

**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.

**Voit**  
REAL ESTATE SERVICES



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

Executive Vice President  
Senior Vice President  
Associate

702.734.4555  
702.734.4503  
702.734.4544

khiggins@voitco.com  
gtoft@voitco.com  
zzaher@voitco.com

Professionally Managed By:



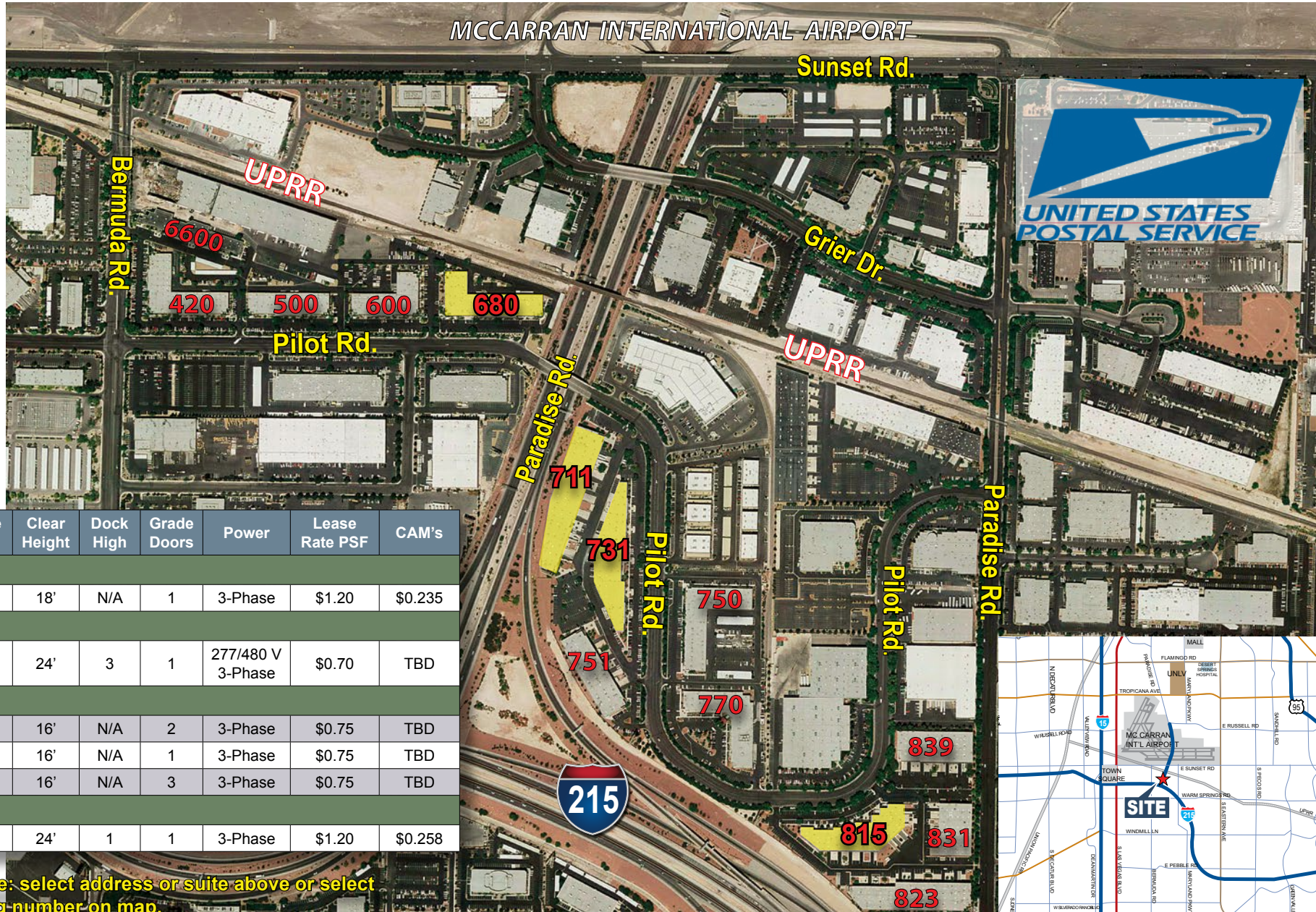


