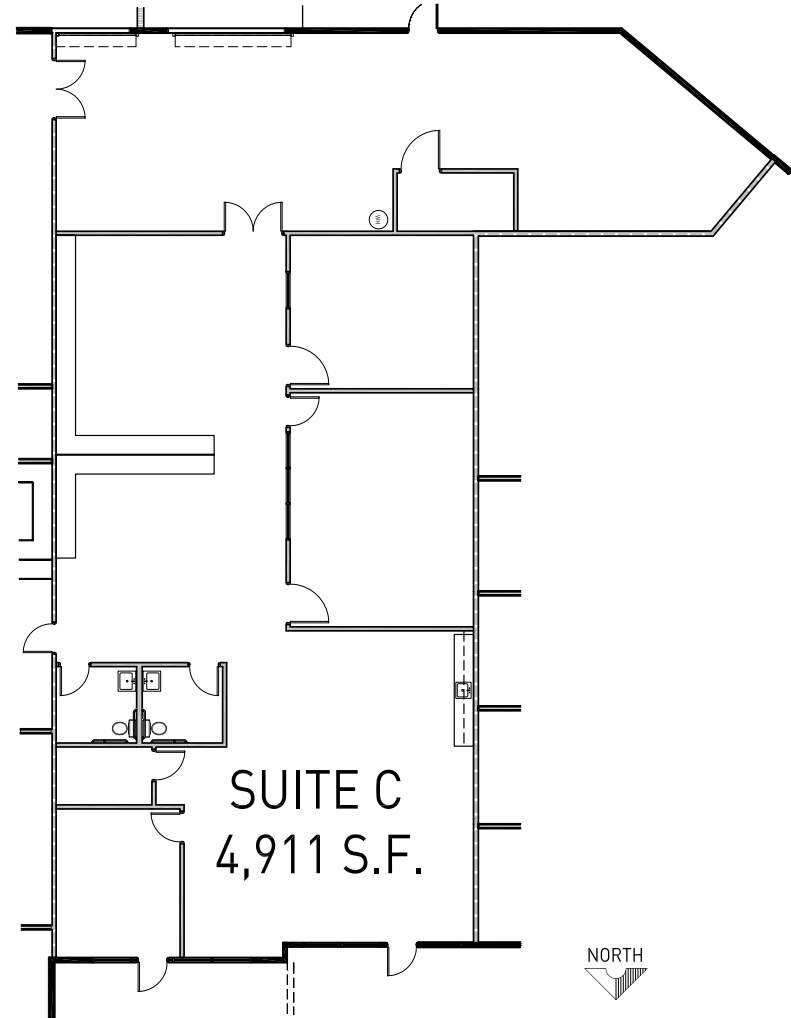


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## Hughes Airport Center

### 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: 3.3/1,000 SF
- Zoning: M-1 (Clark County)
- Lease rate: \$0.75 PSF NNN
- CAMs: TBD



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