

**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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Suite	Total SF	Lease Rate PSF	CAM's	Parking
6600 Bermuda Rd.				
A	15,207	\$1.20	\$0.24	4.8/1,000 SF
B	5,842 - 17,493	\$1.20	\$0.24	
A & B	32,700	\$1.20	\$0.24	
680 Pilot Rd.				
A	8,045	\$1.20	\$0.235	4.11/1,000 SF
A-1	6,488	\$1.20	\$0.235	
C-I	25,086 Divisible	\$1.20	\$0.235	
750 Pilot Rd.				
E-F	15,033	\$1.20	\$0.268	6.5/1,000 SF
770 Pilot Rd.				
A	24,925	\$1.20	\$0.268	4.46/1,000 SF
F	12,172	\$1.20	\$0.268	
I	10,353	\$1.20	\$0.268	
815 Pilot Rd.				
A	3,025	\$1.15	\$0.258	2.43/1,000 SF
C	4,911	\$1.20	\$0.258	

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

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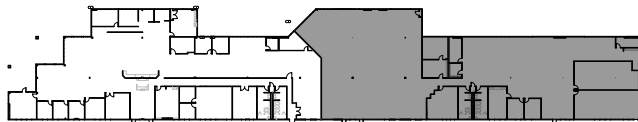
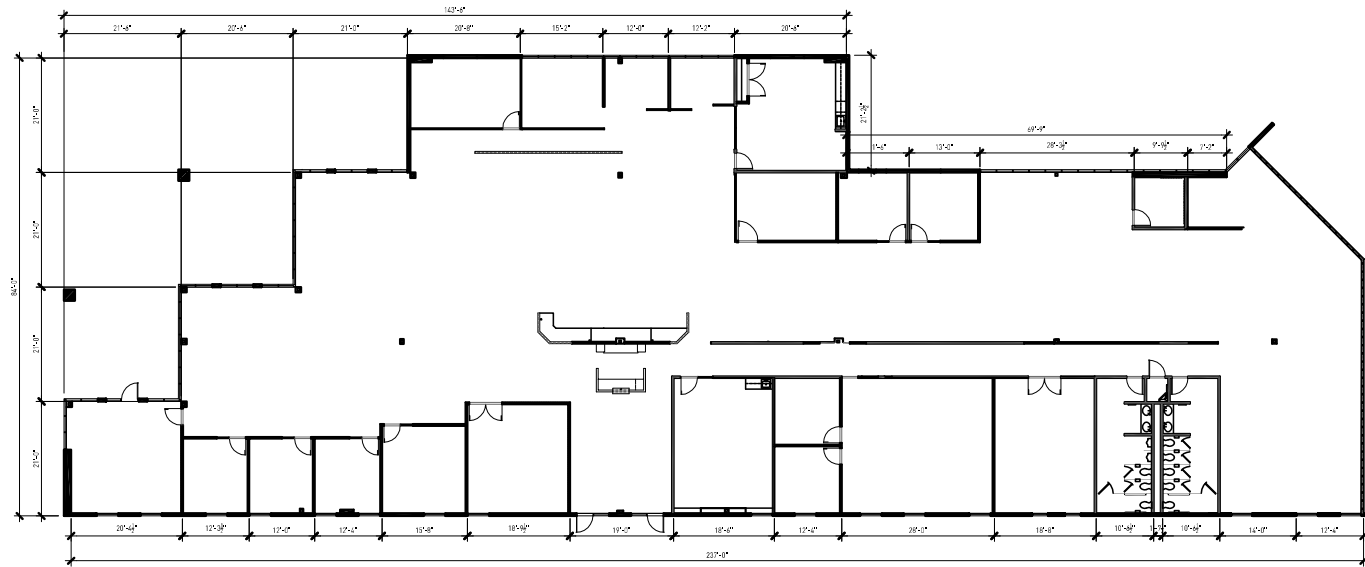
OFFICE

Hughes Airport Center

6600 Bermuda Rd., Suite A

- 15,207 Total SF
- Expandable to 21,049 or 32,700 SF
- Covered parking
- Parking ratio: 4.8/1,000 SF
- End cap unit
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.249 PSF

This former IBM call center building is equipped with knockout panels in the rear of the building to accommodate a wide variety of users. A generator can be made available.



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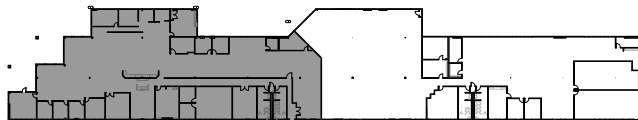
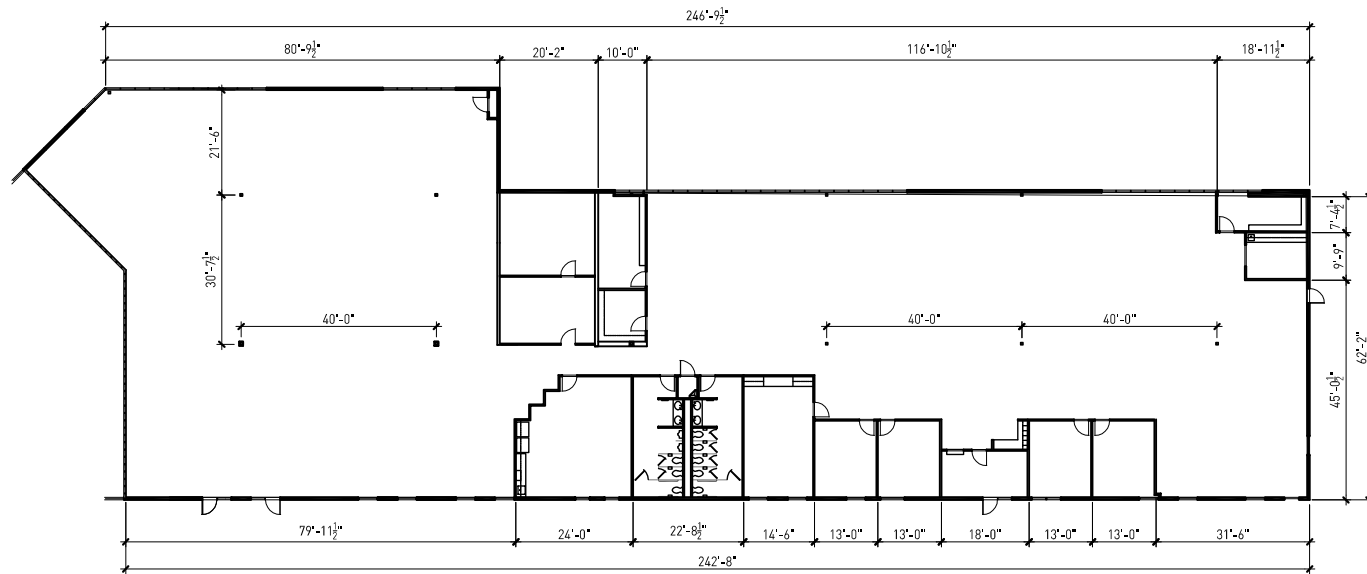
OFFICE