# FOR LEASE



# FLEX

## 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	7,645	24'	3	1	277/480 V 3-Phase	\$0.70	TBD
<b>731 Pilot Rd.</b>								
C/D	11,192	4,594	16'	N/A	2	3-Phase	\$0.75	TBD
E	7,755	4,145	16'	N/A	1	3-Phase	\$0.75	TBD
H	15,299	7,058	16'	N/A	3	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.



# FOR LEASE



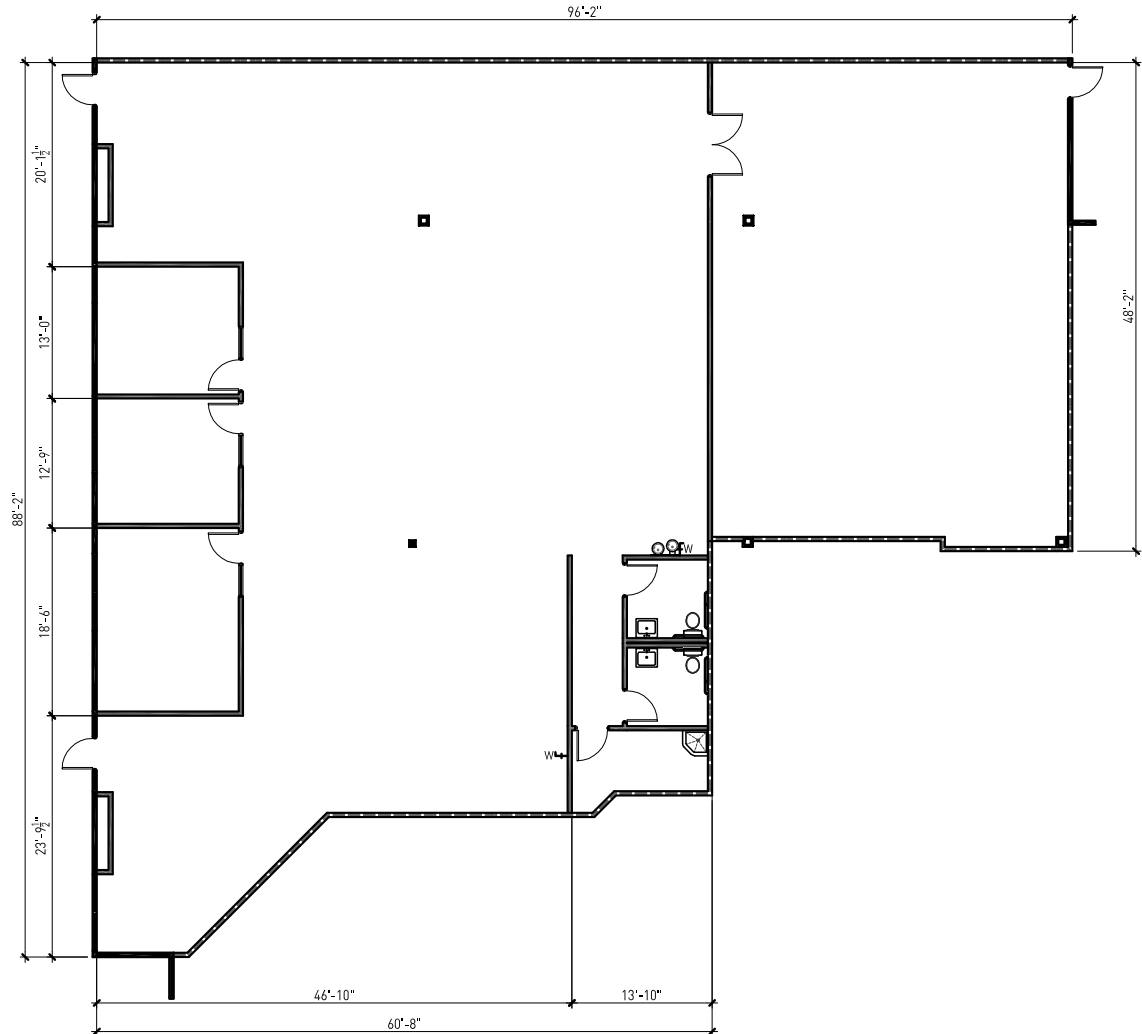
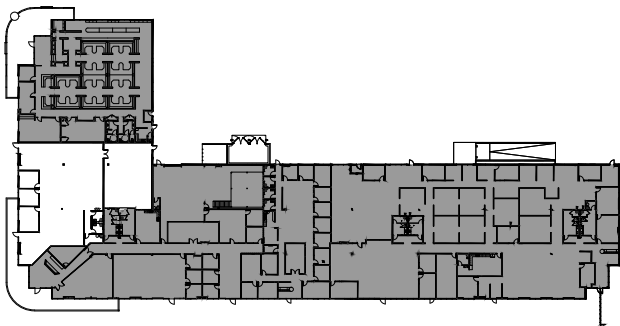
# FLEX

