



FOR LEASE DESERT CANYON OFFICE PARK

SOOZI JONES WALKER, CCIM, SIOR
BOBBI MIRACLE, CCIM
CONTACT INFORMATION

7219 W. SAHARA, SUITE 100
LAS VEGAS, NV 89117
OFFICE LOCATION

702-316-4500
PHONE

702-315-4154
FAX

11/2010
DATE

9121-9127 W. RUSSELL
PROPERTY ADDRESS

TWO
OF FLOORS IN BLDG

C-2
ZONING

21-60-32
TRS

89148
ZIP CODE

IMMEDIATELY
AVAILABLE

SEE BELOW
NET RENTABLE SPACE

CLARK COUNTY
CITY/COUNTY

9121: 56,701 +/- SF
9127: 30,000 +/- SF
BUILDING SIZE

2006
YEAR BUILT

5%
CO/OP

RENT & TERMS:

9121 W. RUSSELL SUITES 114: "AS IS" WITH MINOR TENANT IMPROVEMENTS

MONTHS 01-12: \$1.50/RSF MODIFIED GROSS

MONTHS 13-24: \$1.75/RSF MODIFIED GROSS

MONTHS 25-36: \$2.00/RSF MODIFIED GROSS

3% ANNUAL INCREASES THEREAFTER

9121 W. RUSSELL SUITES 116 AND 118-119: TURNKEY BUILD OUT DEPENDING ON THE LEASE TERM AND FINANCIALS

\$2.00/RSF - \$2.15/RSF MODIFIED GROSS

9127 W. RUSSELL SUITES 110, 120 AND 230: TURNKEY BUILD OUT DEPENDING ON THE LEASE TERM AND FINANCIALS

\$2.00/RSF - \$2.15/RSF MODIFIED GROSS

SUITE DESCRIPTION: (TO INCLUDE LARGEST CONTINUOUS BLOCK OF SPACE AVAILABLE & FLOOR BY FLOOR AVAILABILITY)

9121 RUSSELL ROAD:

SUITE 114: 755 +/- USF | 875 +/- RSF: GREAT OFFICE BUILT OUT WITH RECEPTION AREA AND 3 BUILT IN CUBICLES.

SUITE 116: 3,660 +/- USF | 4,243 +/- RSF: GREAT SUITE WITH OPEN DESIGN AND FEEL. LOTS OF WINDOWS!

SUITE 118: 1,976 +/- USF | 2,291 +/- RSF: SHELL CONDITION

SUITE 119: 2,705 +/- USF | 3,136 +/- RSF: SHELL CONDITION.

9127 RUSSELL ROAD:

SUITE 110 & 120: 12,818 +/- USF | 14,861 +/- RSF: SUITE IS LOCATED DIRECTLY OFF LOBBY ON THE 1ST FLOOR. SUITE HAS GREAT WINDOWS SURROUNDING THE SUITE.

SUITE 230: 2,367 +/- USF | 2,744 +/- RSF: SUITE IS LOCATED DIRECTLY OFF THE LOBBY ON THE 2ND FLOOR.

SUITE 110,120 & 230: 15,185 +/- USF | 17,605 +/- RSF: COMMON AREA IS COMPLETE WITH MULTI STALL RESTROOM ON BOTH FLOORS. HVAC ON THE SHELL.

BUILDING & AREA DATA:

LOCATED IN THE BEAUTIFUL 15 ACRE MASTER PLANNED DESERT CANYON OFFICE PARK AT RUSSELL & I-215. SOPHISTICATED AND UNIQUE DESERT ARCHITECTURE AND LANDSCAPING DESIGNS. PRIME MEDICAL ADDRESS ADJACENT TO SOUTHERN HILLS HOSPITAL