Hughes Airport Center

6600 Bermuda Rd., Suite B

- 5,842 - 17,493 Total SF
- Expandable to 21,049 SF or 32,700 SF
- Covered parking
- Parking ratio: 4.8/1,000 SF
- End cap unit
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.249 PSF

This former IBM call center building is equipped with knockout panels in the rear of the building to accommodate a wide variety of users. A generator pad can be made available.



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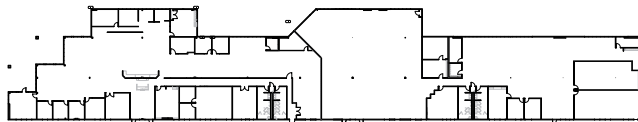
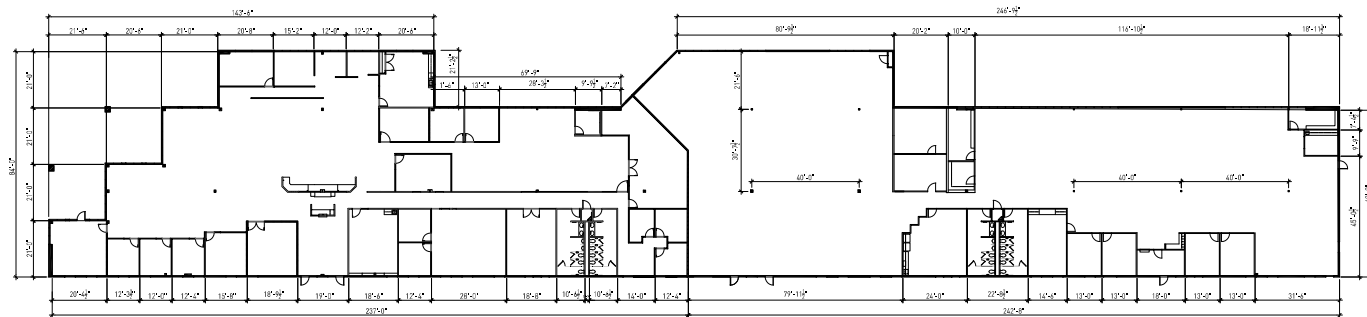
OFFICE

Hughes Airport Center

6600 Bermuda Rd., Suite A-B

- 32,700 Total SF
- Full building available
- Parking ratio: 4.8/1,000 SF
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.249 PSF

This former IBM call center building is equipped with knockout panels in the rear of the building to accommodate a wide variety of users. A generator pad can be made available.



