

Aliante Corporate Center 2550-2590 Nature Park Drive North Las Vegas, NV 89084





- \$2.10/RSF/Month Modified Gross
- Up to a \$60/USF/Tenant Improvement Allowance
- 1.500 to 14.722 SF Available

- Highly Visible property with Great Signage Opportunity
- Immediate access to Interstate 215
- Abundant parking (Up to 7:1)

Aliante Retail Amenities - located directly across the street from Aliante Marketplace is a neighborhood anchored shopping center, which will include a variety of restaurants, cafes, banking and financial services.

Anchored by Smith's Food & Drug, Wells Fargo Bank, Bank of Nevada, Citibank, & Chase Bank; Join Verizon Wireless, The UPS Store, T-Mobile, Great Clips, Leslie's Pool Supply, & RE/MAX Advantage.

Restaurants include Arby's, KFC, Starbuck's, Domino's, Sierra Gold Tavern, Waffles Cafe, China A Go-Go, Subway, Thrifty Ice Cream, Rivas Mexican Grill, Rocco's NY Pizza, & Kaizen Fusion Roll & Sushi > Excellent Access, Visibility & Parking



Aliante Corporate Center - Located at the Southeast corner of I-215 and Aliante Parkway, 2550 & 2590 Nature Park Drive are two, two-story suburban office buildings with Class A finishes, located in the master planned community of Aliante. These buildings are the first two of a three-building office center totaling 83.463 square feet and are located directly across the street from a neighborhood anchored shopping center, which includes a variety of restaurants, cafes, banking and retail services. Aliante, encompasses 1,905-acres and approximately 7,500 homes, with an anticipated population of about 20,000. Aliante features an 18-hole championship, daily fee golf course, city parks, and the \$600 million Aliante hotel and Casino. Approximately 7.500 contiguous acres have been set aside for the development of master planned communities in North Las Vegas, one of the Country's fastest growing cities.

Charles Van Geel

Director +1 702 688 6966 charles.vangeel@cushwake.com Lic. #0044616

Javne Cavton

Senior Director +1 702 688 6916 jayne.cayton@cushwake.com Lic. #0043335

Matt Kreft

Senior Associate +1 702 688 6908 matthew.kreft@cushwake.com Lic. #0063422 6725 Via Austi Pkwy., Suite 275 Las Vegas NV

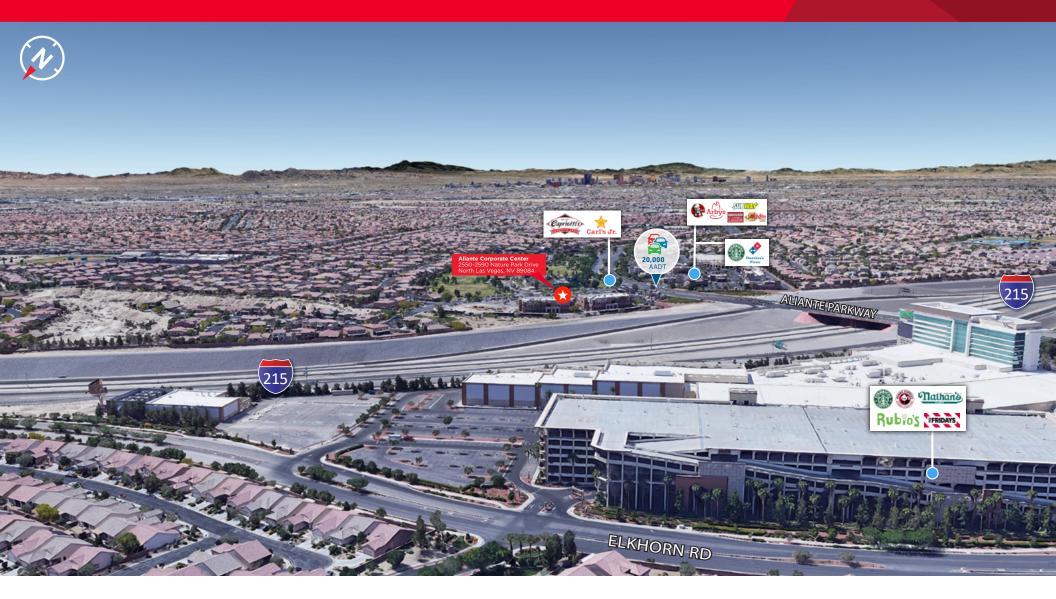
Main +1 702 796 7900 Fax +1 702 796 7920

cushmanwakefield.com



Aliante Corporate Center 2550-2590 Nature Park Drive





Charles Van Geel

Director +1 702 688 6966 charles.vangeel@cushwake.com Lic. #0044616

Jayne Cayton

Senior Director +1 702 688 6916 jayne.cayton@cushwake.com Lic. #0043335

Matt Kreft

Senior Associate +17026886908 matthew.kreft@cushwake.com Lic. #0063422

6725 Via Austi Pkwy., Suite 275 Las Vegas NV

Main +1 702 796 7900 Fax +1 702 796 7920

cushmanwakefield.com

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.