

THE CENTER

AT LAKE MEAD



NEW OFFICE / RETAIL CAMPUS

TECHNOLOGY DESIGNED FOR **HEALTH**, **WELLNESS** and **SECURITY**

PROFESSIONALLY OWNED AND MANAGED BY



PROPERTY OVERVIEW

The Center at Lake Mead is a newly renovated mixed-use project situated on 8.98 acres, totaling 109,554 rentable square feet. Originally constructed in 1995, the property is currently undergoing a near-total renovation to create a campus-like environment. The square footage is spread across two large primary anchor buildings, inline shared pad building, and inline retail that fronts Jones Boulevard providing a 7:1000 parking ratio. The location of the pad buildings do not hinder the rest of the property's sightline from the road, which boasts above average traffic counts.

Proximity to medical centers such as University Medical Center, Valley Hospital, and MountainView Hospital, as well as shopping centers such as Centennial Center, Best in the West Shopping Center, Meadows Mall, and Downtown Summerlin via the US-95 freeway, I-15 freeway, and Summerlin Parkway. Current on-site amenities include Absolute Dental, Jackson Hewitt, Pizza Hut, and ICare Las Vegas. The Center at Lake Mead is dedicated to acquiring top food, wellness, and lifestyle brands to fit this campus destination.



109,554
RENTABLE
SQUARE FEET



2021
YEAR
RENOVATED



21,775
AVERAGE DAILY
TRAFFIC





SITE PLAN

- | | |
|--------|---------------|
| ● 6140 | ● 6110 - 6112 |
| ● 6150 | ● 6120 - 6136 |
| ● 6190 | ● 6160 - 6172 |

