



Lease To Own . . . The Advantages Are Worth A Closer Look.

Shea at Warm Springs



Warm Springs Rd. and Stephanie in Henderson
1,535 to 7,760 SF

Shea at Sunset



Sunset Rd. near Pecos Rd. in Las Vegas
1,206 to 5,258 SF

The "Lease To Own Advantage"

Facts	Benefits
Lease: \$1.75 NNN	Below Market Rates
Term: 5 Years	Rolls into a 3 year lease if not purchased
Zero Down Payment	Hold onto your working capital
TI Allowance: \$40/SF	Allows you to customize your own space
Purchase Option Year 2	Save up for larger down payment
Purchase Price: \$260/SF	Locked in future purchase price includes shell and TI's
1st Month Rent + Security Deposit	Low initial cost



Prudential
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