## Hughes Airport Center

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

- 6,488 Total SF
  - 4,802 SF Office
  - 1,686 SF 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 improvements to suit.**



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

702.734.4555 khiggins@voitco.com  
702.734.4503 gtoft@voitco.com  
702.734.4544 zzaher@voitco.com

Professionally Managed By:





# FOR LEASE



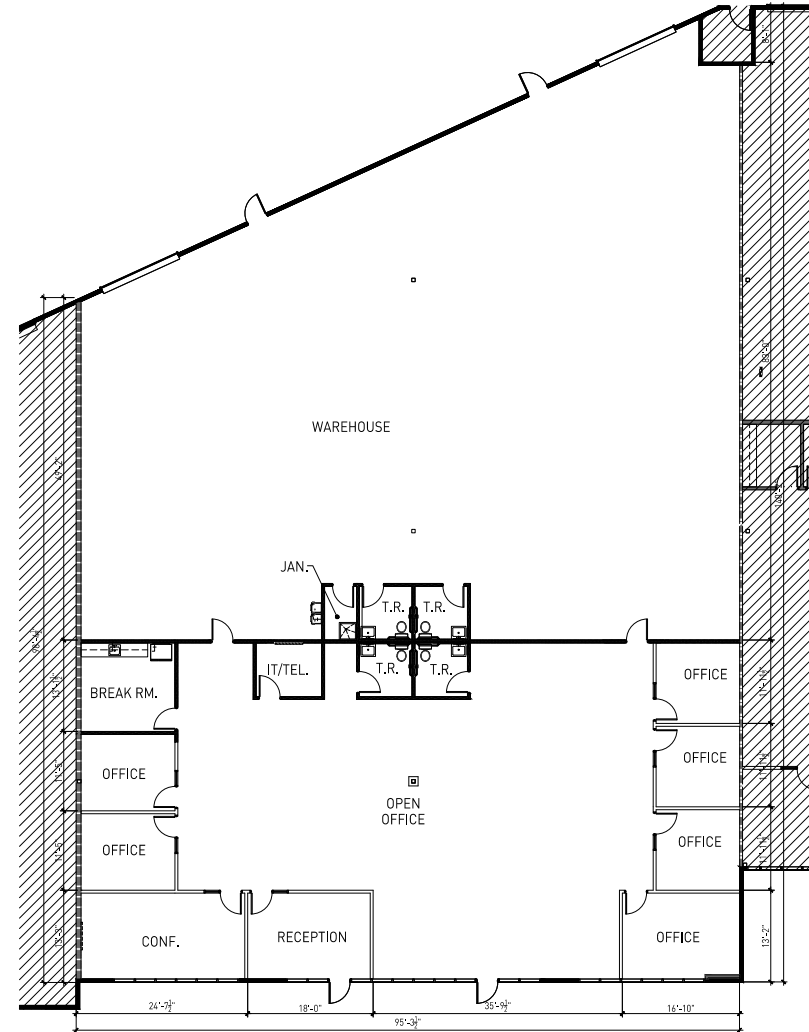
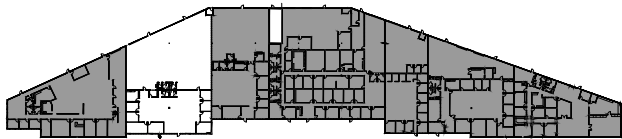
# FLEX