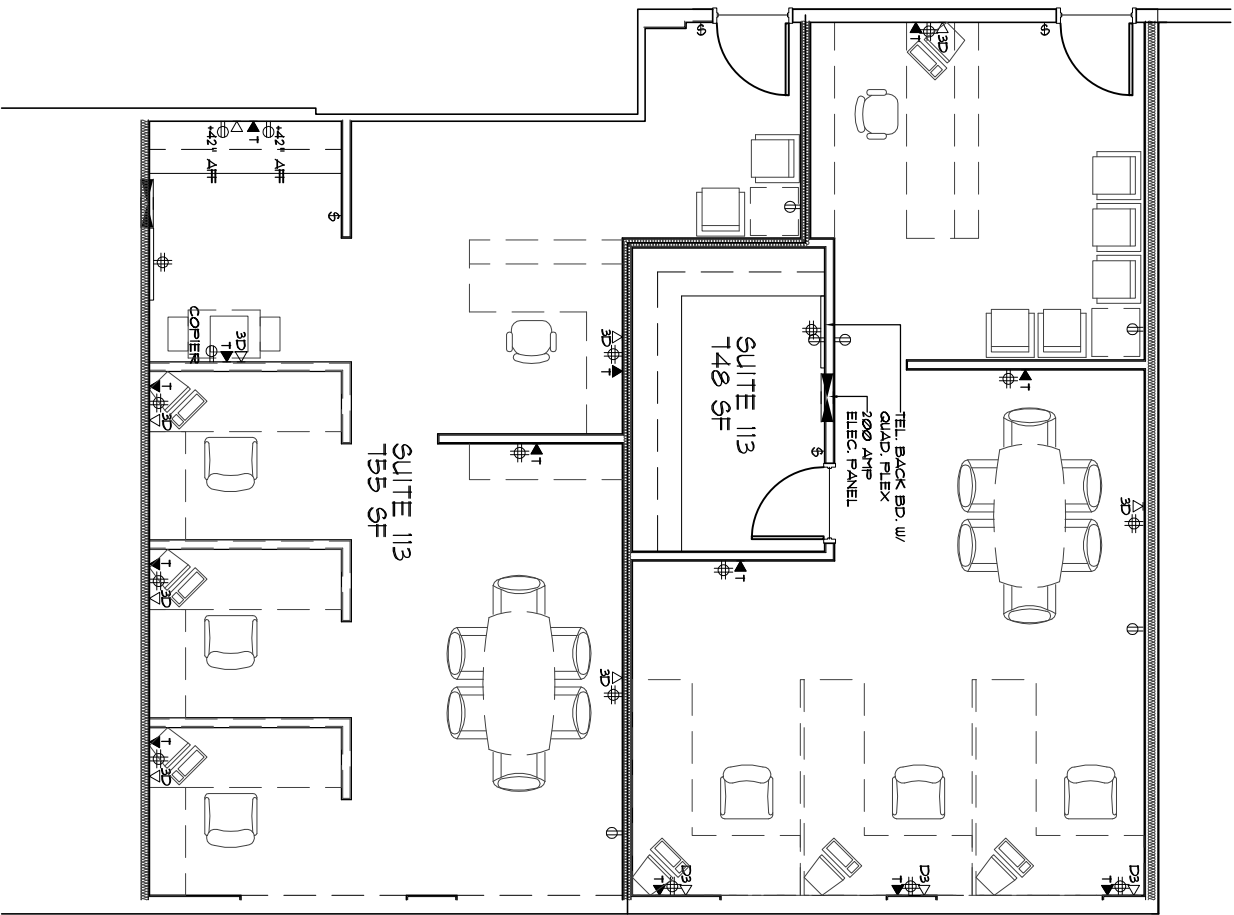
SPECIAL FEATURES:

CLASS "A" BUILDING WITH UNIQUE DESIGN. GREAT FREEWAY VISIBILITY AND BUILDING SIGNAGE! TURNKEY TENANT IMPROVEMENT ALLOWANCE.

COMMENTS:

CALL SOOZI OR BOBBI AT 702-316-4500 FOR MORE INFORMATION OR TO SCHEDULE A SHOWING.