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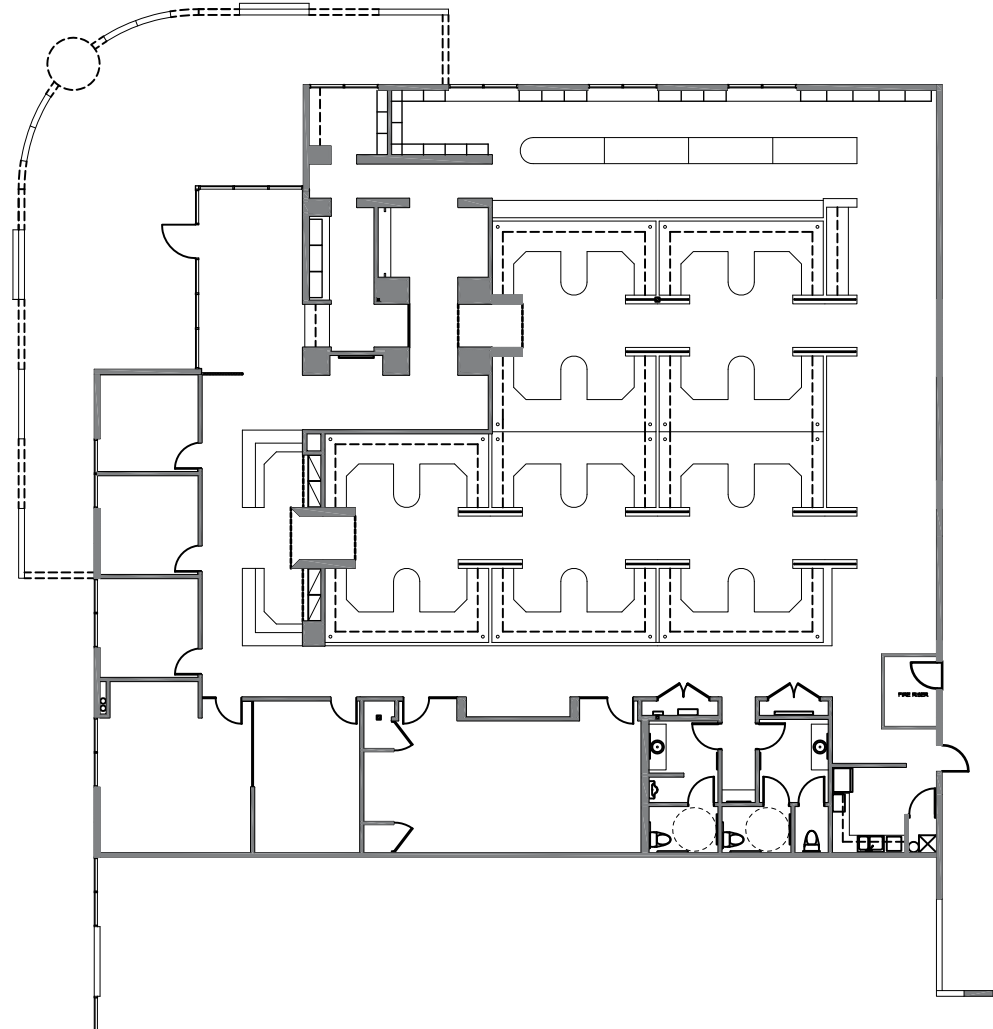
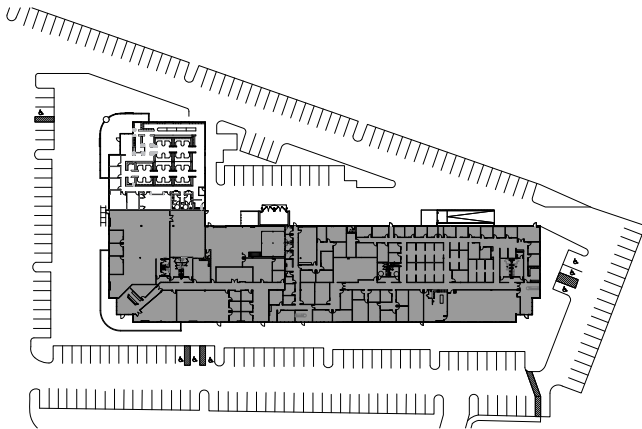
OFFICE

Hughes Airport Center

680 Pilot Rd., Suite A

- 8,045 Total SF
- End cap unit
- Parking ratio: 4.11/1,000 SF
- Covered parking available
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.235 PSF

Former interior design office. Highly upgraded finishes.



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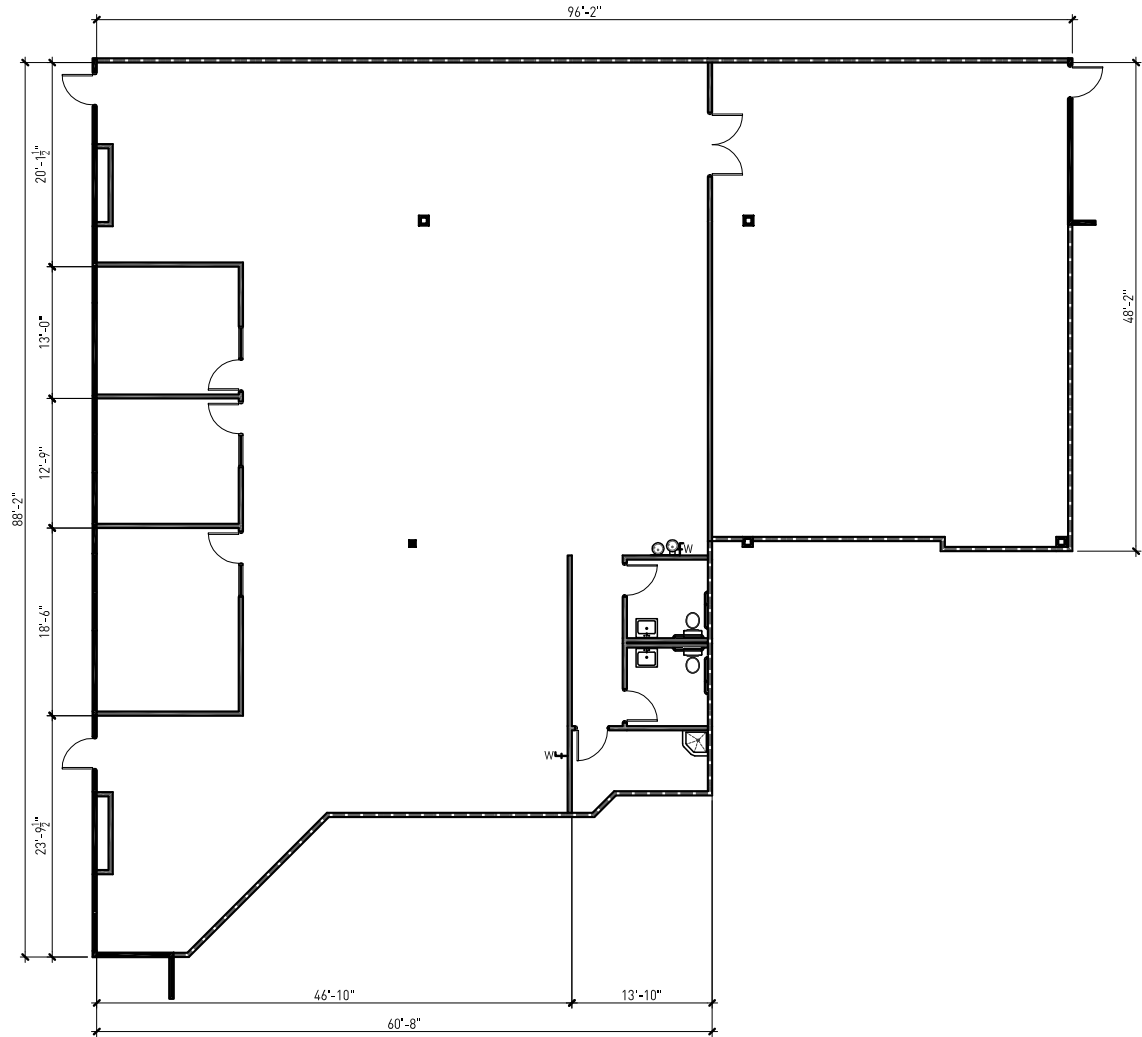
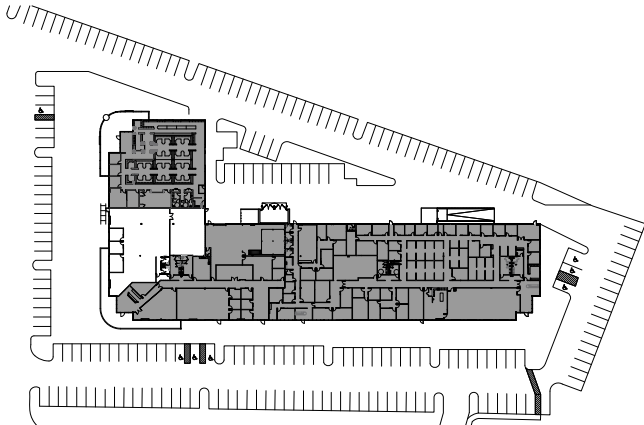
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Hughes Airport Center