## Hughes Airport Center

### 731 Pilot Rd., Suite C/D

- 11,192 Total SF
  - 4,594 SF Office
  - 6,598 SF Warehouse
- Clear height: 16'
- Grade doors: 2
- 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

**Newly constructed high quality office improvements.**



**Voit**  
REAL ESTATE SERVICES

**HIGGINS  
AND TOFT**

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

702.734.4555 khiggins@voitco.com  
702.734.4503 gtoft@voitco.com  
702.734.4544 zzaher@voitco.com

Professionally Managed By:

**CIP** REAL ESTATE

# FOR LEASE



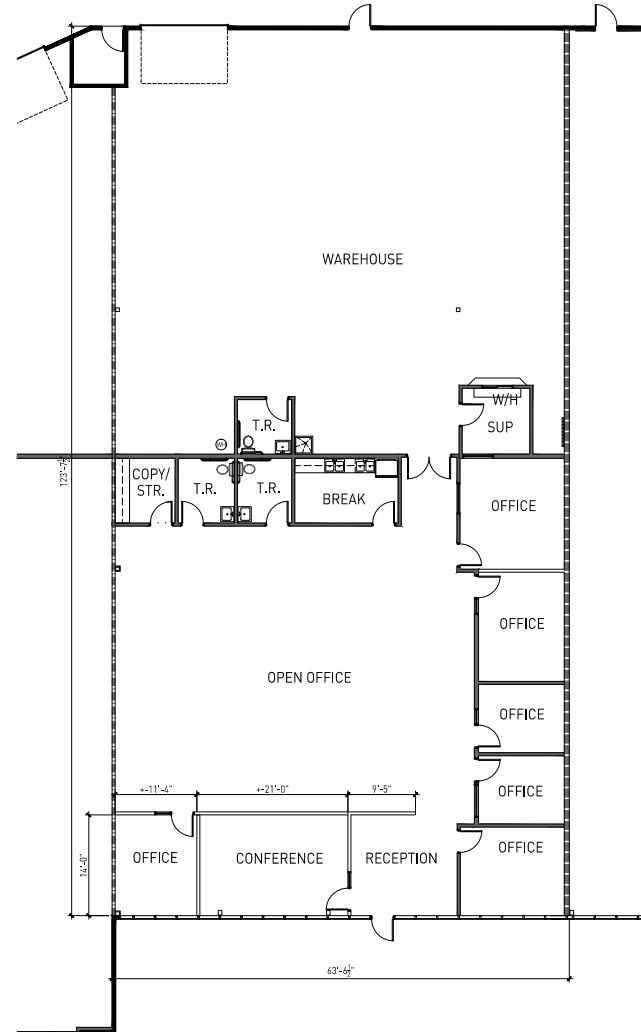
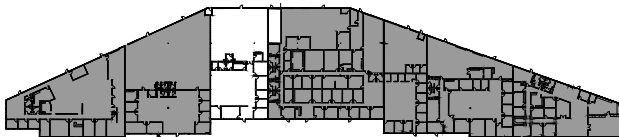
# FLEX

