



CONTEMPORARY



SMART

DISCOVERY
GATEWAY
PARK

ELEGANT



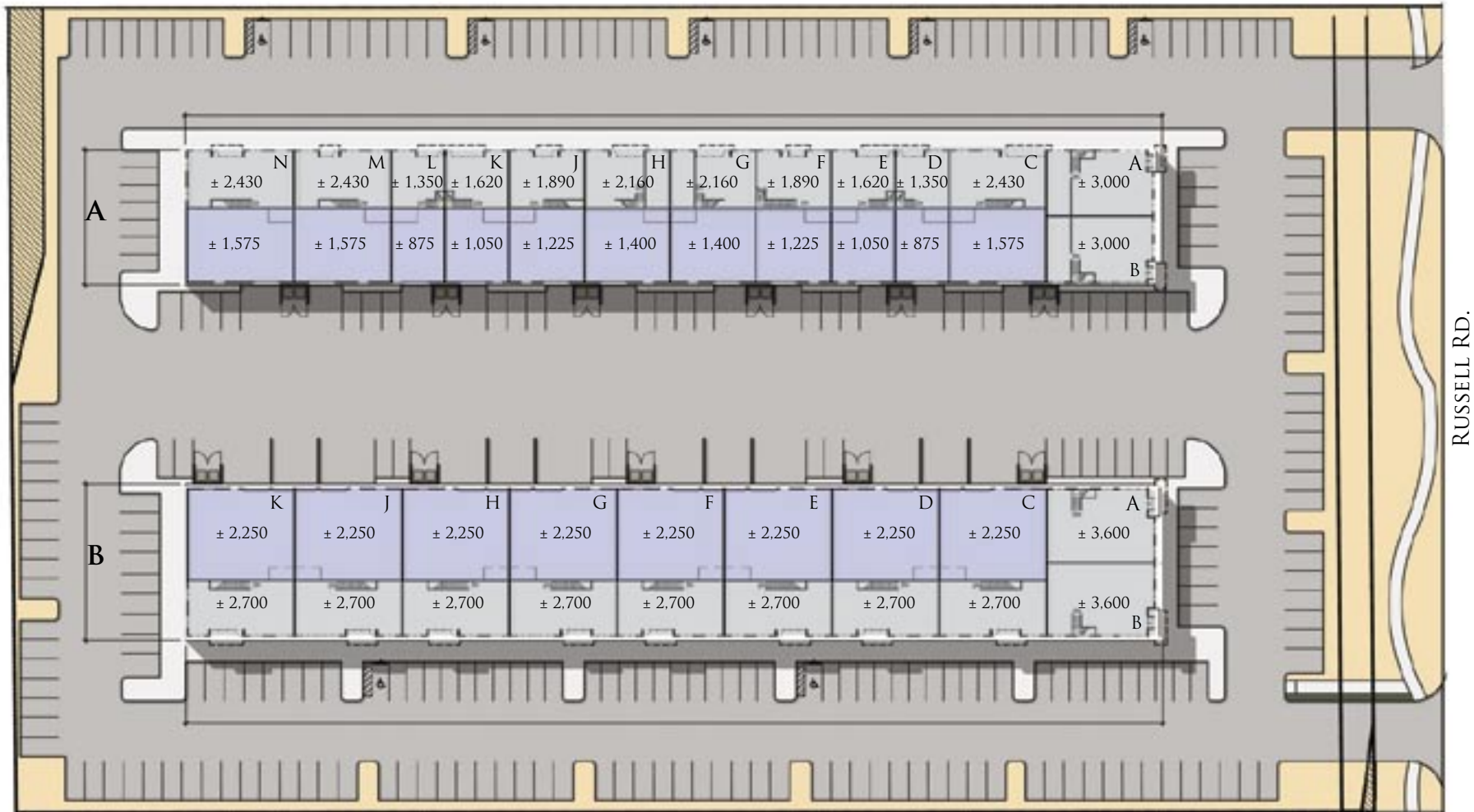
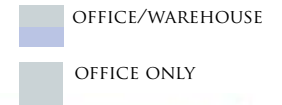
SOPHISTICATED