THE CENTER
AT LAKE MEAD

AVAILABLE

RETAIL / OFFICE SPACE



**CLICK TO VIEW
UNIT 6110**

AVAILABLE UNITS - \$3.00/NNN

6110 **2,266** SQ FT

AVAILABLE UNITS - \$2.25/NNN

6126 **1,255** SQ FT

6128 **1,264** SQ FT

6132 **1,263** SQ FT

6136 **1,425** SQ FT

AVAILABLE UNITS - \$1.60/NNN

6140 **59,764** SQ FT

AVAILABLE UNITS - \$1.60/NNN

6150 **16,920** SQ FT

AVAILABLE UNITS - \$1.90/NNN

6160 **1,811** SQ FT

6164 **2,918** SQ FT

6168 **1,138** SQ FT

6170 **1,251** SQ FT

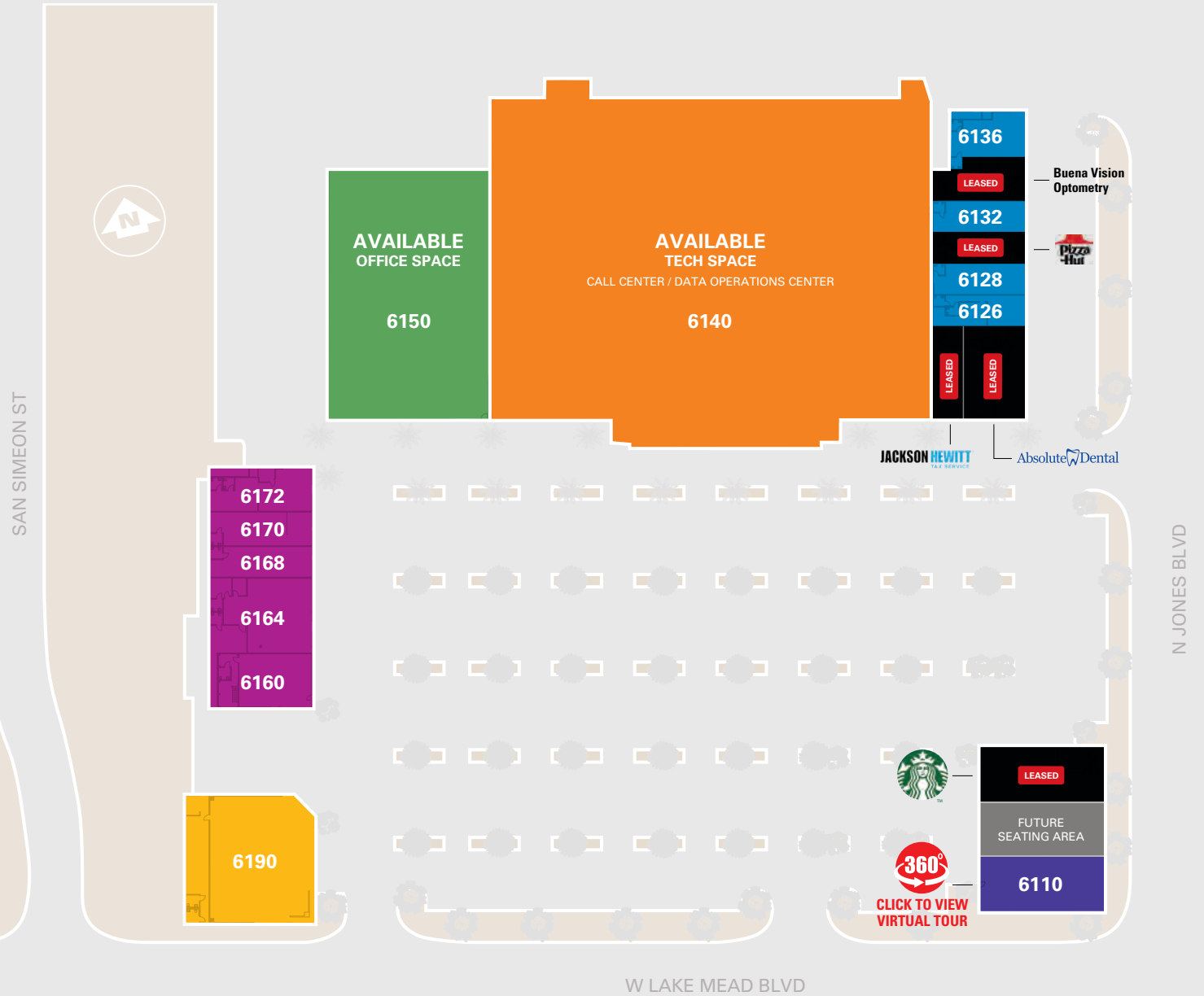
6172 **1,446** SQ FT

AVAILABLE UNITS - \$3.00/NNN

6190 **5,745** SQ FT

THE CENTER

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TECH WITH POWER, SPEED and PARKING

UNIT 6140 - CALL CENTER - OPERATIONS CENTER
LARGE OPEN OFFICE

Newly renovated, single story office, offering 7:1000 parking. Call Center - Tech Operations Center configuration. 59,764+/- SqFt - Expandable to 76,684+/- SqFt. Open Floor Plan Interior. Secured lobby entrances. Open access conference room and Restrooms available off Lobby. Grade level loading door for deliveries. Redundant Fiber Optics available. Upgraded power to accommodate server room and telecoms. Large Break Room. Multiple employee restrooms at various locations. State of the art mechanical, air conditioning and filtration system. Natural daylight acoustical ceiling system to accommodate any floor plan.

