



LINDSEY BUTLER
REAL ESTATE

Civic Center Corporate Park | SUBLEASE

3908 Civic Center Drive, Suite C
North Las Vegas, Nevada

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CIVIC CENTER CORPORATE PARK consists of two multi-tenant industrial/office buildings totaling $\pm 70,320$ SF, situated on ± 3.04 acres. High loading dock doors and grade-level roll-up doors service each building. Warehouse features include metal halide lighting, 277/480 volt, 3-phase power, ± 18 -20' clear height, 1% skylights ± 120 ' truck court, fire sprinklers, evaporative coolers in the warehouse, and HVAC in the office.

Suite C is a SUBLEASE opportunity of an office/warehouse building with +/- 8,652 square feet. The HVAC office space is +/- 1,127 SF and consists of three (3) offices and a reception/showroom. The warehouse space is +/- 7,525 SF and features evaporative cooling, two (2) roll-up doors, loading dock, and 18-20 ft. clearance height.

Location: Civic Center Corporate Park is located in the North Las Vegas submarket, with the ability to service all areas of town from one central location. The property has great visibility from the I-15 freeway. This location offers convenience with proximity to the iconic World Famous Las Vegas Strip and the Harry Reid International Airport.

This location is ideal for any industrial user who wants to be at the epicenter of logistics activity in Southern Nevada.



— PROPERTY FEATURES — 04

COUNTY	Clark
ZONING	M-2
APN	Building C: 139-12-110-013-020
BUILDING AREA	Building C: ± 38,520 SF
YEAR BUILT	2007
FLOOD ZONE	Not in a flood zone per Clark County Assessor



— PROPERTY FEATURES — 05



- ✓ Total Square Feet: ± 8,652
- ✓ Office Space: ± 1,127 SF
3 Offices + Reception/Showroom
- ✓ Warehouse Space: ± 7,525 SF
- ✓ Restrooms: Two (2)
- ✓ Grade Level Door: One (1)
- ✓ Dock High Door: One (1)
- ✓ Power: 277/480 Volt, 3-Phase
- ✓ Clearance Height: ± 18-20ft
- ✓ Concrete Apron: ± 48ft
- ✓ Parking: 1.9:1,000 Ratio
- ✓ Fire Sprinkler System: 0.33
GPM/3,000 SF
- ✓ Zoning: M-2
- ✓ Construction: High Image
Concrete Tilt-Up
- ✓ Truck Court: ± 120ft
- ✓ Cooler: Evaporative
- ✓ Lighting: Metal Halide
- ✓ Skylights: 1%

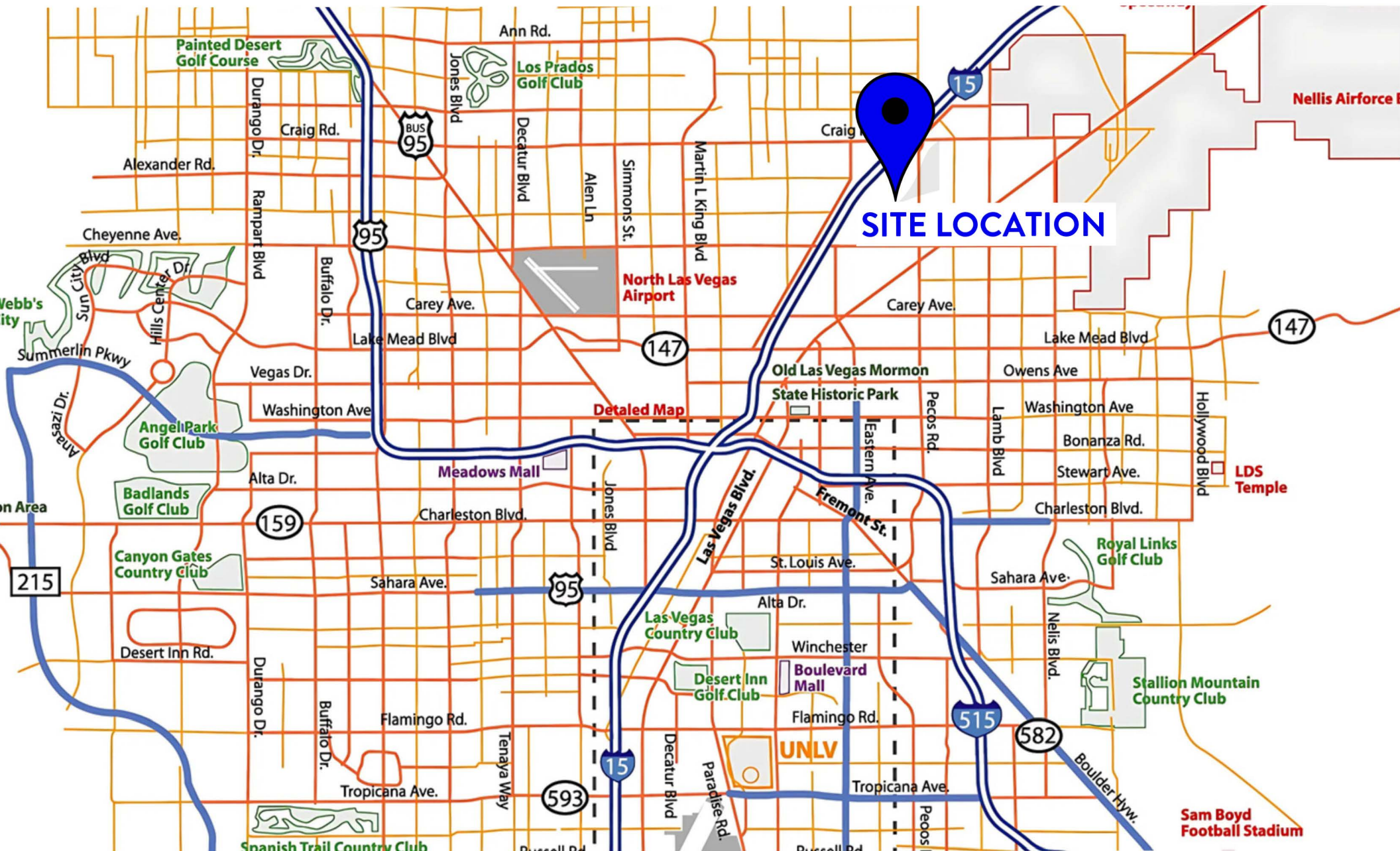
FINANCIAL COSTS 06

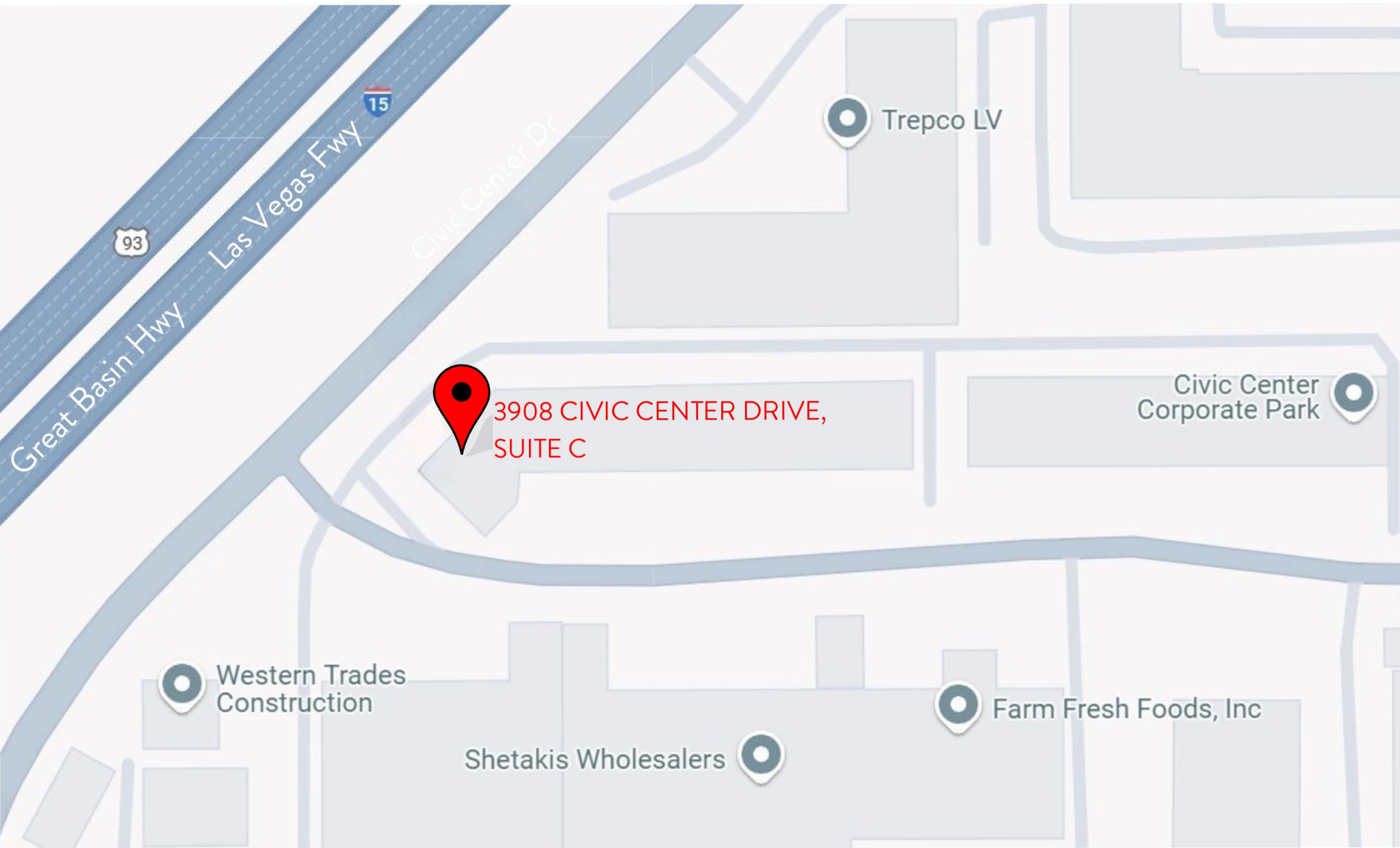
CALENDAR PERIOD	MONTHLY BASE RENT	MONTHLY CAMs (\$0.27/sf)	TOTAL MONTHLY RENT
01/01/2025-12/31/2025	\$10,293.80	\$2,336.04	\$12,629.84
01/01/2026-12/31/2026	\$10,705.56	\$2,336.04	\$13,041.60
01/01/2027-12/31-2027	\$11,133.78	\$2,336.04	\$13,469.82
01/01/2028-01/31/2028	\$11,579.13	\$2,336.04	\$13,915.17