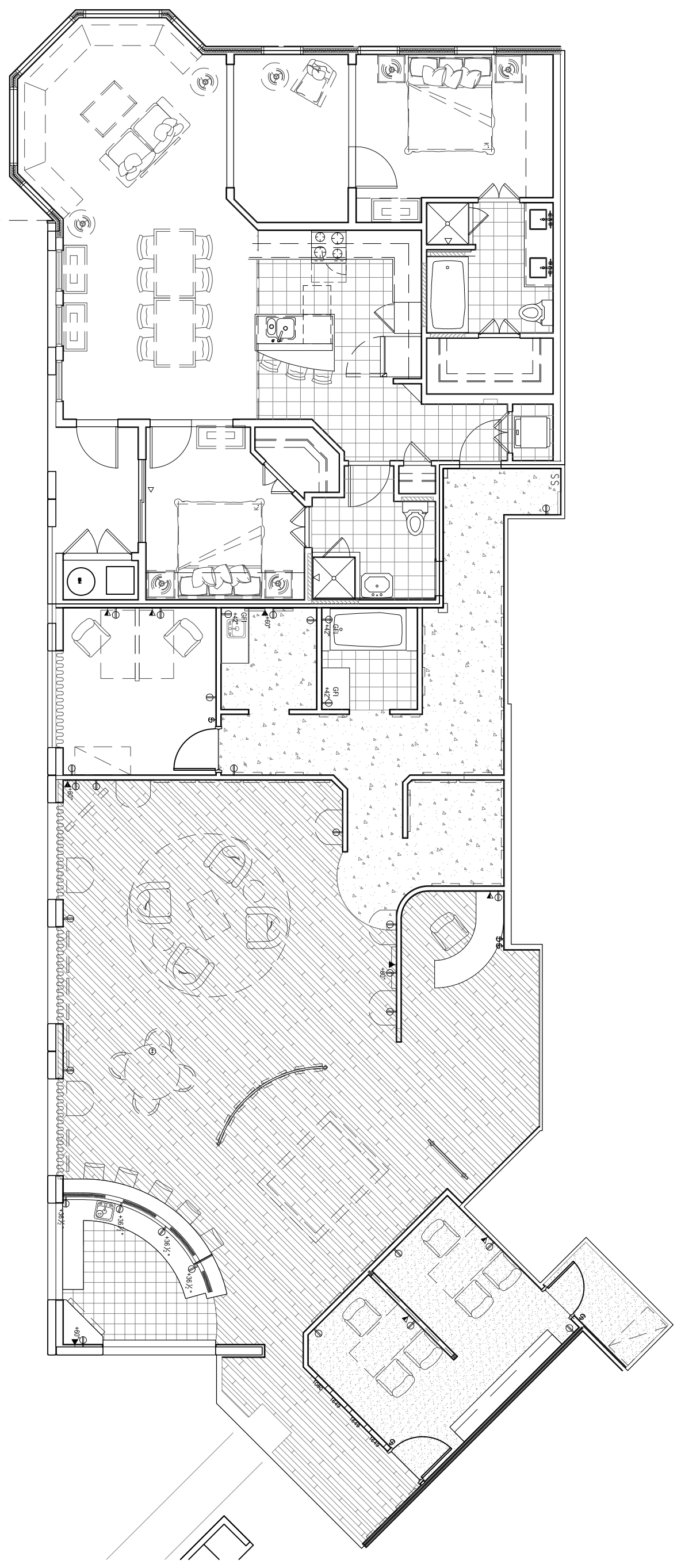
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