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 additional
improvements to suit.



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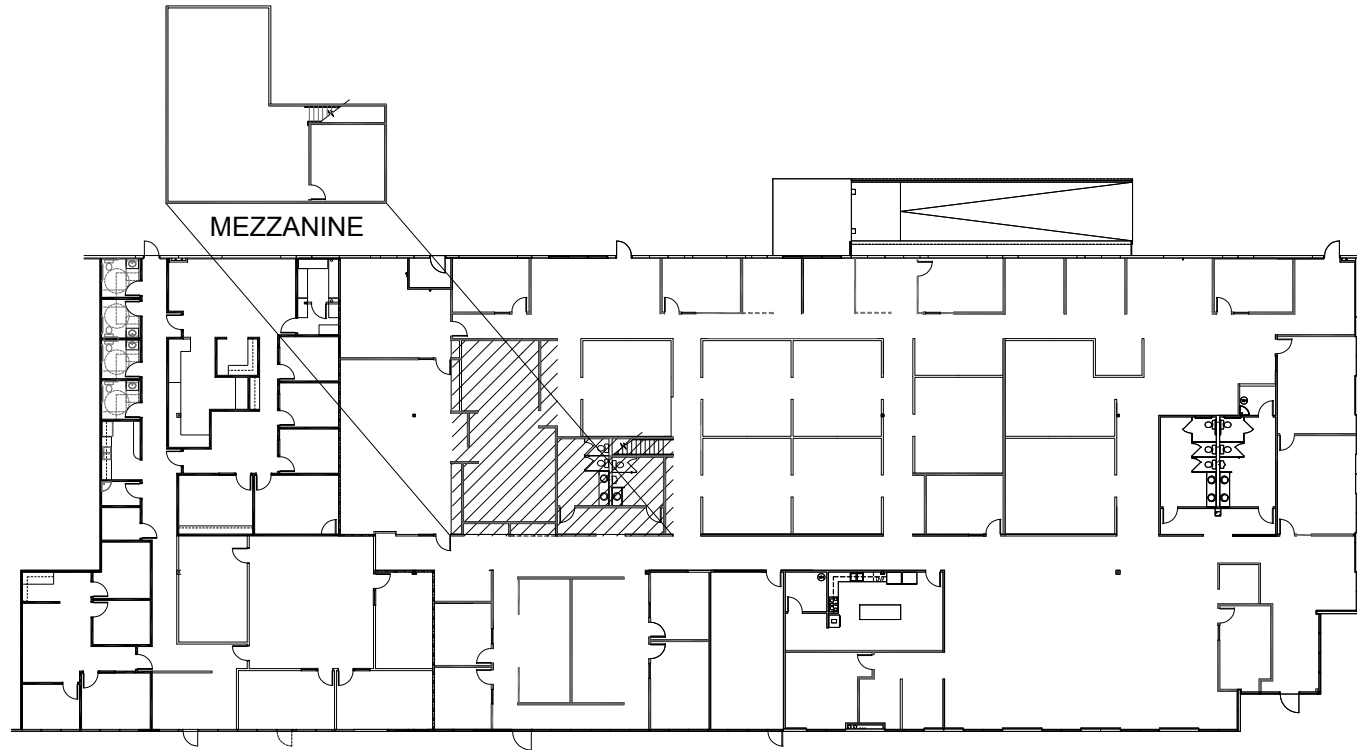
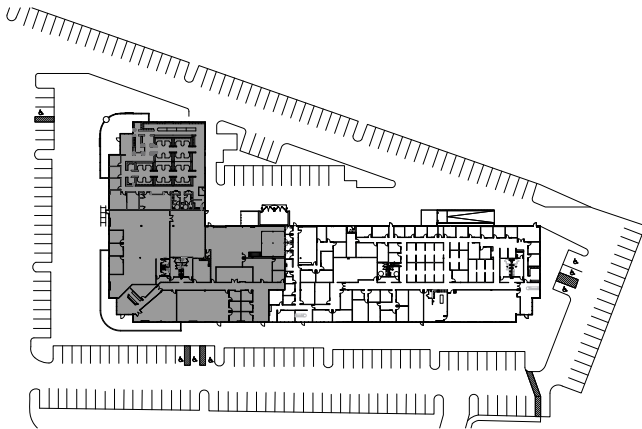
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Hughes Airport Center

680 Pilot Rd., Suite C-1

- 25,086 Total SF
- End cap unit
- Divisible to 5,208 SF
- Parking ratio: 4.11/1,000 SF
- Covered parking
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.235 PSF

Formerly occupied by Wynn Design and Development. Creative space ready for Tenant customization.