*Sublease Expires 1/1/2028

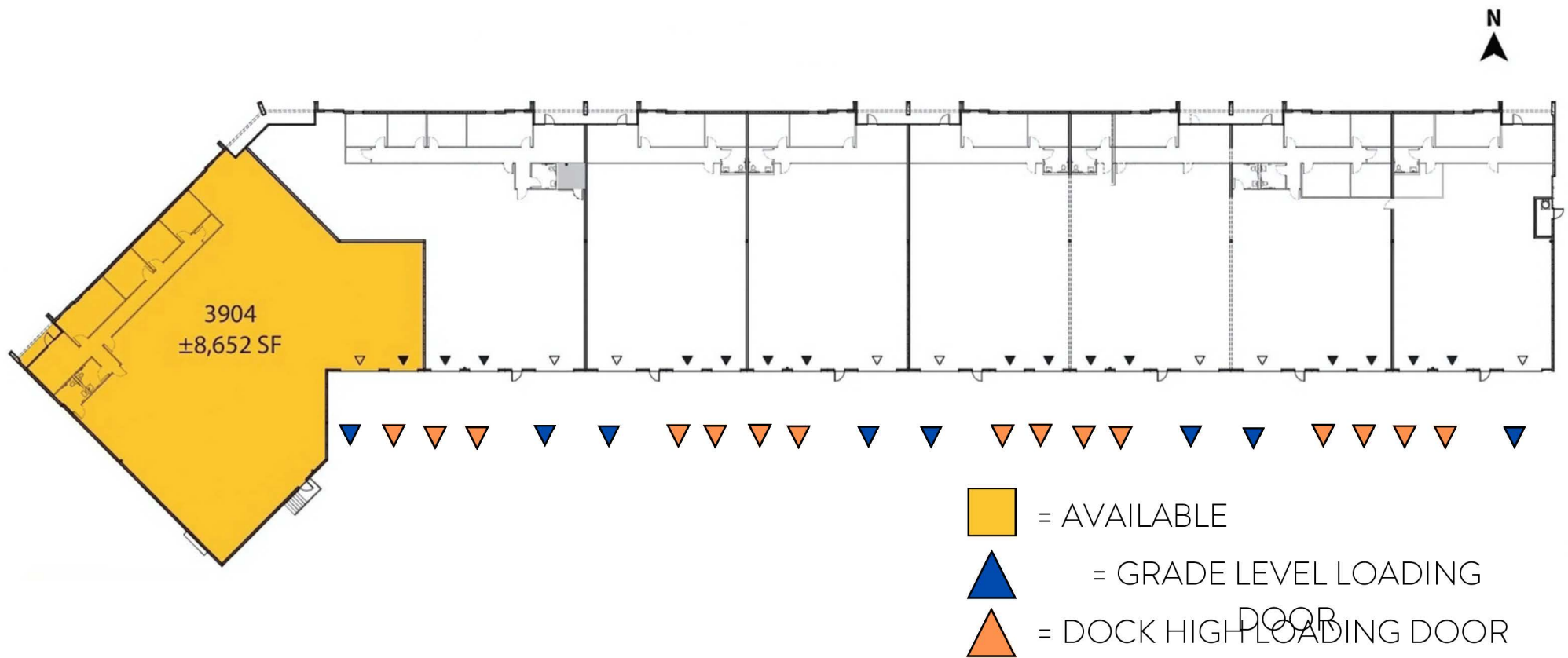




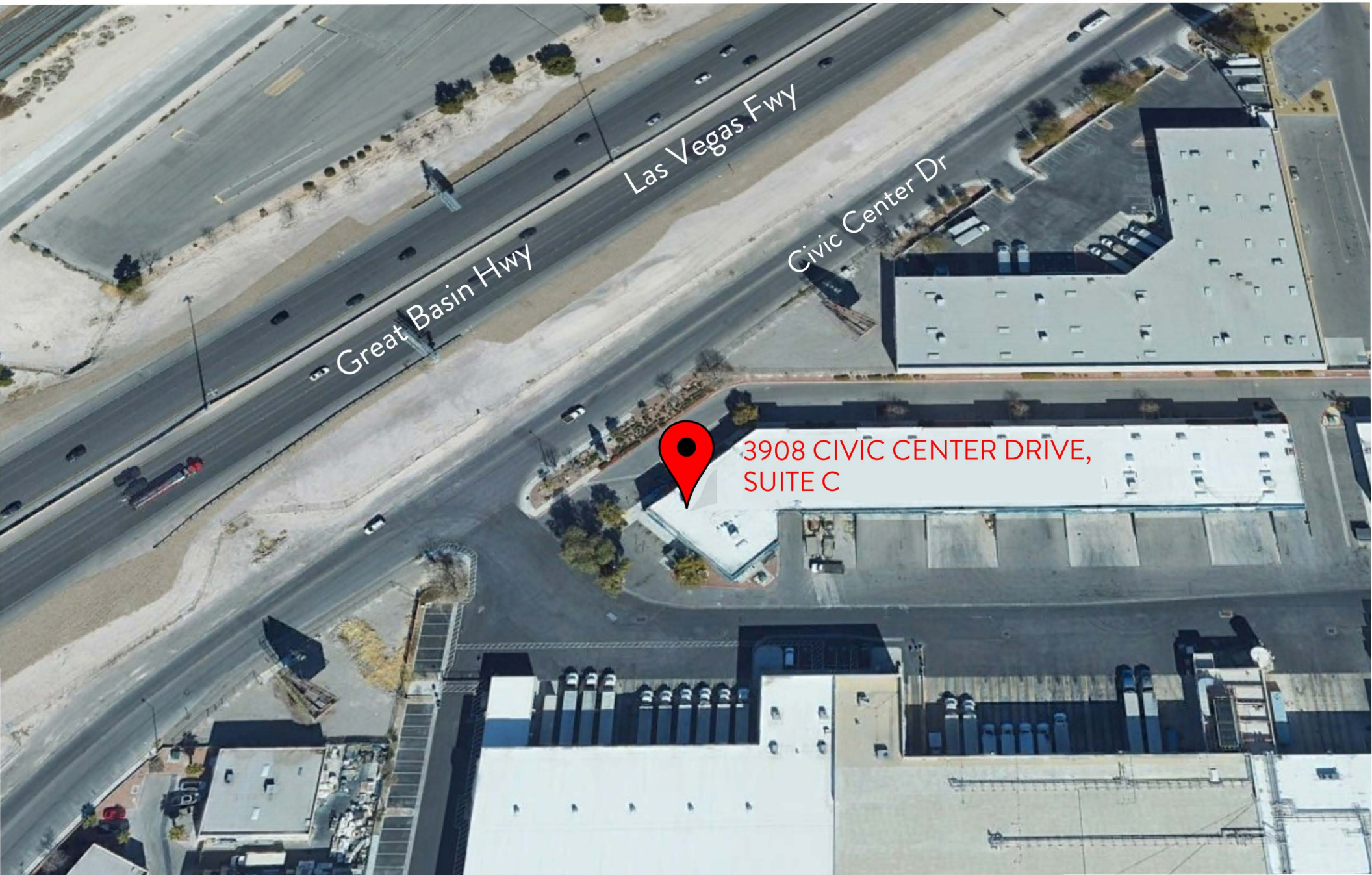




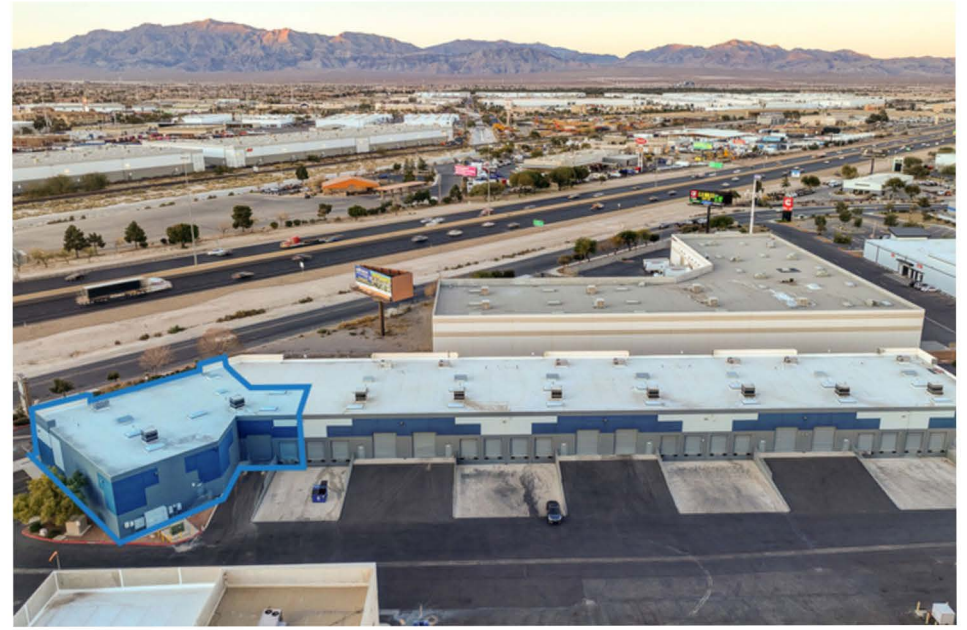
Floor Plan | Building C



Sizes are approximate, actual may vary







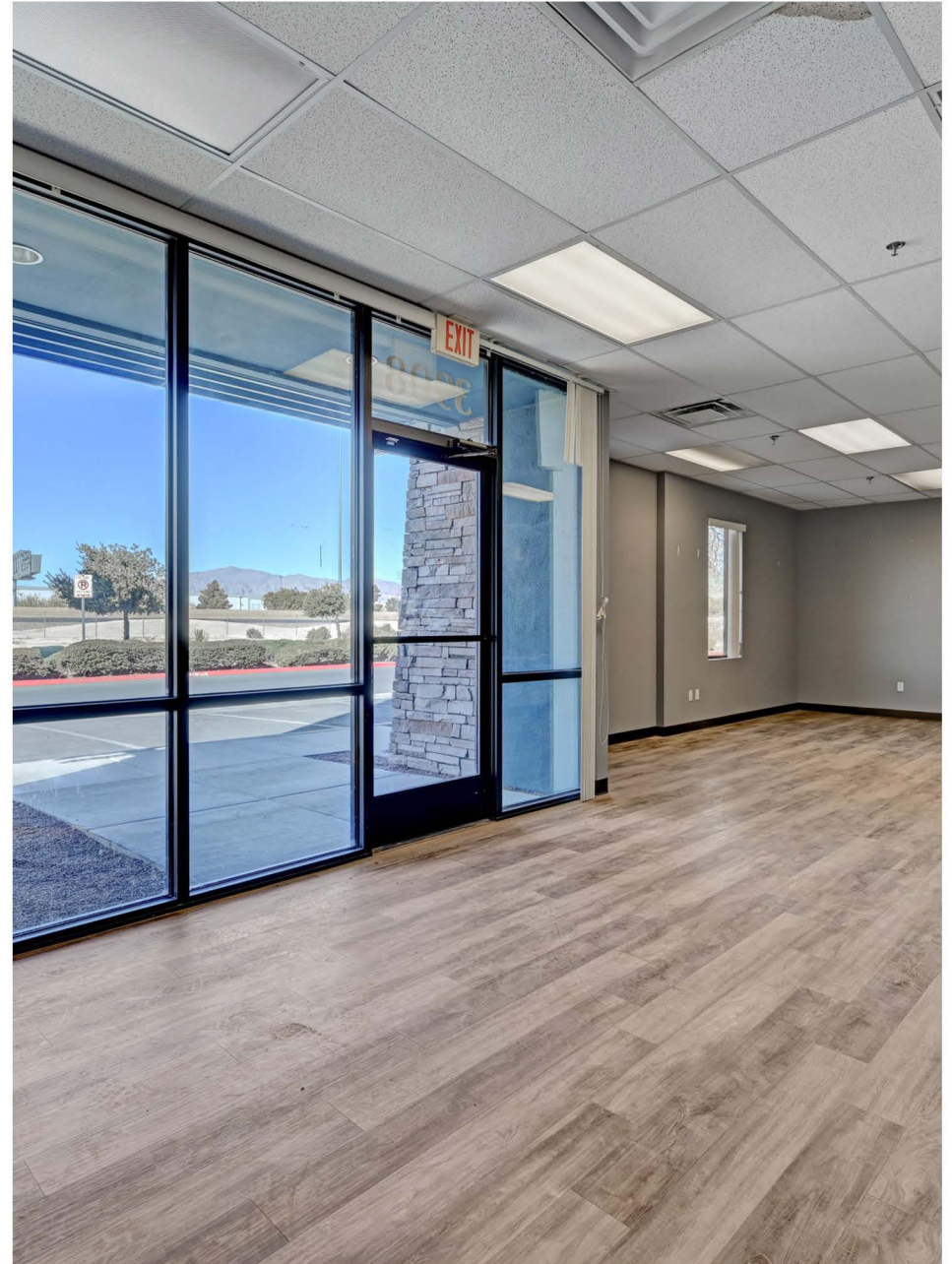


— EXTERIOR PHOTOS — 16

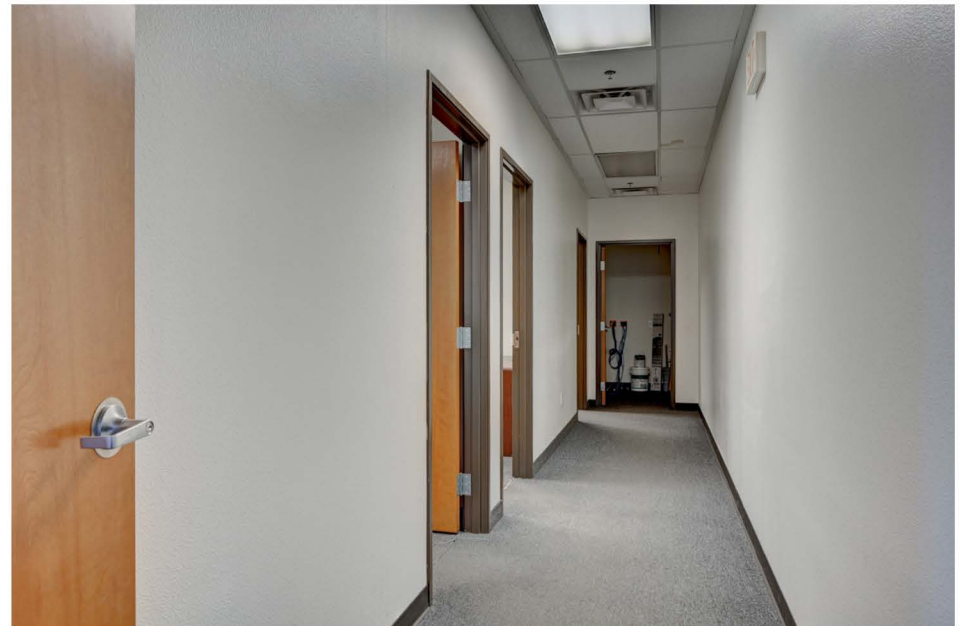


— EXTERIOR PHOTOS — 17

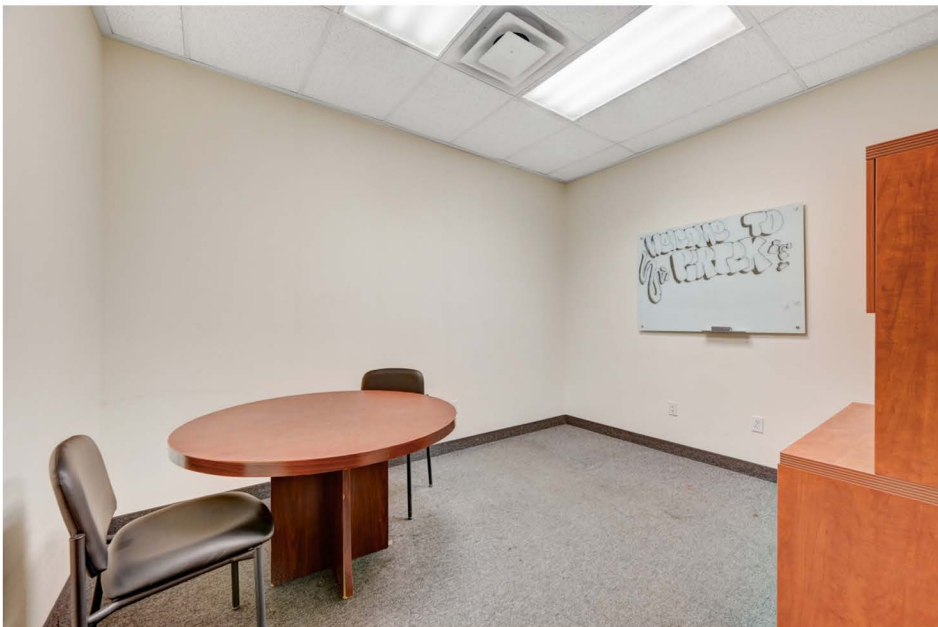
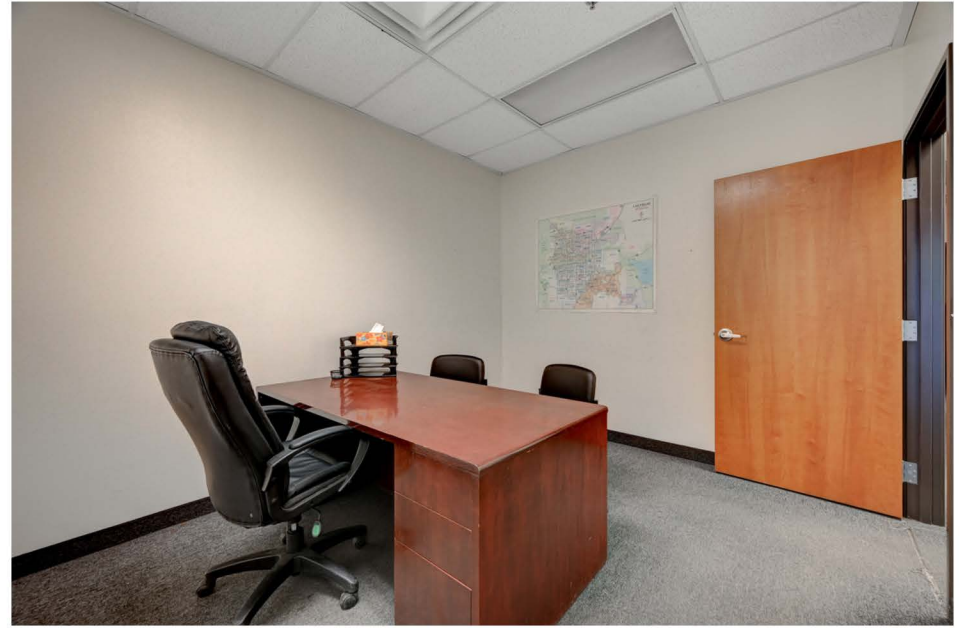




— INTERIOR PHOTOS — 19



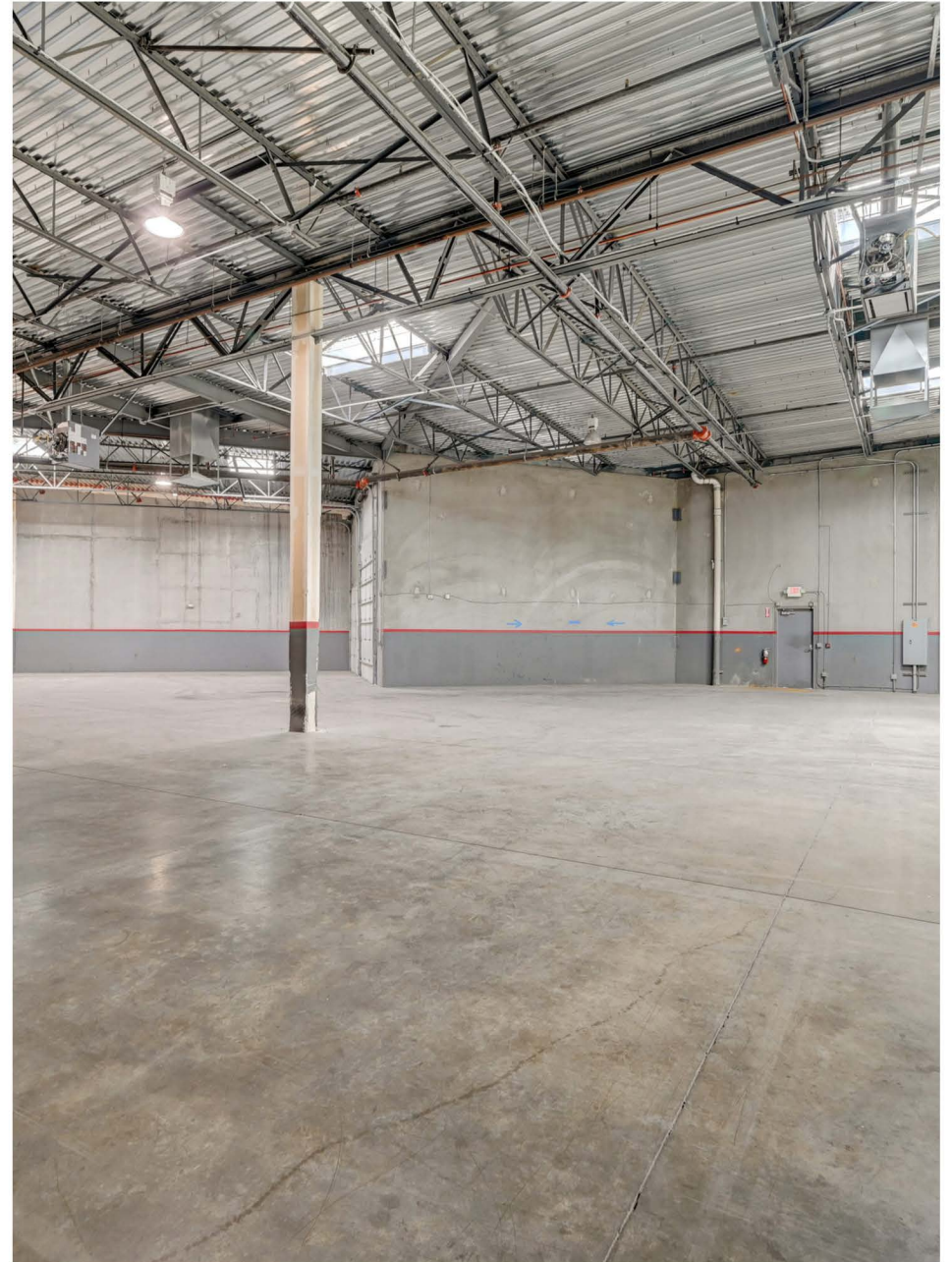
— INTERIOR PHOTOS — 20



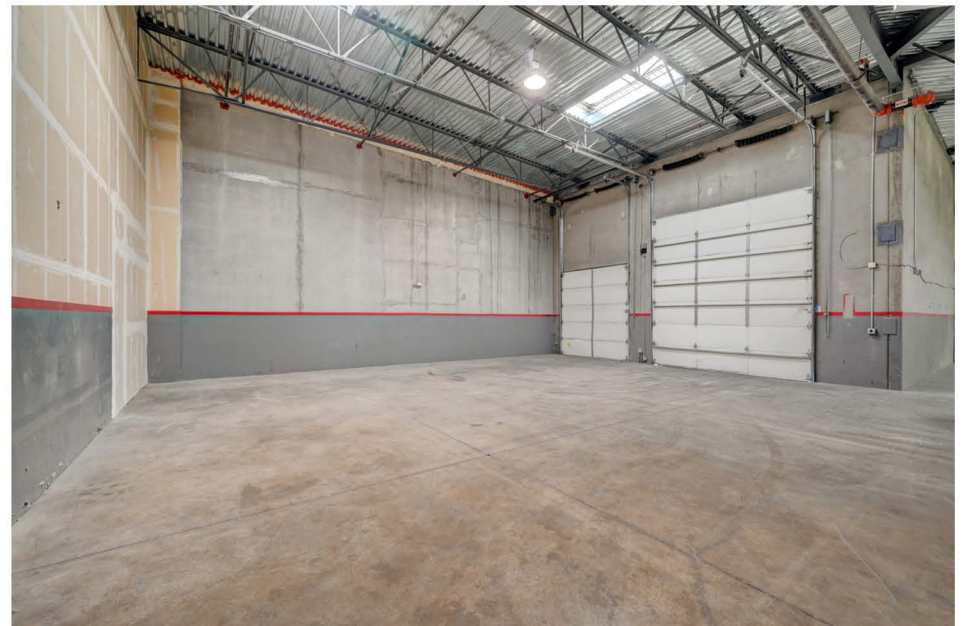
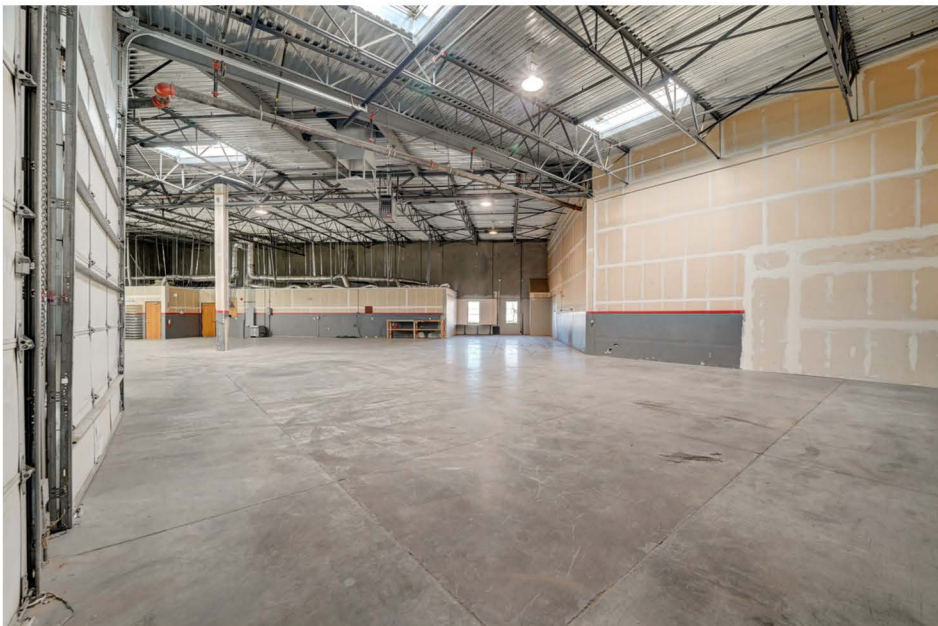
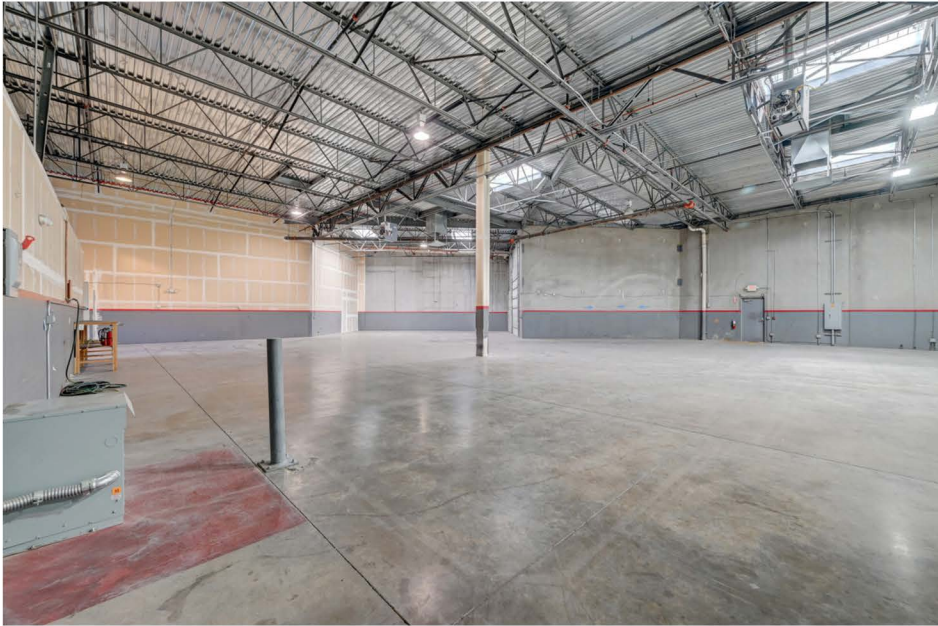
— WAREHOUSE / DOCK PHOTOS — 21



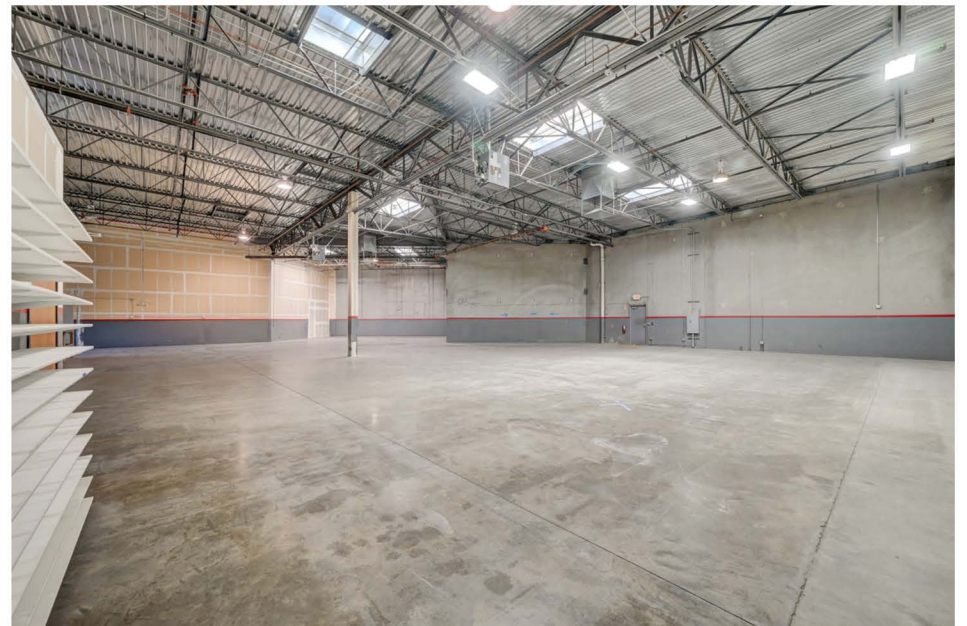
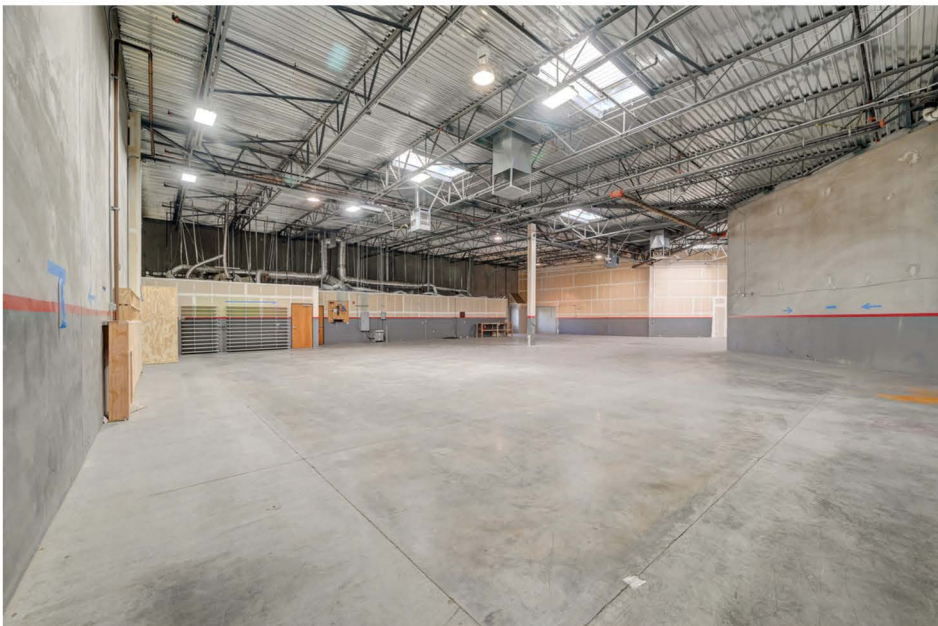
— WAREHOUSE / DOCK PHOTOS — 22



— WAREHOUSE / DOCK PHOTOS — 23



— WAREHOUSE / DOCK PHOTOS — 24



—WAREHOUSE / DOCK PHOTOS ————— 25



— PROPERTY PHOTOS — 26



LAS VEGAS MARKET OVERVIEW

27



Las Vegas is considered one of the premier entertainment cities of the world thanks to its abundance of resorts, restaurants, shopping, and entertainment options. The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation with a population of nearly 2.33 million. The metro has become a fully diversified economy, with logistics groups, tech firms, and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

METRO HIGHLIGHTS



WELL-PAYING JOBS

Professional and business office positions accounted for more than 20 percent of the metro's job count at the onset of 2023.



STRONG POPULATION GAINS

The metro continues to draw residents. Over the next five years, Las Vegas' population is forecast to increase by nearly 6 percent.



VAST TOURISM INDUSTRY

Visitor volume reached 40.83 million in 2023, ranking Las Vegas among the top tourist destinations in the country.

— NEVADA'S TAX ADVANTAGE — 28

Nevada is one of the nation's most business-friendly states, offering many reasons for small businesses and corporations to conduct business in the state.

According to Tax Foundation's 2024 State Business Tax Climate Index, Nevada ranks 7th best. This independent study includes five areas of taxation including taxes, individual income taxes, unemployment insurance taxes, and property taxes (including both residential and commercial).

Tax Advantages Include:

- ✓ No Corporate Income Tax
- ✓ No Taxes on Corporate Shares
- ✓ No Franchise Tax
- ✓ No Inheritance or Gift Tax
- ✓ No Estate Tax
- ✓ No Unitary Tax
- ✓ Competitive Sales and Property Tax Rates
- ✓ No Personal Income Tax
- ✓ Nominal Annual Fees
- ✓ No Franchise Tax on Income
- ✓ Nevada corporations may purchase, hold, sell, or transfer shares of its own stock
- ✓ Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.

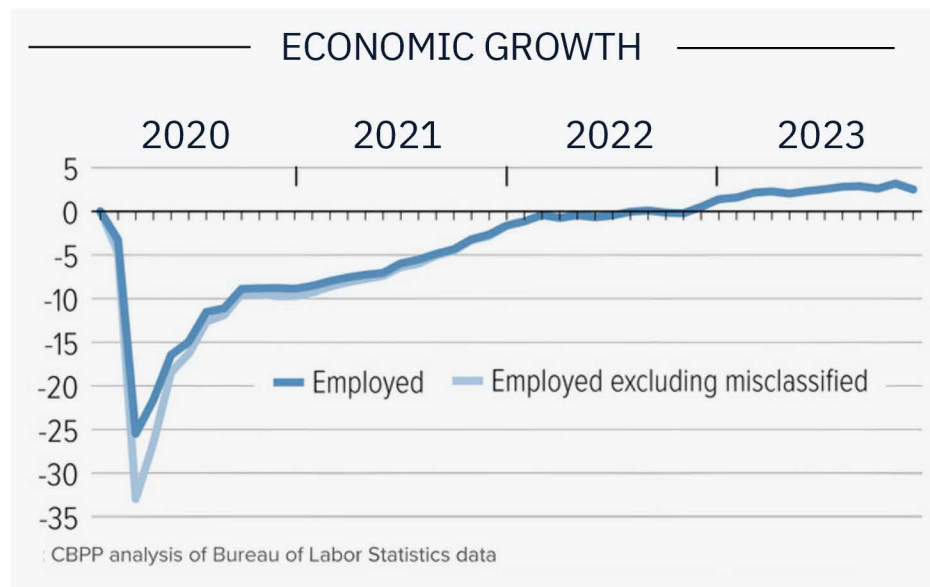
LAS VEGAS ECONOMY

29

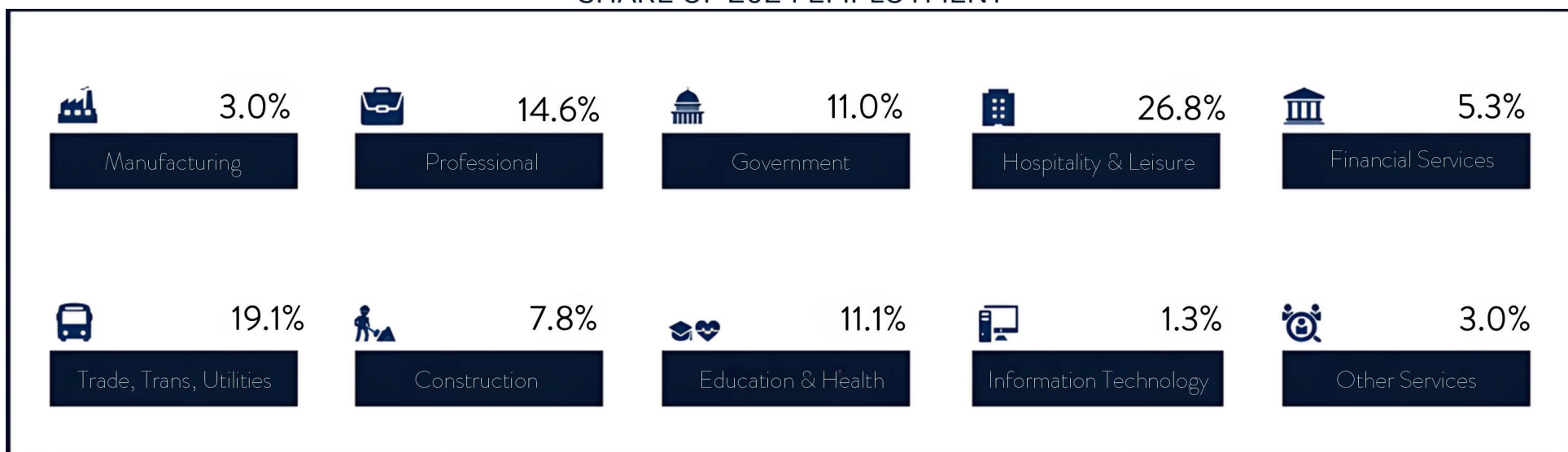
With all 10 of the nation's largest hotels located in Las Vegas, tourism and entertainment are the most significant drivers of the Las Vegas economy; however, the economy has diversified into distribution, back-office operations and manufacturing.

The metro's business-friendly environment, access to Western markets, growing labor force and availability of high-speed data have attracted companies such as Switch, Amazon, K2 Energy, Scientific Games, Tectonics, Virtual Guard, Vada Tech and Zappos.

The 2.3 million-square-foot Las Vegas Convention Center is one of the largest in the world and will feature a new underground people mover upon its reopening.



SHARE OF 2024 EMPLOYMENT



The population will expand by more than 125,000 residents over the next five years, resulting in the formation of nearly 52,700 households.

The homeownership rate of 53 percent is well below the national rate of 64 percent, creating a strong rental market.

Roughly 23 percent of the population age 25 and older have attained a bachelor's degree, and 8 percent also hold a graduate or professional degree.

QUALITY OF LIFE

With approximately 300 days of sunshine annually and an average temperature near 80 degrees, Clark County offers residents and visitors alike plenty to do besides enjoy the resorts and casinos.

Water-sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. Red Rock Canyon Conservation Area, located off the Strip, offers outstanding hiking and mountain-climbing opportunities. Las Vegas is home to the University of Nevada-Las Vegas (UNLV), which has received national recognition for its hotel management, criminal justice and social-work programs.

POPULATION BY AGE	
0-4 YEARS	6%
5-19 YEARS	19%
20-24 YEARS	6%
25-44 YEARS	29%
45-64 YEARS	25%
65+ YEARS	15%

DEMOGRAPHICS & PROJECTIONS		
POPULATION	2.3 MM	5.5 Growth 2020-2025
HOUSEHOLDS	837K	6.3% Growth 2019-2024
MEDIAN AGE	37.3 Years	U.S. Median: 38.2
MEDIAN HOUSEHOLD INCOME	\$60,300	U.S. Median: \$63,000

POPULATION

COMPARISON BY AREA

	Las Vegas	Clark County	Nevada	USA
Population	645K	2.27M	3.1M	331M
Population Density per Sq Mi	4.55K	287	28.3	93.6
Population Change since 2020	+2.3%	+4.2%	+4%	+1.8%
Median Age	38	38	39	39
Male / Female Ratio	50%	50%	51%	50%



POPULATION

NEAR 3908 CIVIC CENTER DRIVE

	1 Mile	3 Mile	5 Mile
2024 Population	8,247K	169,634K	424,259K
2029 Population	8,786K	182,170K	455,160K
Population Growth 2024-2029	+6.54%	+7.39%	+7.28%
Median Age	33	34	35
2024 Total Households	2,322	50,338	134,636
Household Growth 2024-2029	+6.50%	+7.48%	+7.28%
Median Household Income	\$44,172	\$51,199	\$48,789
Average Household Size	3.30	3.20	3.00
2024 Average Household Vehicles	2.00	2.00	2.00
Median Home Value	212,455	272,317	281,099
Median Year Built	1983	1994	1994

TRANSPORTATION

NEAR 3908 CIVIC CENTER DRIVE

TRANSIT/SUBWAY



Sahara Station- Las Vegas Monorail	13 min
Las Vegas Convention Center Station	15 min
Las Vegas Hilton Station	16 min
Harrah's Station	16 min
Flamingo/Ceasar's Palace Station	16 min

AIRPORT



Harry Reid International Airport	22 min
Boulder City Municipal	40 min

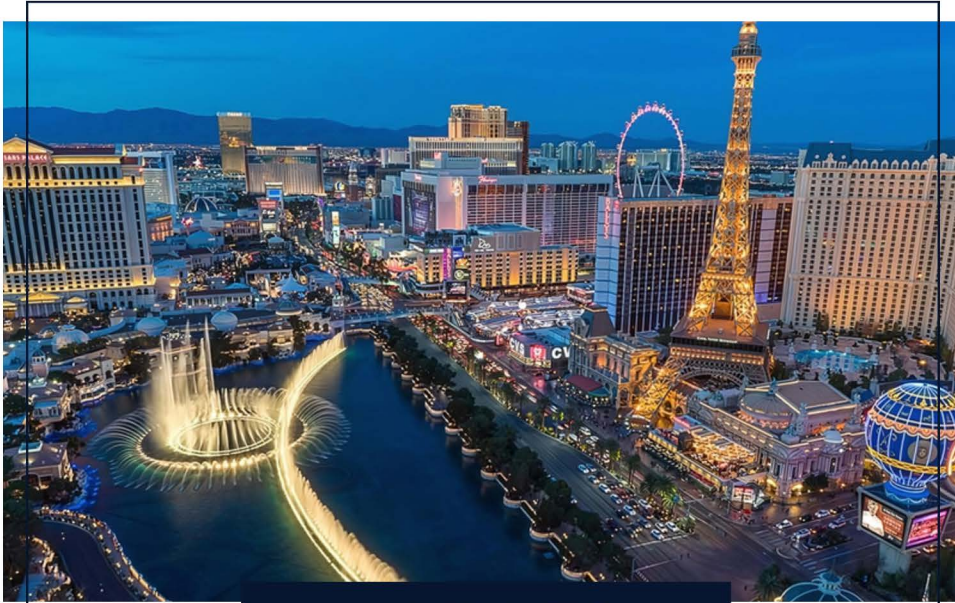
FREIGHT PORT



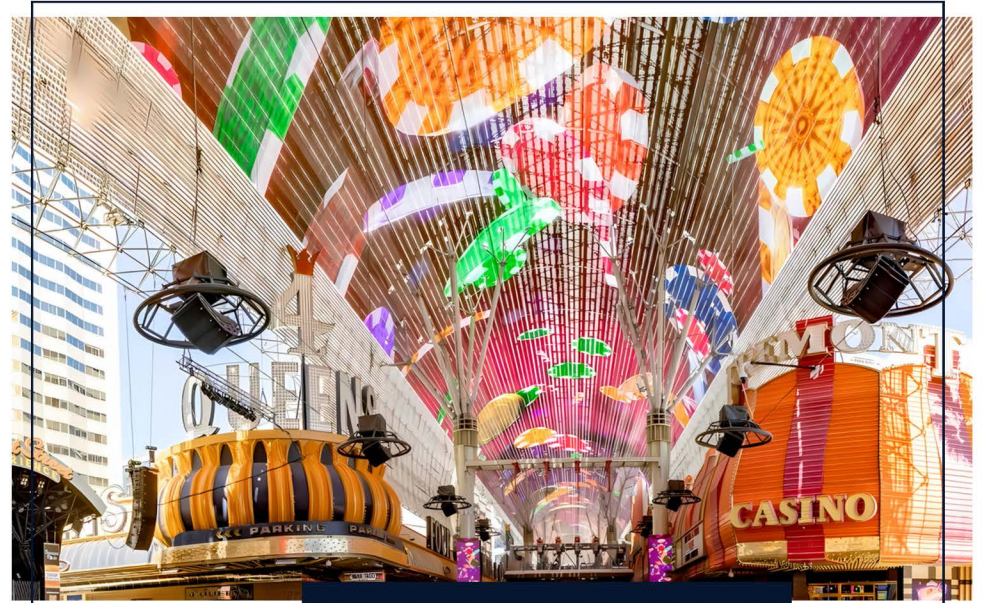
Port of Long Beach	323 min
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— AMENITIES & ATTRACTIONS — 34



LAS VEGAS STRIP



FREMONT STREET EXPERIENCE



RED ROCK CANYON



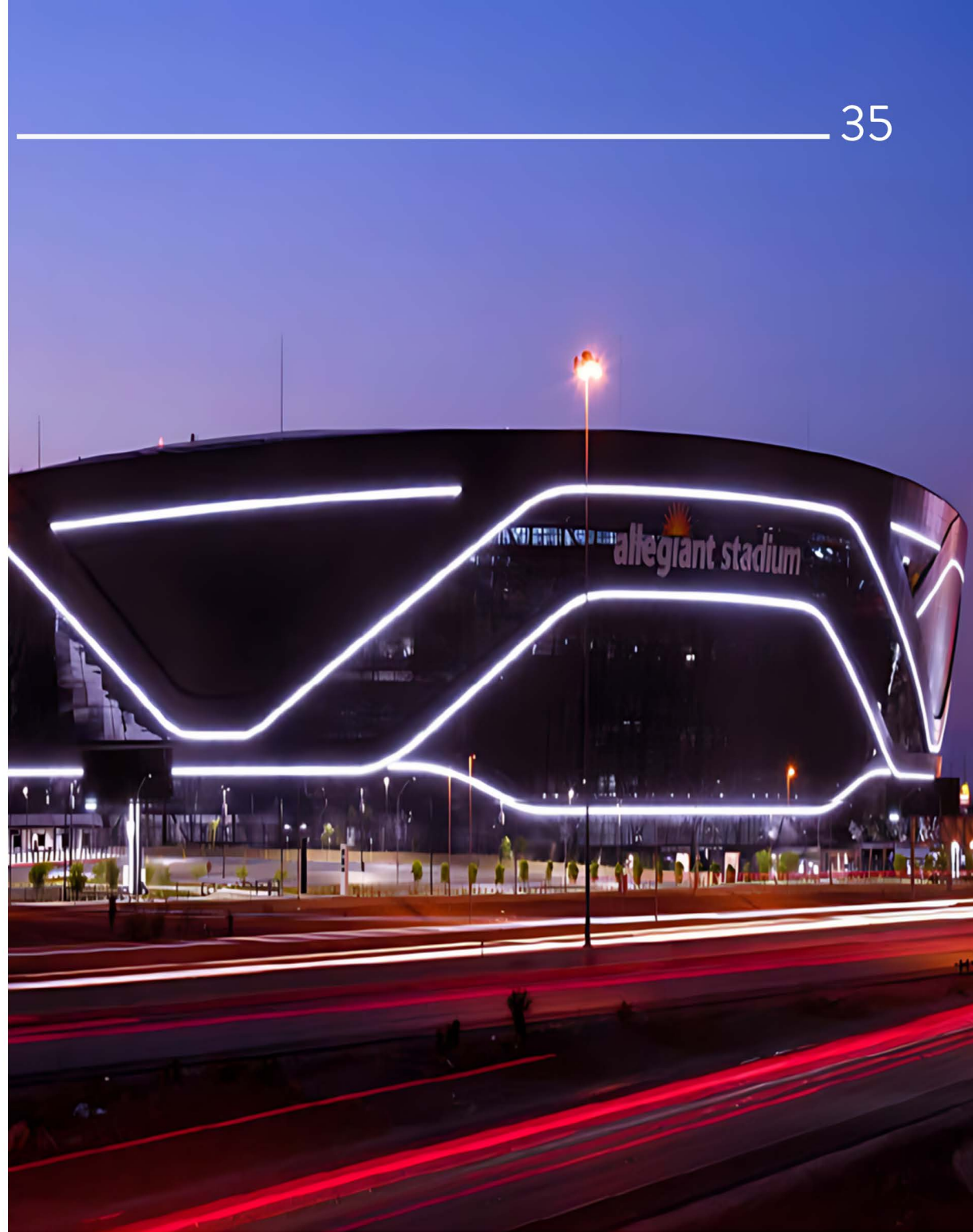
FREMONT EAST DISTRICT

LAS VEGAS RAIDERS

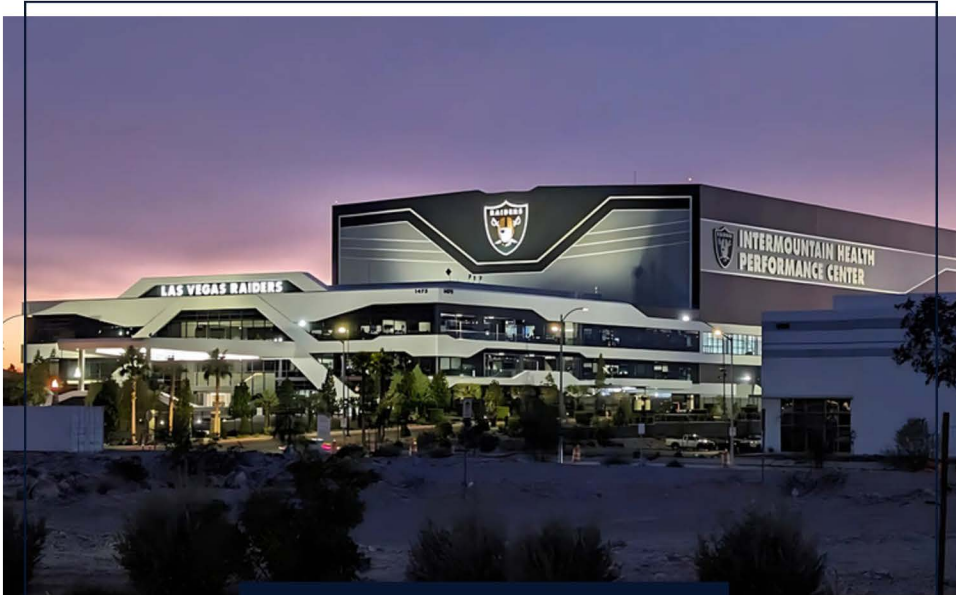
Allegiant Stadium is a domed stadium located in Paradise, Nevada. It serves as the home stadium for the National Football League (NFL)'s Las Vegas Raiders and the University of Nevada, Las Vegas (UNLV) Rebels college football team.

It is located on about 62 acres (25 ha) of land west of Mandalay Bay at Russell Road and Hacienda Avenue and between Polaris Avenue and Dean Martin Drive, just west of Interstate 15. Construction of the \$1.8 billion stadium began on November 13, 2017, and its certificate of occupancy was issued on July 31, 2020.

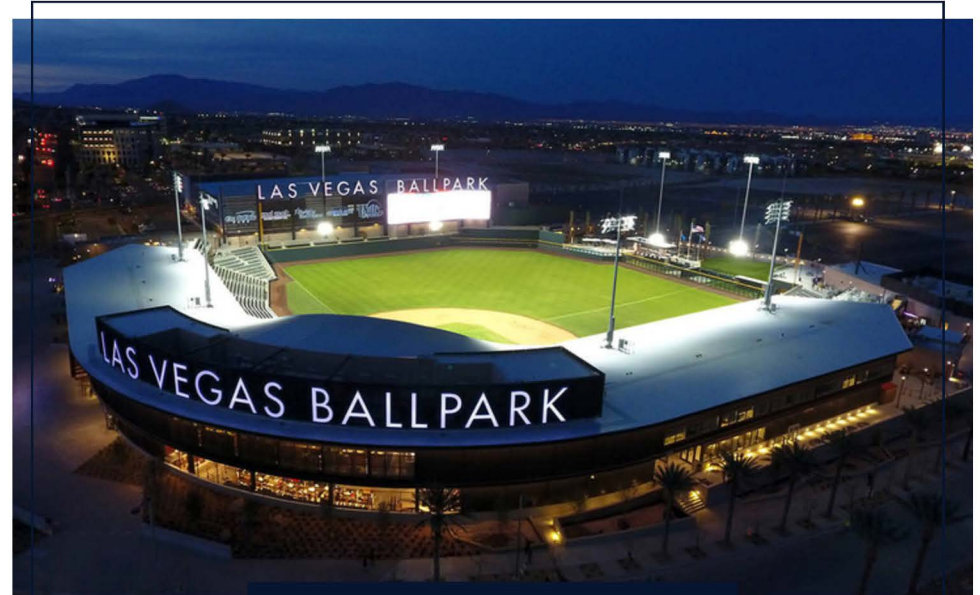
This stadium is a state-of-the-art facility. It will host championship games and will be the new home of the Las Vegas Bowl.



— AMENITIES & ATTRACTIONS — 36



RAIDERS HEADQUARTERS



LAS VEGAS BALL PARK

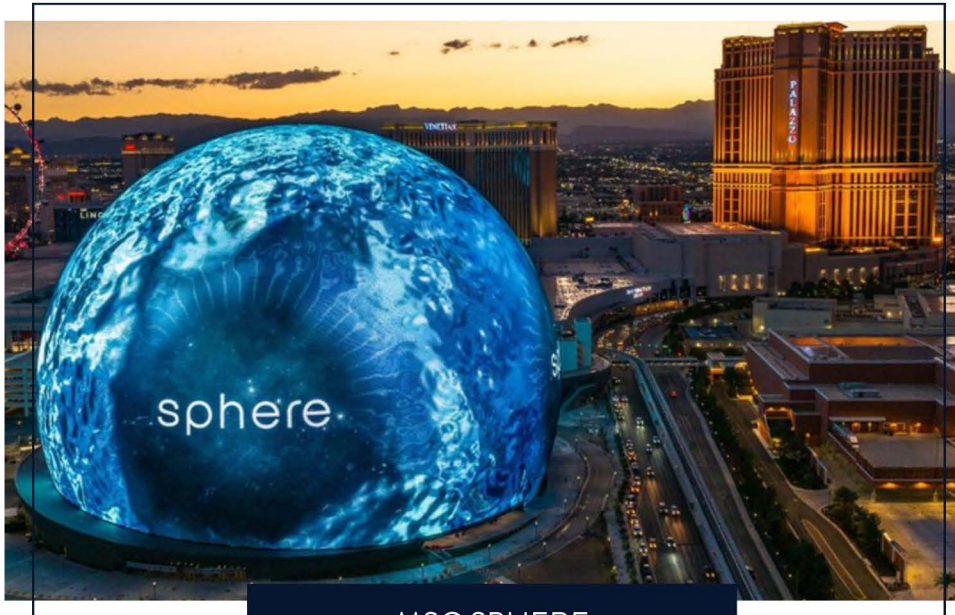


UNLV SCHOOL OF MEDICINE

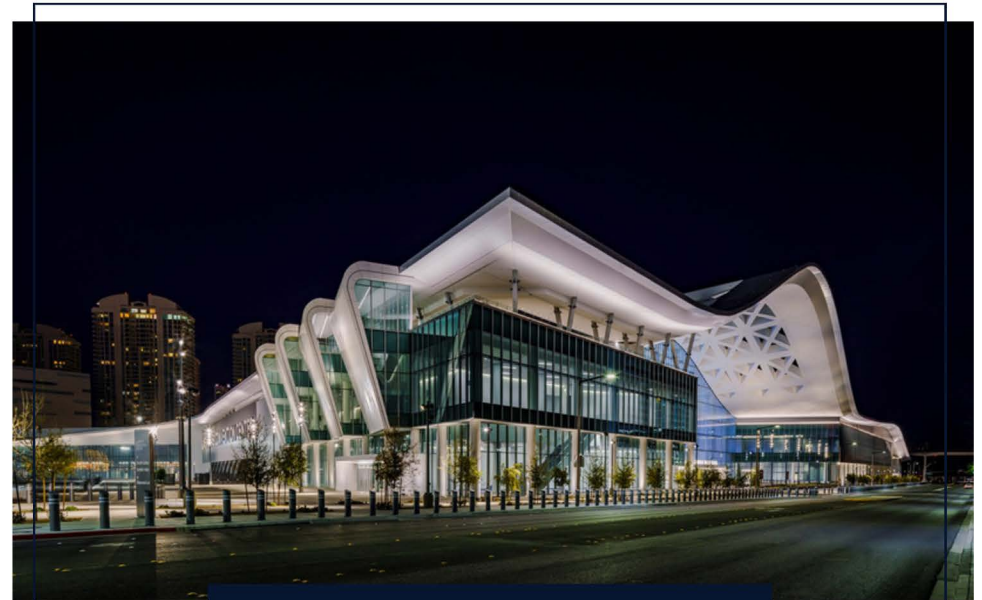


CIRCA HOTEL & CASINO

— AMENITIES & ATTRACTIONS — 37



MSG SPHERE



CONVENTION CENTER



RESORTS WORLD



FONTAINEBLEAU



The Vegas Golden Knights are a professional ice hockey team based in the Las Vegas metropolitan area. They compete in the National Hockey League (NHL) as a member of the Pacific Division of the Western Conference.

Founded as an expansion team, they began play in the 2017-18 NHL season. The team is owned by Black Knight Sports & Entertainment, a consortium led by Bill Foley and the Maloof family.

The team plays its home games at T-Mobile Arena on the Las Vegas Strip in Paradise, Nevada. Unlike most expansion teams, the Golden Knights have obtained great success in their first three seasons as a professional team, reaching the Stanley Cup Finals in their very first year.

The team's name includes "Knights" as a homage to the Black Knights of the United States Military Academy, foley's alma mater, and because knights were, according to Foley, "the epitome of the warrior class".

— AMENITIES & ATTRACTIONS — 39

SPORTS



EDUCATION



ART & ENTERTAINMENT



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—DISCLAIMER—

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