

2,400 TO 4,300 SF FLEX SPACE FOR SALE OR LEASE



Prudential
CRES Commercial Real Estate



NORTHPOINTE BUSINESS CENTER

4150-4240 N. Lamb Blvd.
North Las Vegas, NV 89115

**AVAILABLE JULY 1, 2008
(UNDER CONSTRUCTION)**

PROPERTY HIGHLIGHTS:

- 2,400 to 4,300 SF flex space
- Turn-key office build out
- Single-story with mezzanine
- 10' x 12' and 12' x 12' grade loading available
- Natural gas
- 120/208V, 200 amp, 3-phase power
- 18' minimum clear height
- Parabolic vented skylights
- Fully fire-sprinklered
- R-30 warehouse insulation
- 97 parking spaces (2.1:1000)
- Metal halide warehouse lighting
- Evaporative cooled warehouse
- Zoned MD
- Lease rate: \$0.65-\$0.75/SF (NNN)
- Prices start at \$550,000

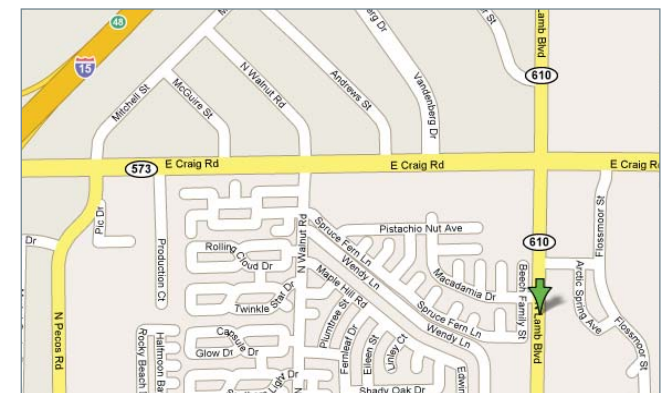


ONLY 6 BUILDINGS LEFT FOR SALE OR LEASE !

Northpointe
BUSINESS CENTER

PROPERTY SUMMARY:

Northpointe Business Center is located on Lamb Boulevard, south of Craig Road, in the Collins Business Park. The park is comprised of 14 office/industrial spaces ranging from 2,400 to 4,300 SF for sale. All units will offer turn-key offices built-out. Northpointe Business Center offers easy access to the I-15 freeway via Craig Road and is in close proximity to the Sears Distribution Center and RC Willey. Currently, there is frontage space available on Lamb Boulevard. Reserve your unit now.



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Prudential CRES | IPG Commercial Real Estate Services | 127 E. Warm Springs Rd., Las Vegas, NV 89119 | T (702) 363-7600 | www.prucres.com | www.ipglv.com

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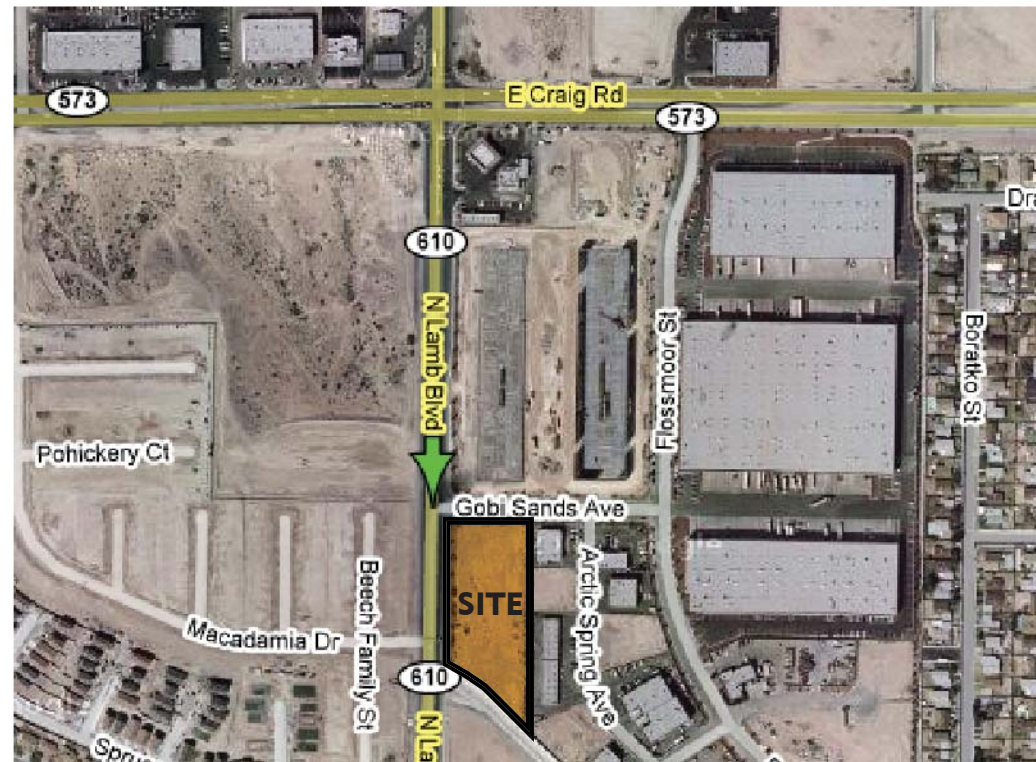
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THE AREA

Northpointe Business Center is located south of the intersection of Lamb Boulevard and Craig Road. Situated in the Collins Business Park just minutes from the I-15. The site has over 450 feet of frontage on Lamb Boulevard.



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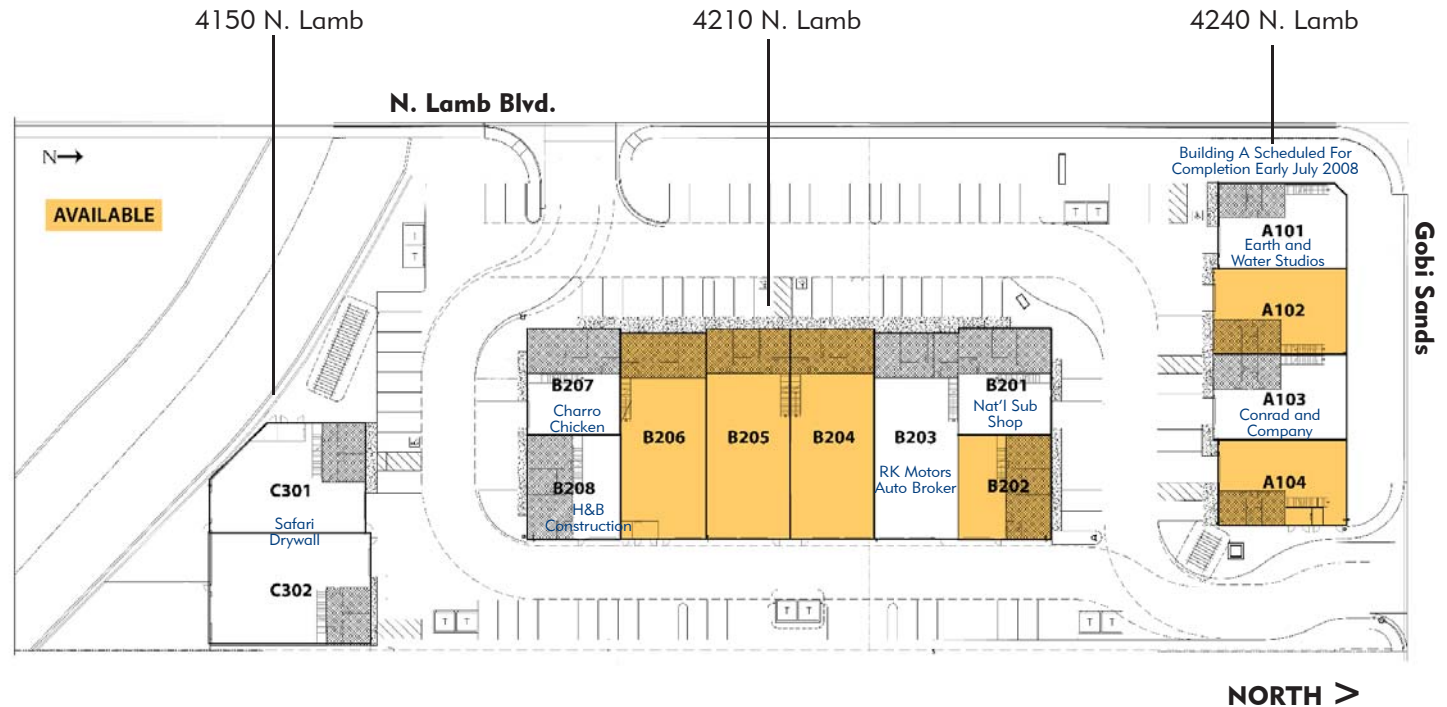


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SITE PLAN



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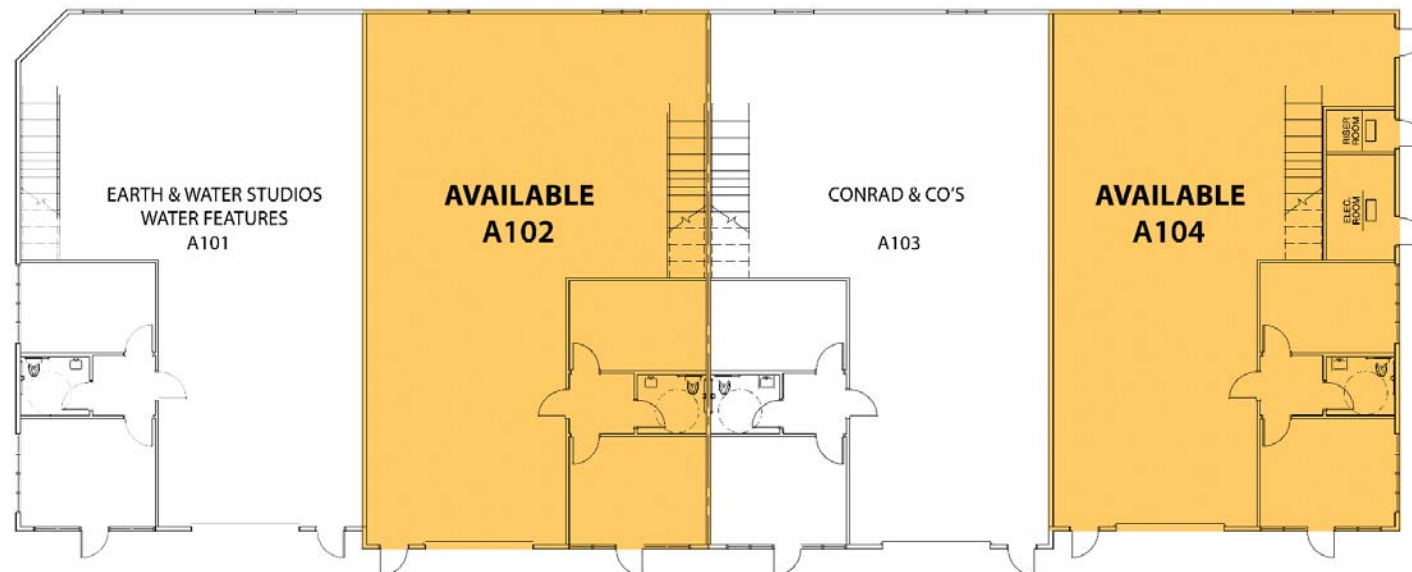


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Building A
4240 N. Lamb Blvd.



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Building B
4210 N. Lamb Blvd.



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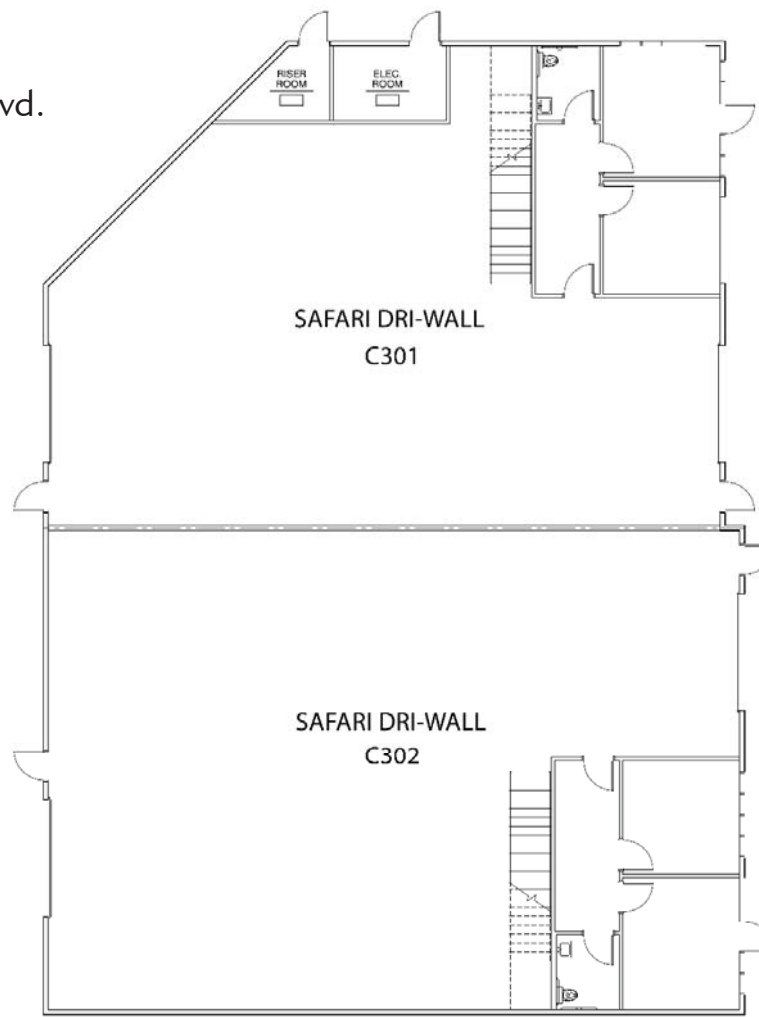


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Building C
4150 N. Lamb Blvd.



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UNIT	ADDRESS	TOTAL SF	WHSE SF	OFFICE SF	MEZZ SF	PRICE
A101	4240 N. Lamb Blvd.	2687	1777	455	455	PENDING
A102	4240 N. Lamb Blvd.	2757	1833	462	462	\$550,000.00
A103	4240 N. Lamb Blvd.	2757	1833	462	462	PENDING
A104	4240 N. Lamb Blvd.	2558	1648	455	455	\$565,00.00
B201	4210 N. Lamb Blvd.	2882	1036	923	923	PENDING
B202	4210 N. Lamb Blvd.	2827	1187	820	820	\$580,000.00
B203	4210 N. Lamb Blvd.	4342	2822	760	760	PENDING
B204	4210 N. Lamb Blvd.	4331	2841	745	745	\$760,000.00
B205	4210 N. Lamb Blvd.	4331	2841	745	745	\$760,000.00
B206	4210 N. Lamb Blvd.	4195	2675	760	760	\$775,000.00
B207	4210 N. Lamb Blvd.	2827	1187	820	820	PENDING
B208	4210 N. Lamb Blvd.	2882	1036	923	923	PENDING
C301	4150 N. Lamb Blvd.	3491	2493	499	499	PENDING
C302	4150 N. Lamb Blvd.	4099	3101	499	499	PENDING

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4240 N. Lamb Blvd., Unit A104, North Las Vegas, NV 89115 - 2,558 SF

	0% Down	10% Down
Price:	\$565,000	\$565,000
Down Payment:	\$0	\$56,500
Loan Amount:	\$565,000	\$508,000
Rates:	Prime + 1 (Approx. 6.25%)	Prime + 1 (Approx. 6.25%)
Loan Payment:	Approx. \$3,727.13	Approx. \$3,354.52
Loan Cost/SF:	\$1.45/SF	\$1.31/SF
Term:	25 Years	25 Years
Income Docs:	Full	Full
Asset Docs:	Full	Full
Average Close Time:	45-60 Days	45-60 Days
Owner Occupancy:	51%	51%
Financing by Commercial Capital Limited:	David Schwartz	702.370.2116

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4210 N. Lamb Blvd., Unit B202, North Las Vegas, NV 89115 - 2,827 SF

	0% Down	10% Down
Price:	\$580,000	\$580,000
Down Payment:	\$0	\$56,500
Loan Amount:	\$580,000	\$522,000
Rates:	Prime + 1 (Approx. 6.25%)	Prime + 1 (Approx. 6.25%)
Loan Payment:	Approx. \$3,826.08	Approx. \$3,443.47
Loan Cost/SF:	\$1.35/SF	\$1.21/SF
Term:	25 Years	25 Years
Income Docs:	Full	Full
Asset Docs:	Full	Full
Average Close Time:	45-60 Days	45-60 Days
Owner Occupancy:	51%	51%
Financing by Commercial Capital Limited:	David Schwartz	702.370.2116

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4210 N. Lamb Blvd., Unit B206, North Las Vegas, NV 89115 - 4,195 SF

	0% Down	10% Down
Price:	\$775,000	\$775,000
Down Payment:	\$0	\$77,500
Loan Amount:	\$775,000	\$697,000
Rates:	Prime + 1 (Approx. 6.25%)	Prime + 1 (Approx. 6.25%)
Loan Payment:	Approx. \$5,112.44	Approx. \$4,601.19
Loan Cost/SF:	\$1.21/SF	\$1.09/SF
Term:	25 Years	25 Years
Income Docs:	Full	Full
Asset Docs:	Full	Full
Average Close Time:	45-60 Days	45-60 Days
Owner Occupancy:	51%	51%
Financing by Commercial Capital Limited:	David Schwartz	702.370.2116

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4210 N. Lamb Blvd., Unit B204, North Las Vegas, NV 89115 - 4,331 SF

	0% Down	10% Down
Price:	\$760,000	\$760,000
Down Payment:	\$0	\$76,000
Loan Amount:	\$760,000	\$684,000
Rates:	Prime + 1 (Approx. 6.25%)	Prime + 1 (Approx. 6.25%)
Loan Payment:	Approx. \$5,013.49	Approx. \$4,512.14
Loan Cost/SF:	\$1.15/SF	\$1.04/SF
Term:	25 Years	25 Years
Income Docs:	Full	Full
Asset Docs:	Full	Full
Average Close Time:	45-60 Days	45-60 Days
Owner Occupancy:	51%	51%
Financing by Commercial Capital Limited:	David Schwartz	702.370.2116

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