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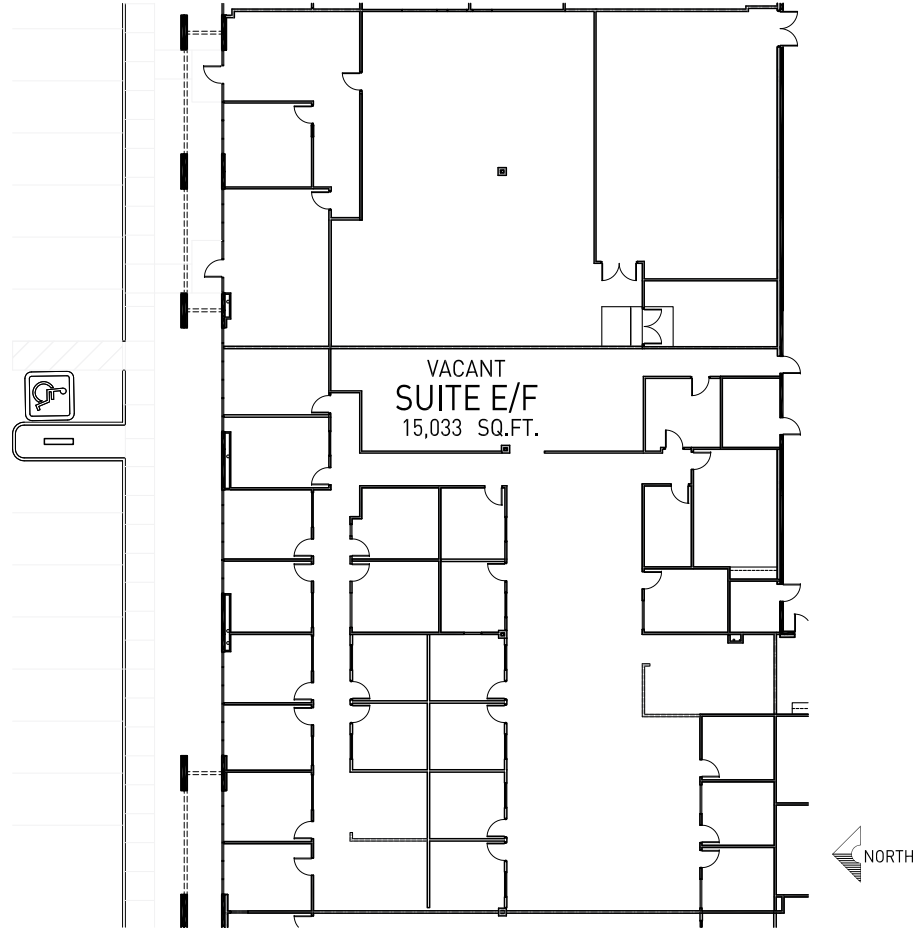
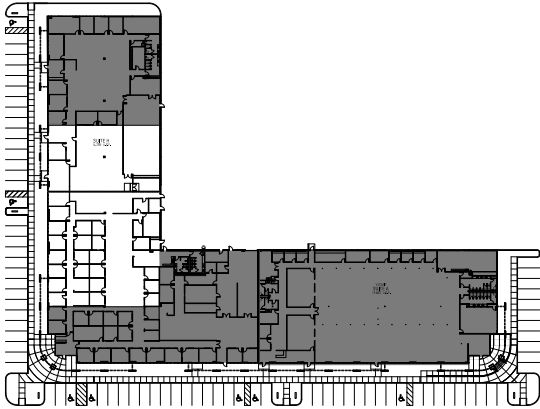
OFFICE

Hughes Airport Center

750 Pilot Rd., Suite E-F

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

Landlord will construct additional improvements to suit.



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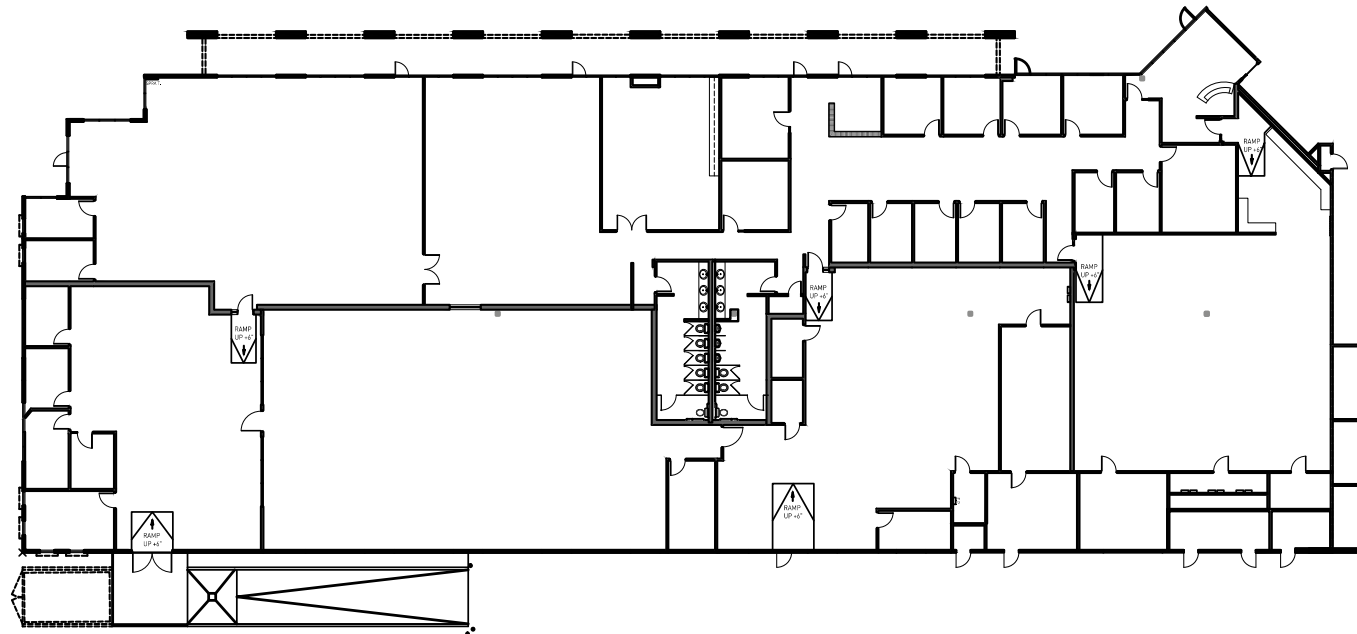
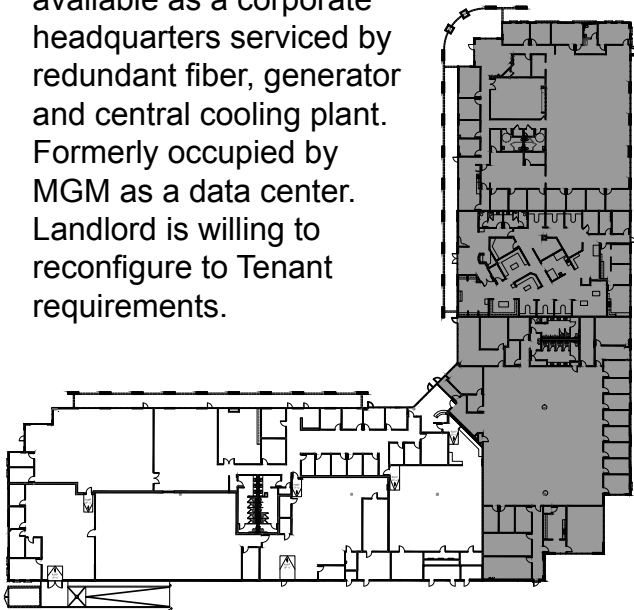
OFFICE