DISCOVERY GATEWAY PARK

AN ABBOTT BROTHERS DEVELOPMENT

BUILDING "A" = ± 27,000 SF OFFICE, ± 14,000 WAREHOUSE
 BUILDING "B" = ± 28,800 SF OFFICE, ± 18,000 WAREHOUSE



DISCOVERY GATEWAY PARK IS SITUATED ON ±5.35 ACRES, AND FEATURES MODERN BUSINESS SUITES ELEGANTLY DESIGNED. THESE PROFESSIONAL TWO-STORY OFFICES WITH WAREHOUSE SPACE HAVE PRIVATE BALCONIES AND ARE SURROUNDED BY BEAUTIFULLY LANDSCAPED GROUNDS. DISCOVERY GATEWAY PARK OFFERS THE FLEXIBILITY OF OWNERSHIP, LEASE OR LEASE WITH AN OPTION TO PURCHASE. LOCATED ON RUSSELL ROAD JUST EAST OF THE 215-BELTWAY, THE PARK OFFERS AN IDEAL LOCATION FOR BUSINESS OWNERS LOOKING FOR PROXIMITY TO SUMMERLIN AND ACCESS TO GREEN VALLEY AND OTHER PARTS OF LAS VEGAS.



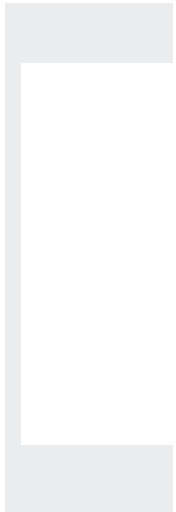
SOPHISTICATED

- › 2-STORY UNITS FROM +/-3,500 TO 4,200 SF
- › UP TO 40% OFFICE BUILD OUT
- › FLOOR-TO-CEILING GLASS ON 1ST AND 2ND FLOORS
- › PRIVATE BALCONIES
- › STATE-OF-THE-ART TRUSS AND DECK ROOFING SYSTEM



CONTEMPORARY

- › 2.5 PARKING SPACES PER 1,000 SQUARE FEET OF SPACE
- › HIGH SPEED INTERNET ACCESS
- › EXTERIOR BUILDING AND MONUMENT SIGNAGE
- › EVAPORATIVE COOLERS, SPRINKLERS AND SKYLIGHTS IN THE WAREHOUSE



OWNERSHIP

- › TAX BENEFITS
- › GROWING EQUITY
- › INCOME POTENTIAL
- › FLEXIBILITY AND CONTROL
- › IMPROVED CASH FLOW

DISCOVERY GATEWAY PARK

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* PHOTOS FROM A SIMILAR PROJECT

DISCOVERY GATEWAY PARK

AN ABBOTT BROTHERS DEVELOPMENT

BUILDING A

SUITE	SF TOTAL	SF OFFICE	SF WAREHOUSE	PRICE	LEASE RATE
A	± 3,000	± 3,000		\$	\$
B	± 3,000	± 3,000		\$	\$
C	± 4,005	± 2,430	± 1,575	\$	\$
D	± 2,225	± 1,350	± 875	\$	\$
E	± 2,670	± 1,620	± 1,050	\$	\$
F	± 3,115	± 1,890	± 1,225	\$	\$
G	± 3,560	± 2,160	± 1,400	\$	\$
H	± 3,260	± 2,160	± 1,400	\$	\$
J	± 3,115	± 1,890	± 1,225	\$	\$
K	± 2,670	± 1,620	± 1,050	\$	\$
L	± 2,225	± 1,350	± 875	\$	\$
M	± 4,005	± 2,430	± 1,575	\$	\$

BUILDING B

SUITE	SF TOTAL	SF OFFICE	SF WAREHOUSE	PRICE	LEASE RATE
A	± 3,600	± 3,600		\$	\$
B	± 3,600	± 3,600		\$	\$
C	± 4,950	± 2,700	± 2,250	\$	\$
D	± 4,950	± 2,700	± 2,250	\$	\$
E	± 4,950	± 2,700	± 2,250	\$	\$
F	± 4,950	± 2,700	± 2,250	\$	\$
G	± 4,950	± 2,700	± 2,250	\$	\$
H	± 4,950	± 2,700	± 2,250	\$	\$
J	± 4,950	± 2,700	± 2,250	\$	\$
K	± 4,950	± 2,700	± 2,250	\$	\$



FOR MORE INFORMATION ON THIS PROPERTY VISIT:

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