

ALIANTE CORPORATE CENTER

2550 & 2590 Nature Park Drive
North Las Vegas, NV 89084

2590 Nature
Park Drive

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PROPERTY HIGHLIGHTS

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.

- \$2.10/RSF/Month Modified Gross
- Generous Tenant Improvement Allowance
- 1,317 to 3,889 SF Available
- Highly Visible property with Great Signage Opportunity
- Immediate access to Interstate 215
- Abundant parking (Up to 7:1)

RETAIL AMENITIES

Located directly across the street from Aliante Corporate Center is a neighborhood anchored shopping center, which includes 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's, Thrifty Ice Cream, Rivas Mexican Grill, Rocco's NY Pizza, & Kaizen Fusion Roll & Sushi — Excellent Access, Visibility & Parking.

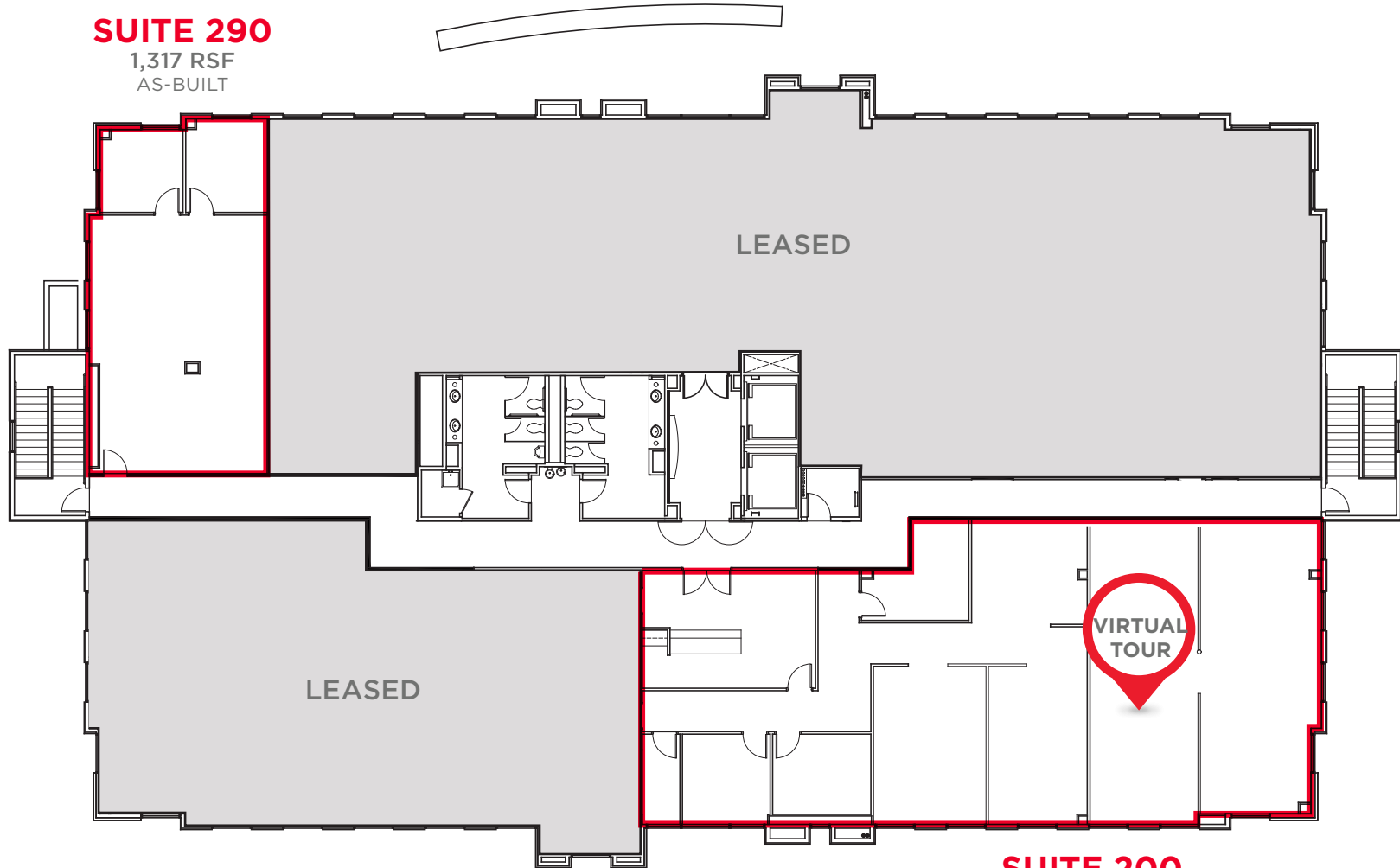


FLOOR PLANS

2550 Nature Park Drive

SUITE 290

1,317 RSF
AS-BUILT

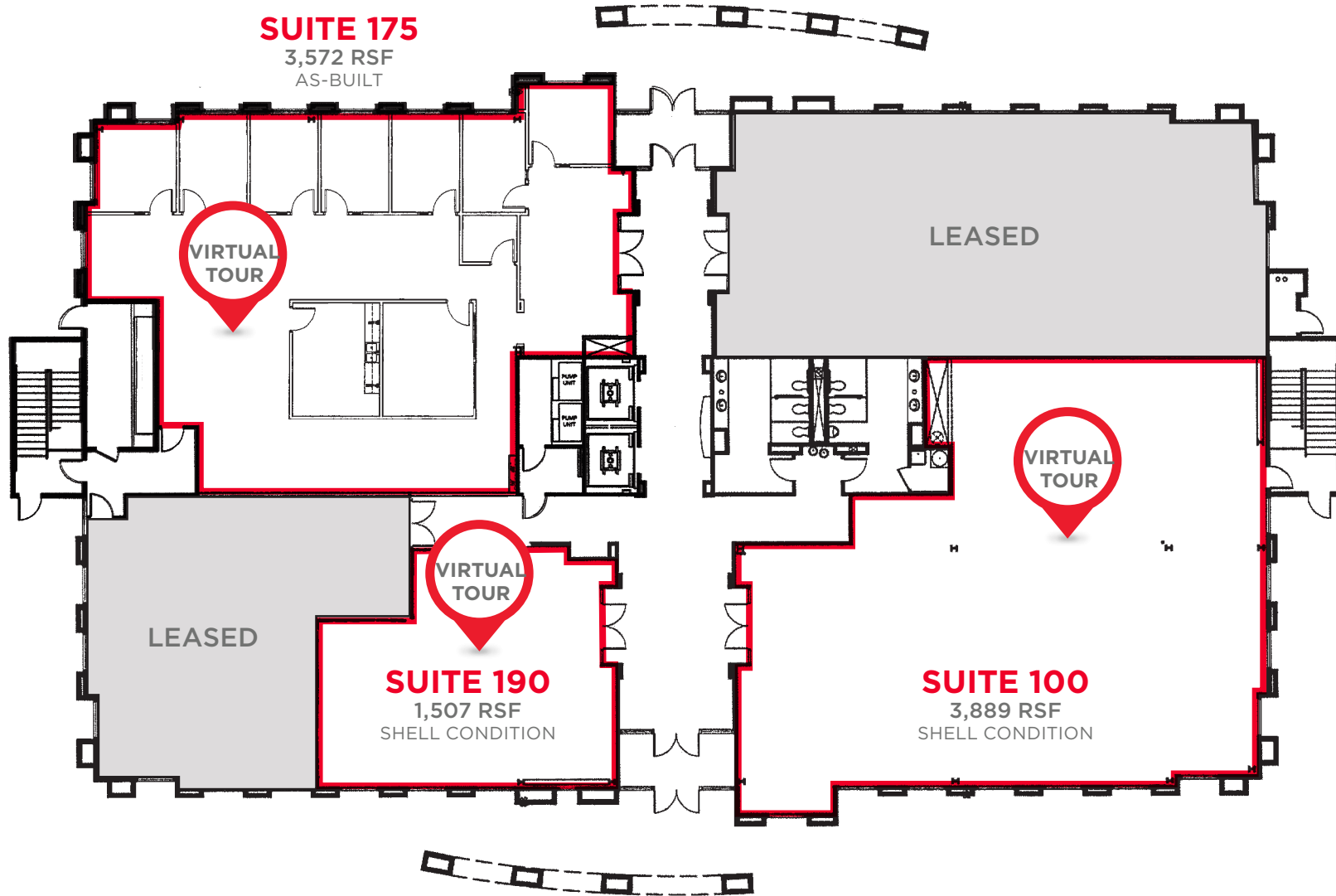


SUITE 200

3,811 RSF
AS-BUILT

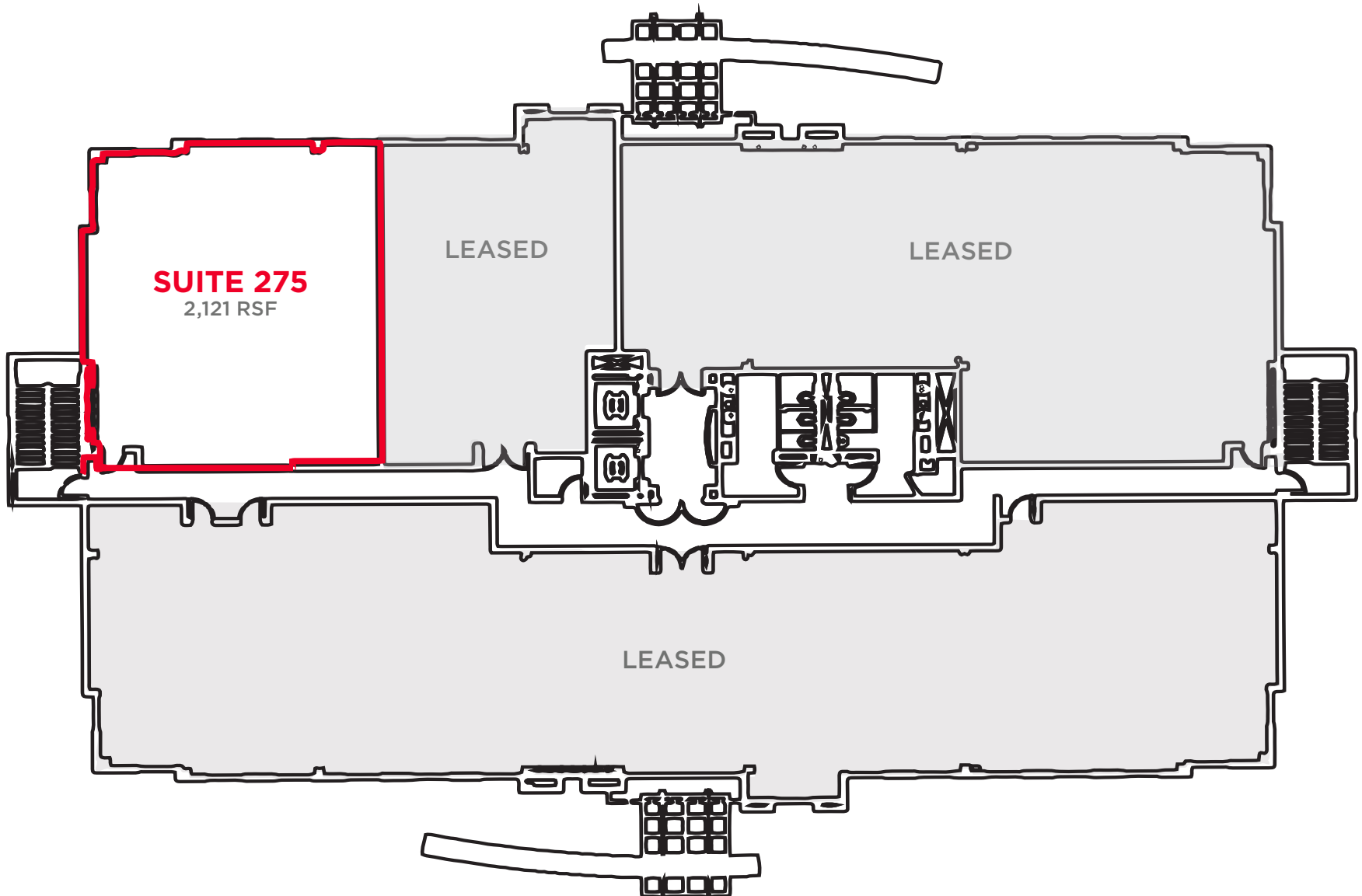
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NEARBY AMENITIES





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