



FOR LEASE
World Market Center Las Vegas

495 S. GRAND CENTRAL PKWY.

±95,000 RSF | BLDG. A | 10TH FLOOR



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Property Video

 **CUSHMAN &
WAKEFIELD**

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About The World Market Center Las Vegas

Situated on 59.4 acres in the heart of Las Vegas, The World Market Center Las Vegas spans 5 million square feet across three buildings and three pavilions. It is home to the prestigious Las Vegas Market, a gathering of over 4,000 manufacturers and exhibitors featuring furniture, gifts, and home decor. The Market attracts over 100,000 attendees per year.



Located minutes from Downtown Las Vegas, The Strip, and Harry Reid International Airport, The World Market Center is near some of the finest resorts, dining experiences, and entertainment venues in Las Vegas.



Building A is a 10-story structure comprising 1.3 million square feet of which ±95,000 RSF is available on the 10th floor.



Enjoy the convenience of flexible lease terms customized to fit your company's unique requirements. Available space ranges between 20,000 - 95,000 square feet.

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Property Highlights

- Building Size: ±1,300,000 SF
- Available: ±20,000 - 95,000 SF
- Dead Storage Opportunity (No Restrooms or Office Space Available)
- 100% Air Conditioned Space
- Open, Easy-To-Walk Floor Plans Oriented With Efficient Race Track Styled Circulation.
- Flexible Lease Terms
- Aggressive, Under-Market Lease Rates
- Easy Access Freight Elevators and Dock Loading

Availability

Building	Floor	SF	Description
A	10	±95,000 SF	Spaces Range Between ±20,000 - 95,000



FLOOR PLAN



Category	Area (SF)	% Total
Non-Rentable Area	5,760	4.29%
Floor Common Area	16,591	12.35%
Building Common Area	17,012	12.66%
Non-Factored Leasable Area		
Factored Leasable Area	95,002	70.70%
Temporary Rent Removal		
Parking Area		
Total Area (SF)	134,365	100%

AMENITIES MAP



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A photograph of the World Market Center building at dusk. The building's facade is illuminated with blue and red lights. The words "WORLD MARKET CENTER" are written in large, illuminated letters along the top edge of the building. In the foreground, there are large, illuminated letters spelling "D MARKET CENTER". The sky is a deep blue, and there are some palm trees and streetlights visible.

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