Hughes Airport Center

770 Pilot Rd., Suite A

- 24,925 Total SF
- Data center
- Parking ratio: 4.46/1,000 SF
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.268 PSF

The entire building is available as a corporate headquarters serviced by redundant fiber, generator and central cooling plant. Formerly occupied by MGM as a data center. Landlord is willing to reconfigure to Tenant requirements.



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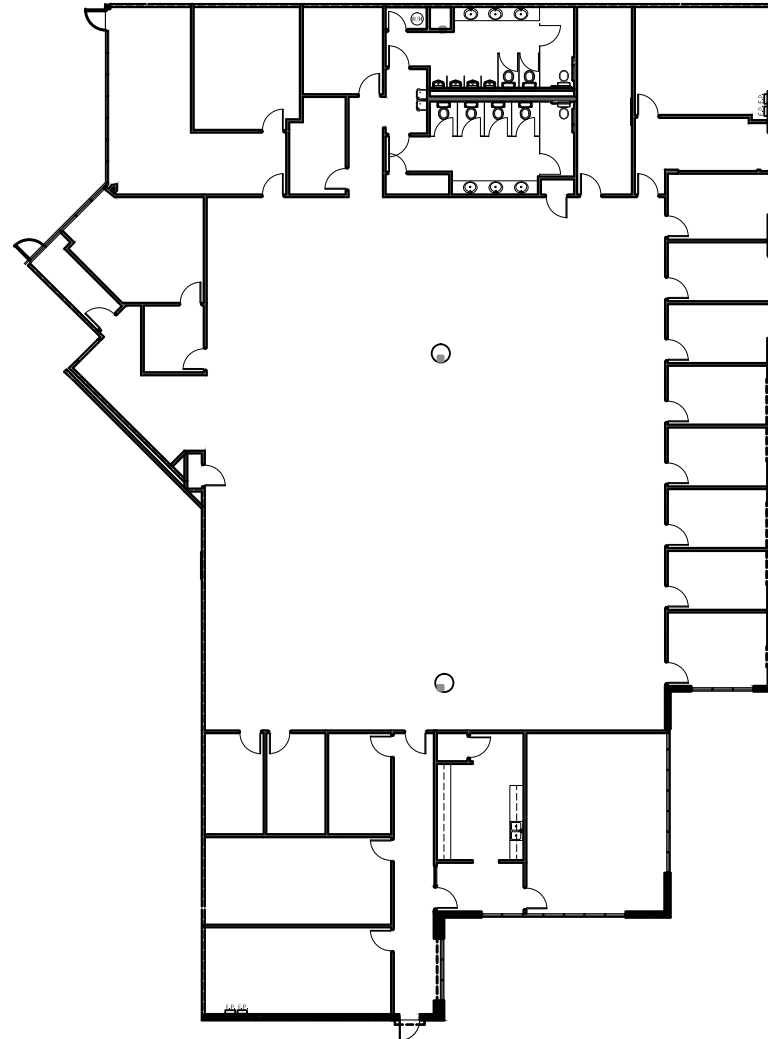
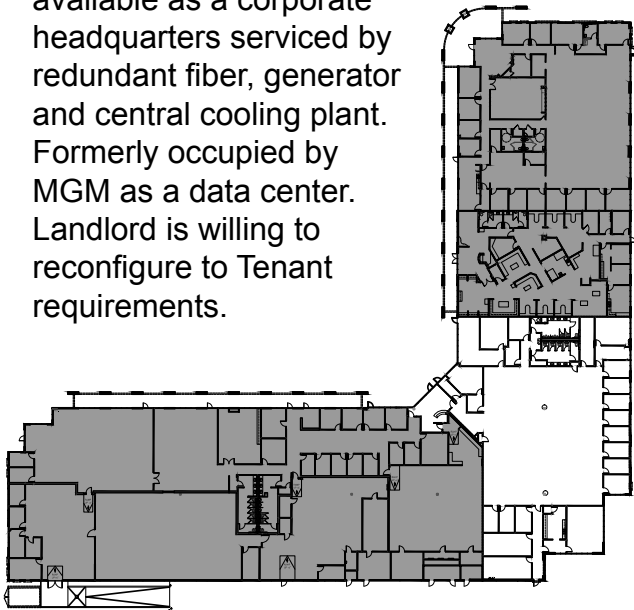
OFFICE