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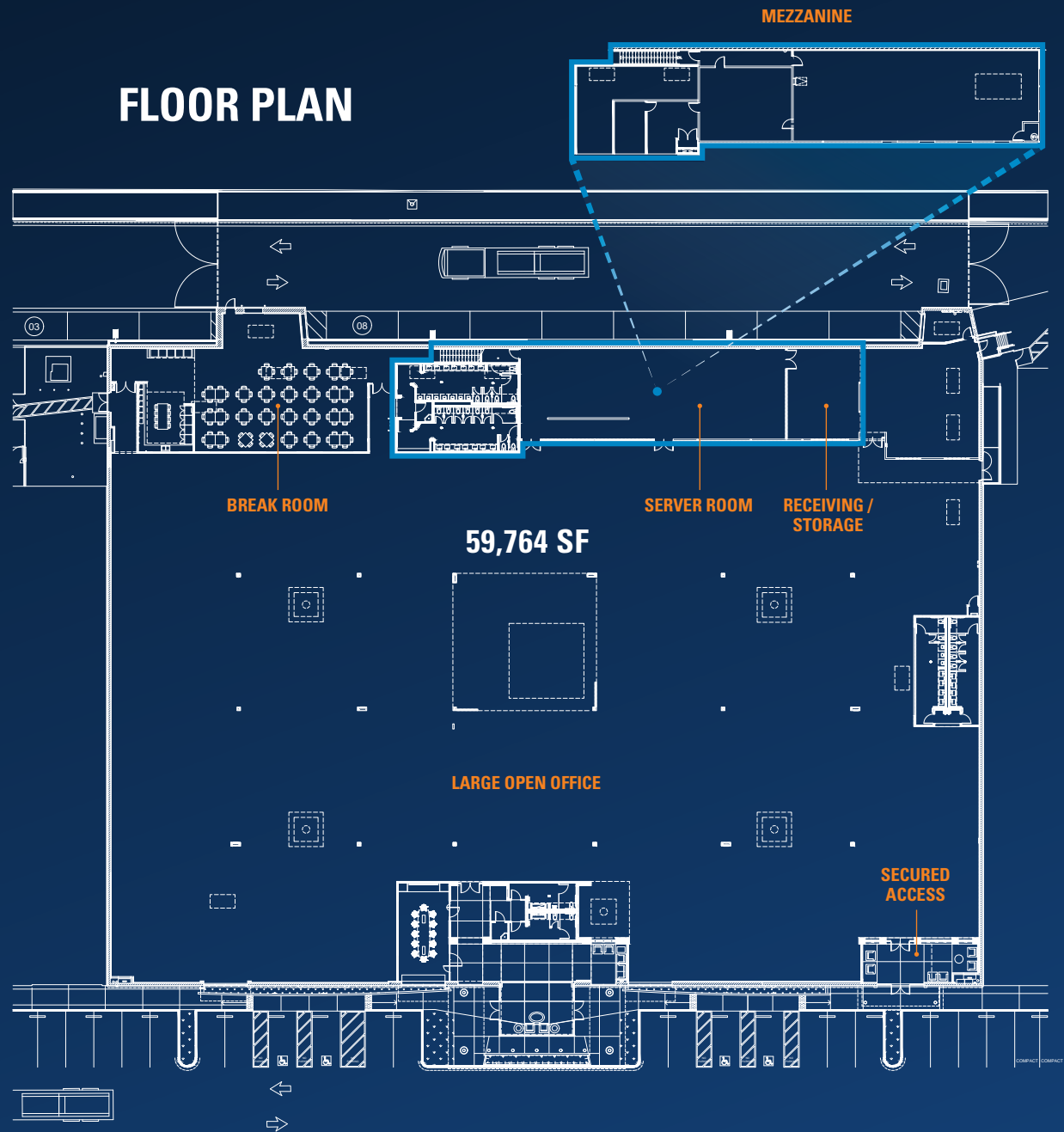
NEW OPEN FLOOR OFFICE

THE CENTER AT LAKE MEAD

- Secured Lobby / Reception Area
- Conference Room Off-Lobby
- Client Restrooms
- Flexible Open Office
- Natural Daylight Ceilings
- Large Break Room and Seating Area
- Multiple Restroom Locations
- Server Room
- Shipping / Receiving Area
- Secured Secondary Access
- Rate of \$1.60 NNN
- 7:1000 Parking



FLOOR PLAN



NEW OPEN FLOOR OFFICE

POWER / TECHNOLOGY

New electrical service: 2500 amps,
277/480-volt, 3 phase, 4 wire

New, redundant Telecom feeds to multiple
locations on site for new fiber connections

Data room capacities of over 2000 SqFt
with over 100 watts per SqFt power
density allowance

Open Floor Plan Call Center / Operations area with a
power density allowance of over 24 watts per SqFt

All new high efficiency LED lighting system with integrated
digital lighting controls and automatic daylight dimming

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NEW OPEN FLOOR OFFICE

MERV 13 Filtration

High levels of indoor air quality by modulating levels of outside air paired with the use of high levels of filtration, BiPolar Ionization and UV lights at the coils to mitigate the spread of any potential particles.

Highly efficient systems with modulating capacity to meet the building demand and comfort control. Provides simultaneous heating and cooling to allow for all thermal zones to be satisfied at all times.

Multiple banks of condensers provide inherent redundancy in the system to minimize the impact on space temperature and downtime in the event of equipment failure.

Efficient use of the building infrastructure to accommodate any future load for the Data Center.

AIR CONDITIONING AIR QUALITY HEALTH

THE CENTER
AT LAKE MEAD

LEASING INFORMATION



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