## 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
- 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

**Newly constructed high quality office improvements.**



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

702.734.4555 khiggins@voitco.com  
702.734.4503 gtoft@voitco.com  
702.734.4544 zzaher@voitco.com

Professionally Managed By:



# FOR LEASE



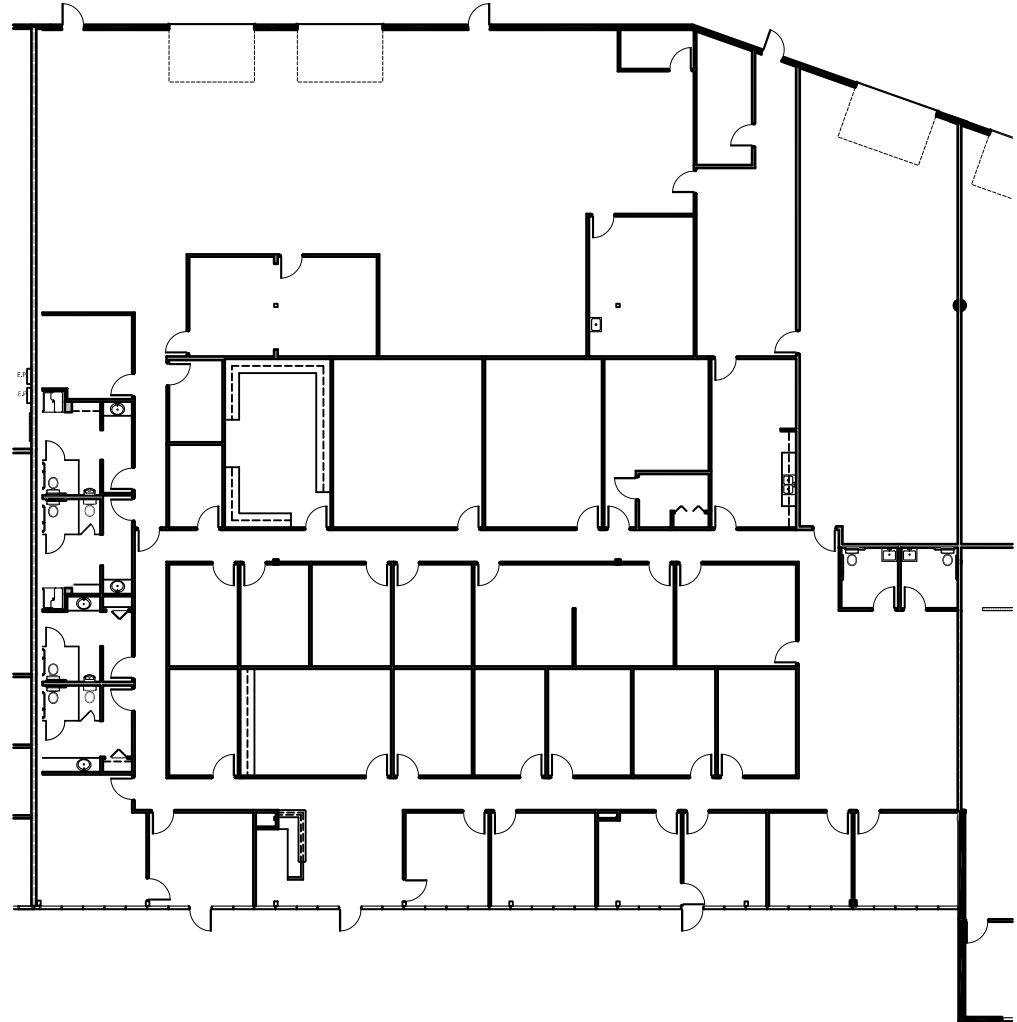
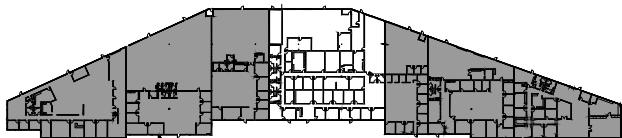
# FLEX