Hughes Airport Center

770 Pilot Rd., Suite F

- 12,172 Total SF
- Data center
- Parking ratio: 4.46/1,000 SF
- Lease rate: \$1.20 PSF NNN
- CAMs: \$0.268 PSF

The entire building is available as a corporate headquarters serviced by redundant fiber, generator and central cooling plant. Formerly occupied by MGM as a data center. Landlord is willing to reconfigure to Tenant requirements.



Voit
REAL ESTATE SERVICES

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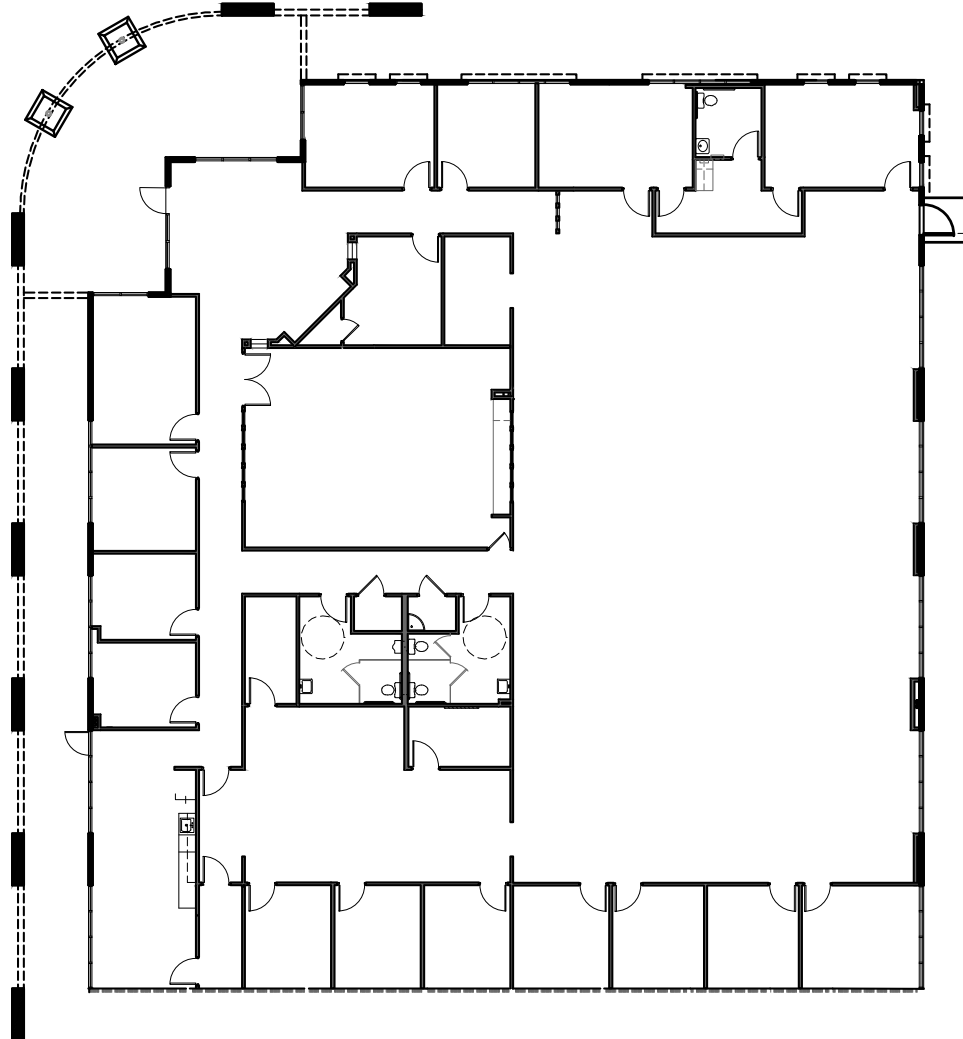
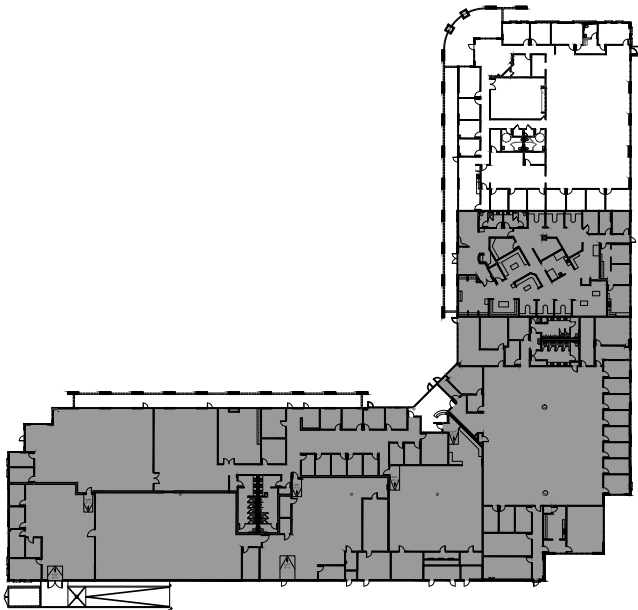


OFFICE

Hughes Airport Center

770 Pilot Rd., Suite I

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



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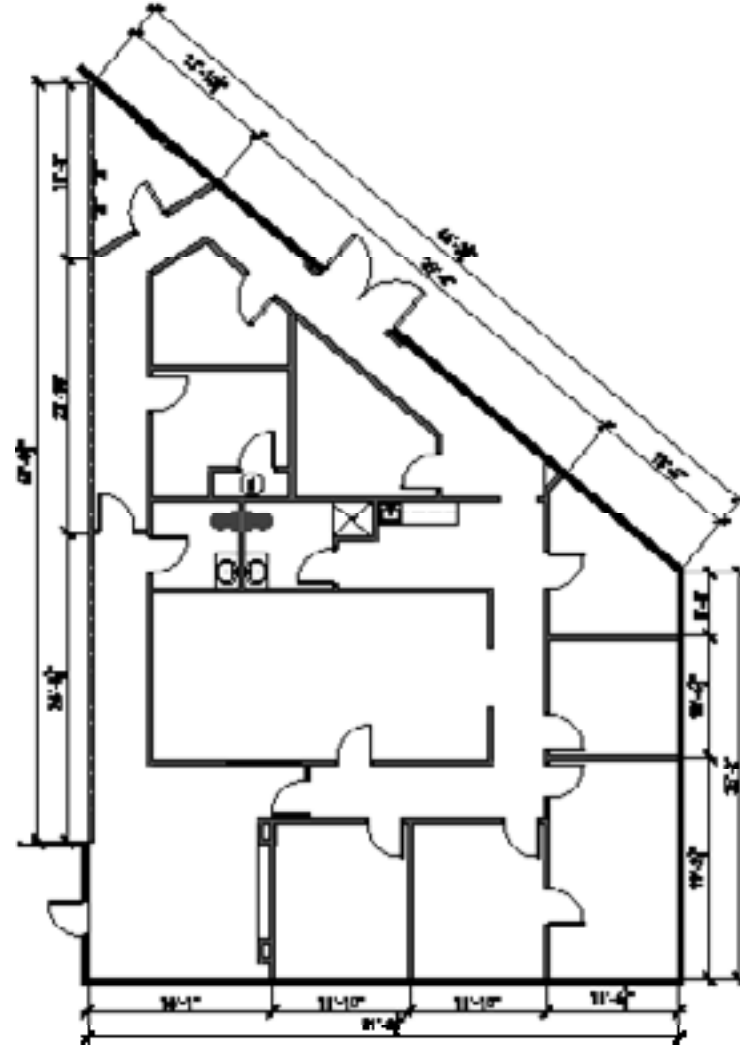
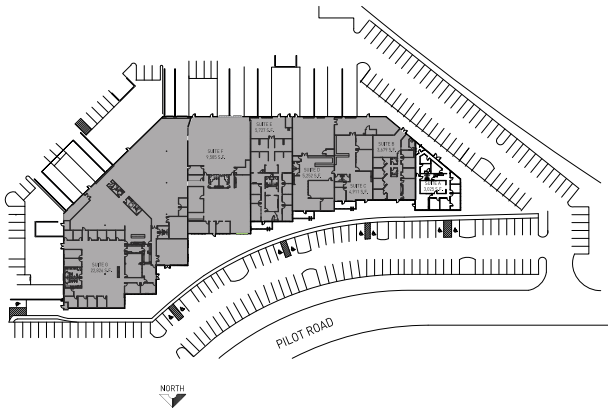
OFFICE

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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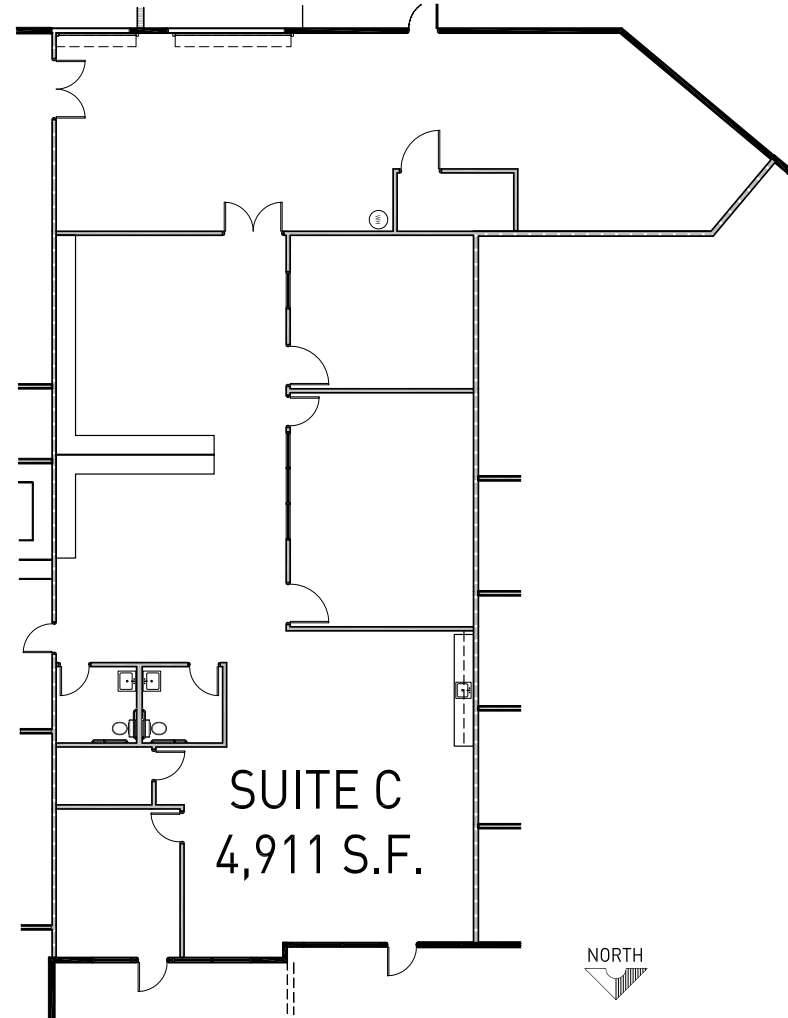


OFFICE

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



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