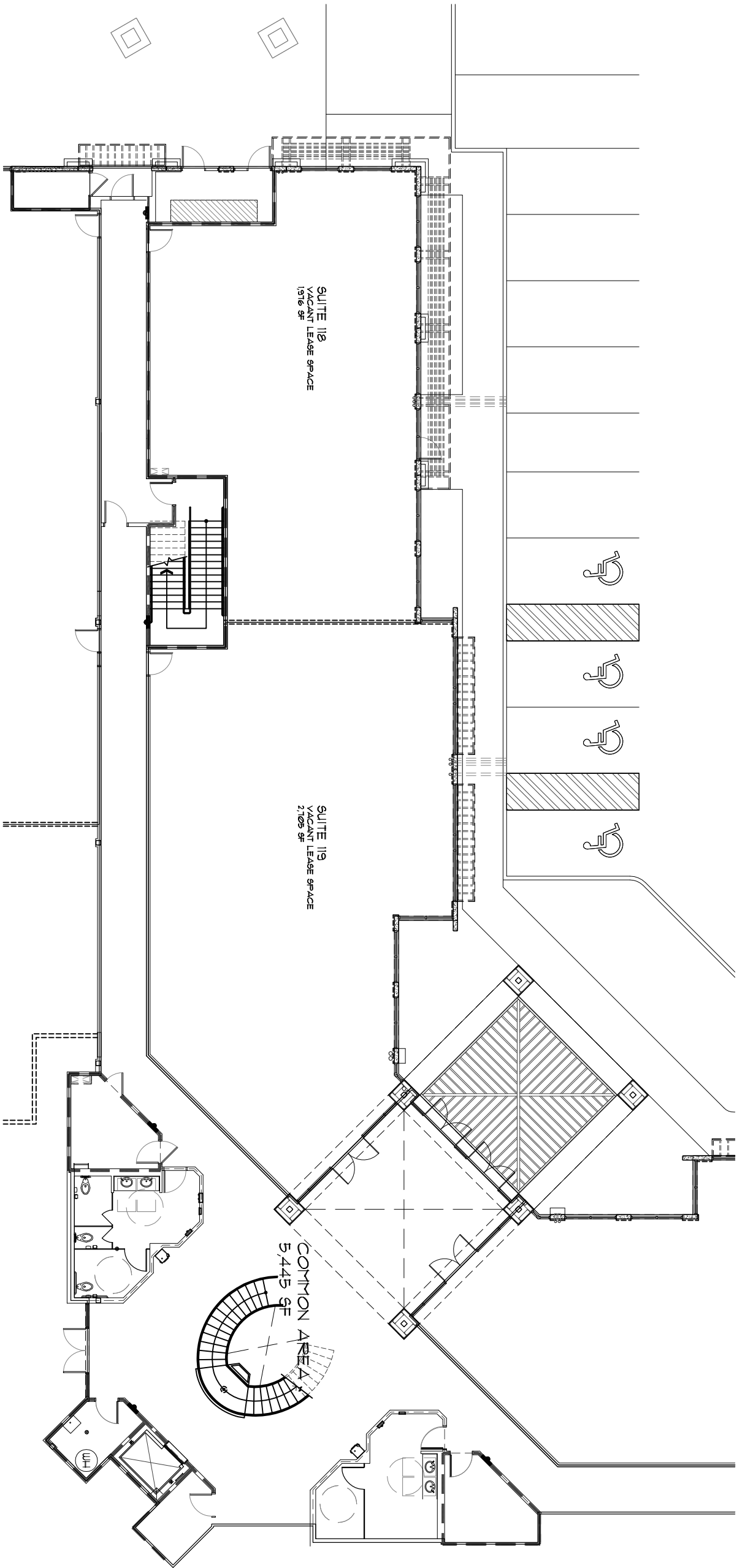


B
A21

FLOOR PLAN - SUITE 114 - OZ ARCHITECTURE - T.I. - APPROX. 755 USF / 867 RSF
1/8"=1'-0"

B FLOOR PLAN - SUITE 116 - SALES CENTER AND CONDO MOCK-UP - T.I. - APPROX. 3660 USF / 4183 RSF
A21 1/8"=1'-0"





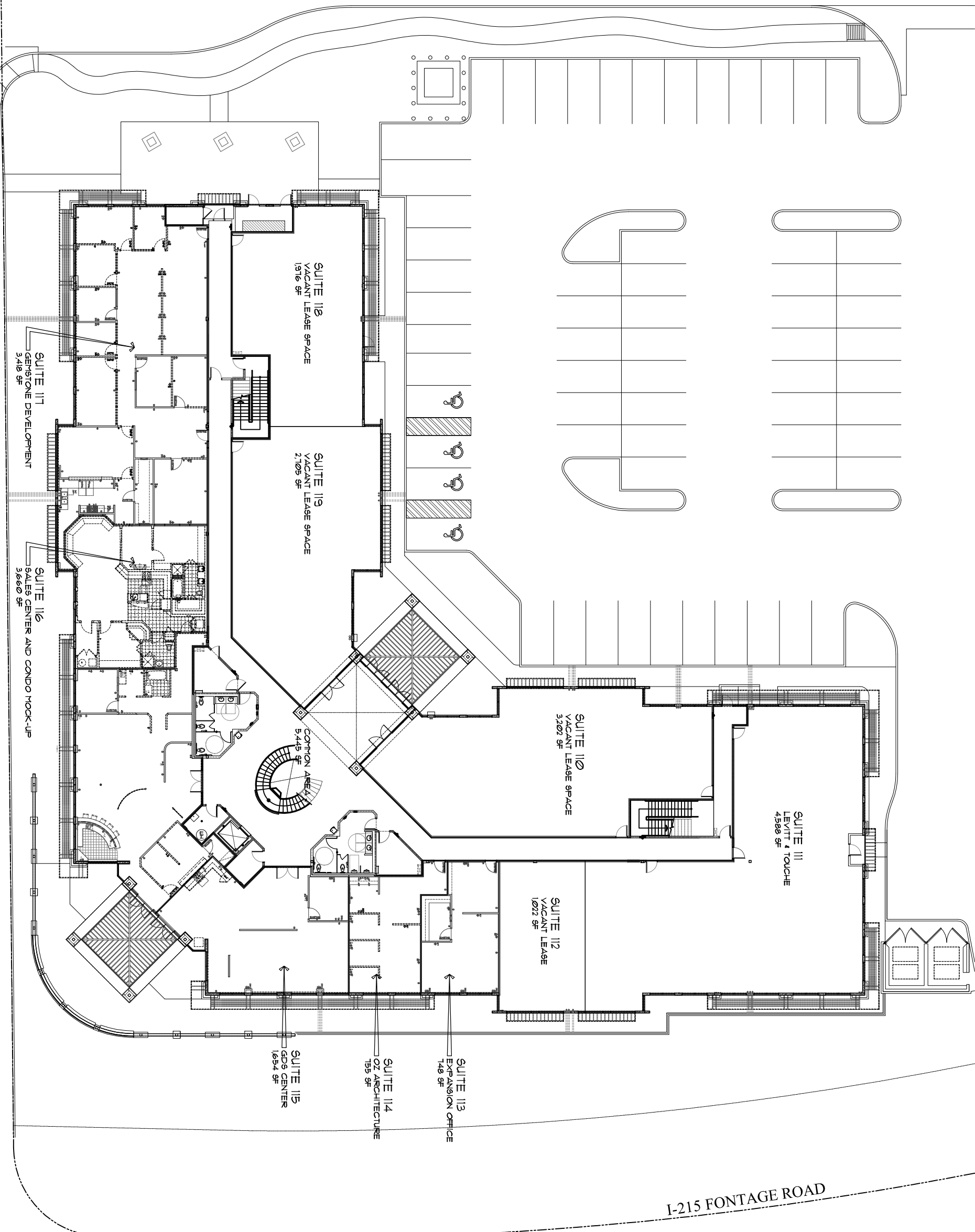
B FLOOR PLAN - SUITE 118 AND 119 VACANT LEASE AREA - APPROX. 4,681 USF / 5,421 RSF
A21 1/8" = 1'-0"

A
1/20

3/32" = 1'-0"

DEMOLITION FLOOR PLAN - BUILDING II - DESERT CANYON BUSINESS PARK

OQUEENDO ROAD
GEMSTONE - TOTAL LEASE
10,132 SF

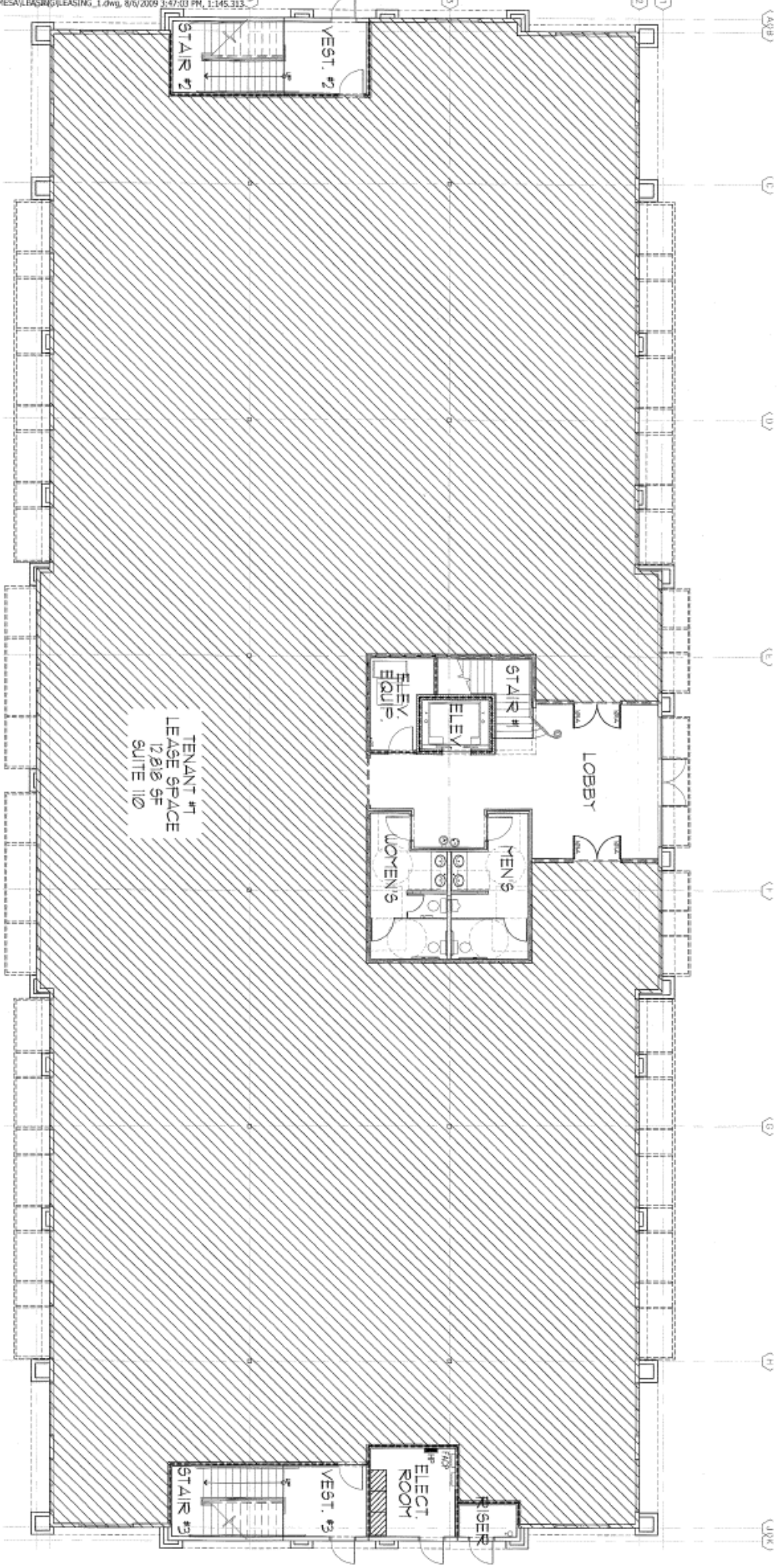


I-215 FONTAGE ROAD



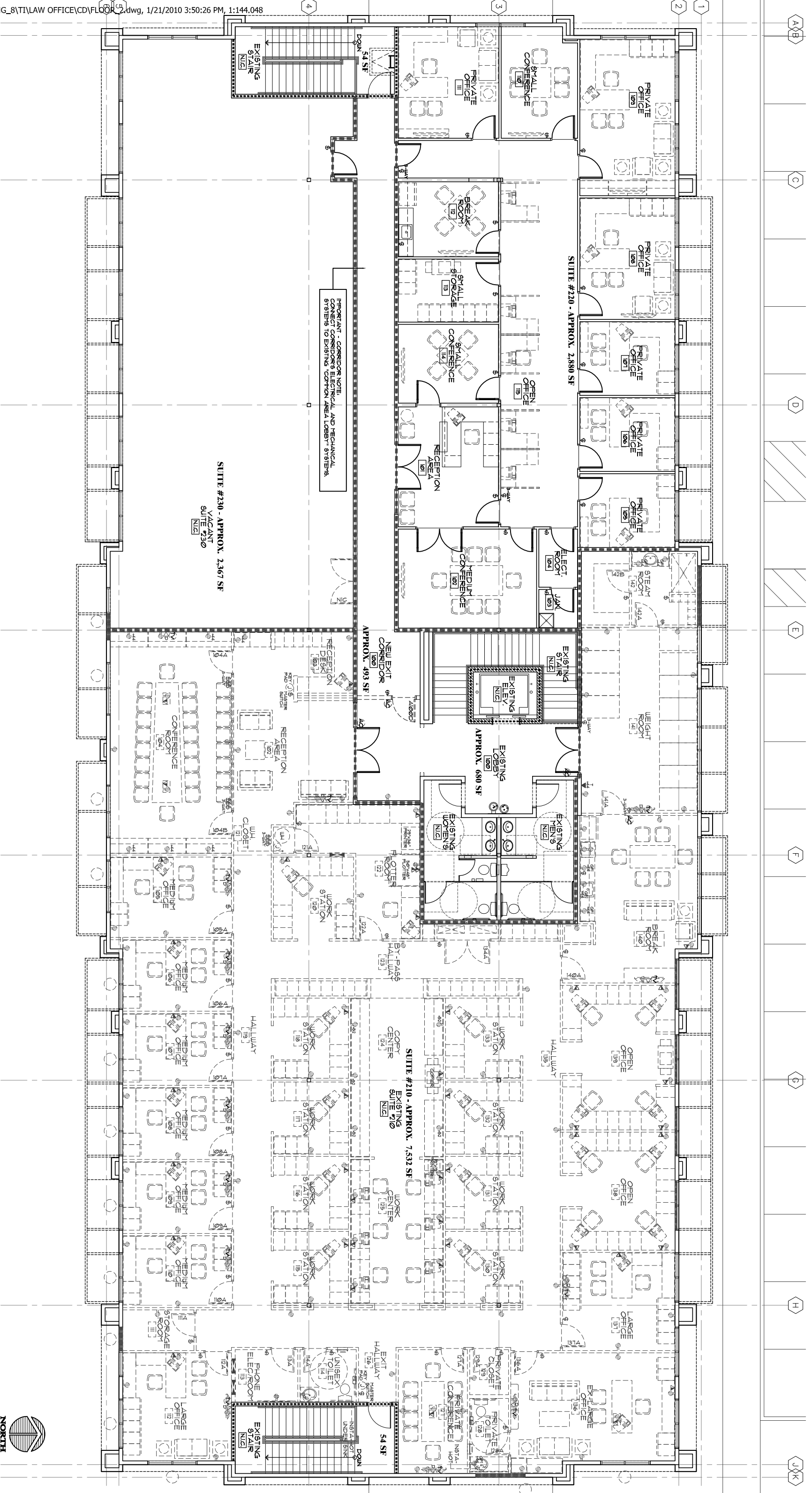
BASE PLAN - FLOOR 1 - SPEC. TL - BUILDING 8

FLOORPLAN AND ALL MEASUREMENTS ARE APPROXIMATE



A FLOOR PLAN - LEVEL 2 - GUENTHER LAW FIRM - SUITE 220 - APPROX. 2,880 SF

A22 3/16"=1'-0"



IMPORTANT - CORRIDOR NOTE:
CONNECT CORRIDOR'S ELECTRICAL AND MECHANICAL SYSTEMS TO EXISTING COMMON AREA LOBBY SYSTEMS.