## Hughes Airport Center

### 731 Pilot Rd., Suite H

- 15,299 Total SF
  - 7,058 SF Office
  - 8,241 SF Warehouse
- 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.**



**Voit**  
REAL ESTATE SERVICES

**HIGGINS  
AND TOFT**

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

702.734.4555 khiggins@voitco.com  
702.734.4503 gtoft@voitco.com  
702.734.4544 zzaher@voitco.com

Professionally Managed By:

**CIP** REAL ESTATE

# FOR LEASE

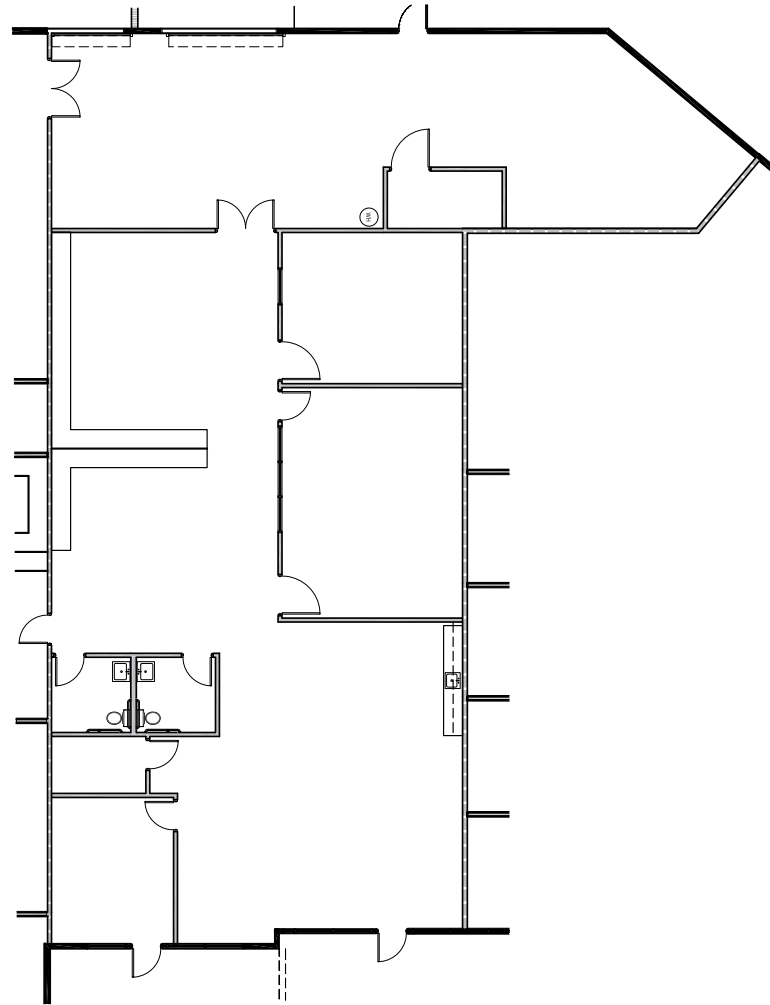
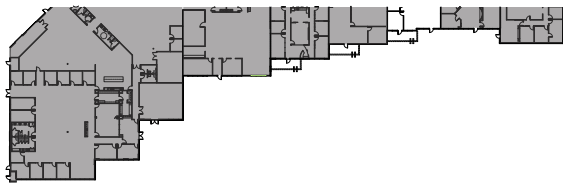


# FLEX

## Hughes Airport Center

### 815 Pilot Rd., Suite C

- 4,911 Total SF
  - 3,454 SF Office
  - 1,457 SF Warehouse
- Clear height: 24'
- 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



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

702.734.4555 khiggins@voitco.com  
702.734.4503 gtoft@voitco.com  
702.734.4544 zzaher@voitco.com

Professionally Managed By:

