

# THE CENTER

AT LAKE MEAD



**NEW OFFICE / RETAIL CAMPUS**

TECHNOLOGY DESIGNED FOR **HEALTH**, **WELLNESS** and **SECURITY**

PROFESSIONALLY OWNED AND MANAGED BY



# PROPERTY OVERVIEW

**The Center at Lake Mead** is a newly renovated mixed-use project situated on 8.98 acres, totaling 109,554 rentable square feet. Originally constructed in 1995, the property is currently undergoing a near-total renovation to create a campus-like environment. The square footage is spread across two large primary anchor buildings, inline shared pad building, and inline retail that fronts Jones Boulevard providing a 7:1000 parking ratio. The location of the pad buildings do not hinder the rest of the property's sightline from the road, which boasts above average traffic counts.

Proximity to medical centers such as University Medical Center, Valley Hospital, and MountainView Hospital, as well as shopping centers such as Centennial Center, Best in the West Shopping Center, Meadows Mall, and Downtown Summerlin via the US-95 freeway, I-15 freeway, and Summerlin Parkway. Current on-site amenities include Absolute Dental, Jackson Hewitt, Pizza Hut, and ICare Las Vegas. The Center at Lake Mead is dedicated to acquiring top food, wellness, and lifestyle brands to fit this campus destination.



**109,554**  
RENTABLE  
SQUARE FEET



**2021**  
YEAR  
RENOVATED



**21,775**  
AVERAGE DAILY  
TRAFFIC





# SITE PLAN

- 6140
- 6150
- 6190
- 6110 - 6112
- 6120 - 6136
- 6160 - 6172

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# AVAILABLE RETAIL / OFFICE SPACE



[CLICK TO VIEW  
UNIT 6112](#)

AVAILABLE UNITS - \$3.00/NNN

**6112**      **2,266** SQ FT

AVAILABLE UNITS - \$2.25/NNN

**6128**      **1,264** SQ FT

**6132**      **1,263** SQ FT

**6136**      **1,425** SQ FT

AVAILABLE UNITS - \$1.60/NNN

**6140**      **59,764** SQ FT

AVAILABLE UNITS - \$1.60/NNN

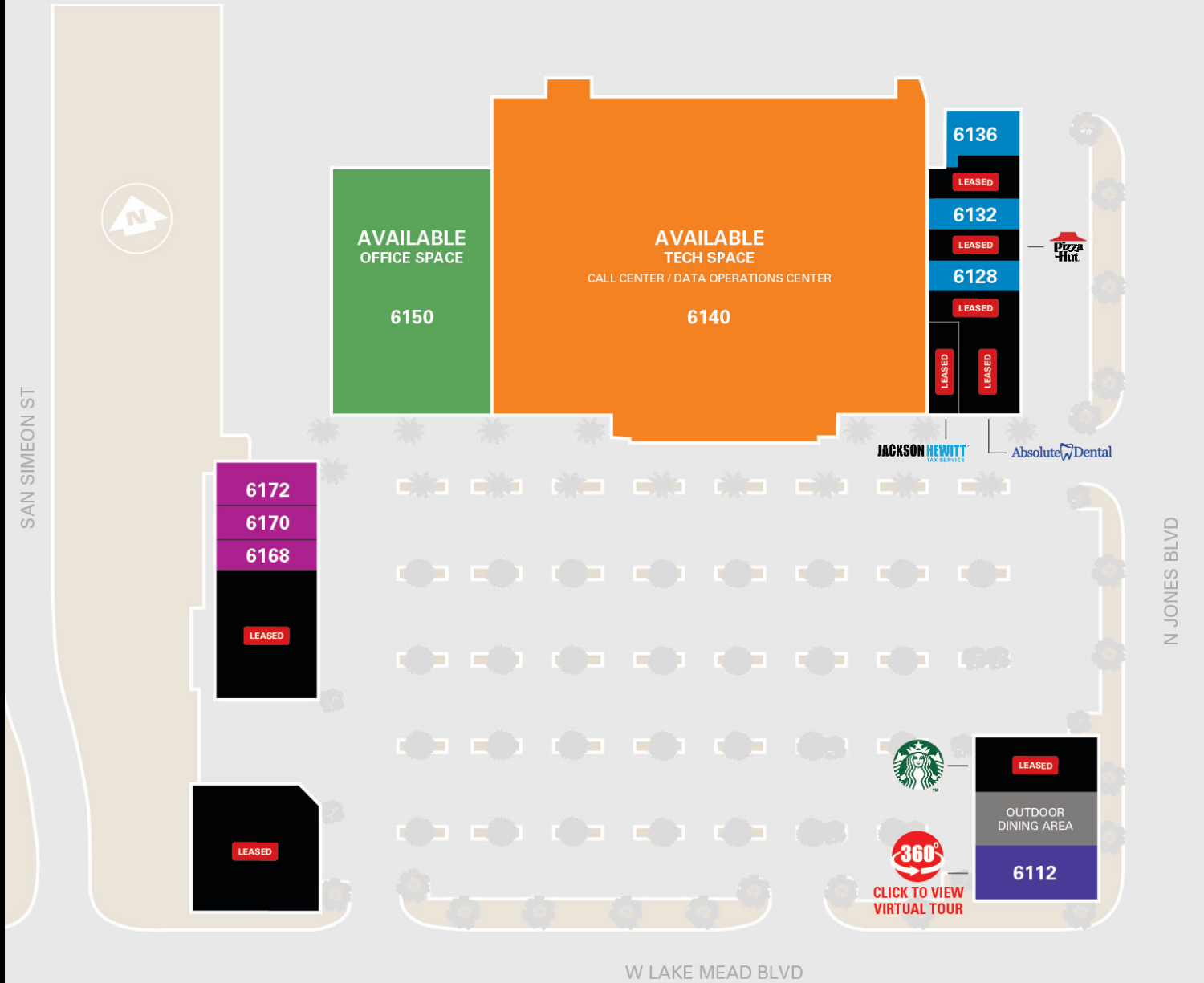
**6150**      **16,920** SQ FT

AVAILABLE UNITS - \$1.90/NNN

**6168**      **1,138** SQ FT

**6170**      **1,251** SQ FT

**6172**      **1,446** SQ FT



**THE CENTER**  
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**TECH WITH POWER, SPEED and PARKING**

**UNIT 6140 - CALL CENTER - OPERATIONS CENTER**  
**LARGE OPEN OFFICE**

Newly renovated, single story office, offering 7:1000 parking. Call Center - Tech Operations Center configuration. 59,764+/- SqFt - Expandable to 76,684+/- SqFt. Open Floor Plan Interior. Secured lobby entrances. Open access conference room and Restrooms available off Lobby. Grade level loading door for deliveries. Redundant Fiber Optics available. Upgraded power to accommodate server room and telecoms. Large Break Room. Multiple employee restrooms at various locations. State of the art mechanical, air conditioning and filtration system. Natural daylight acoustical ceiling system to accommodate any floor plan.

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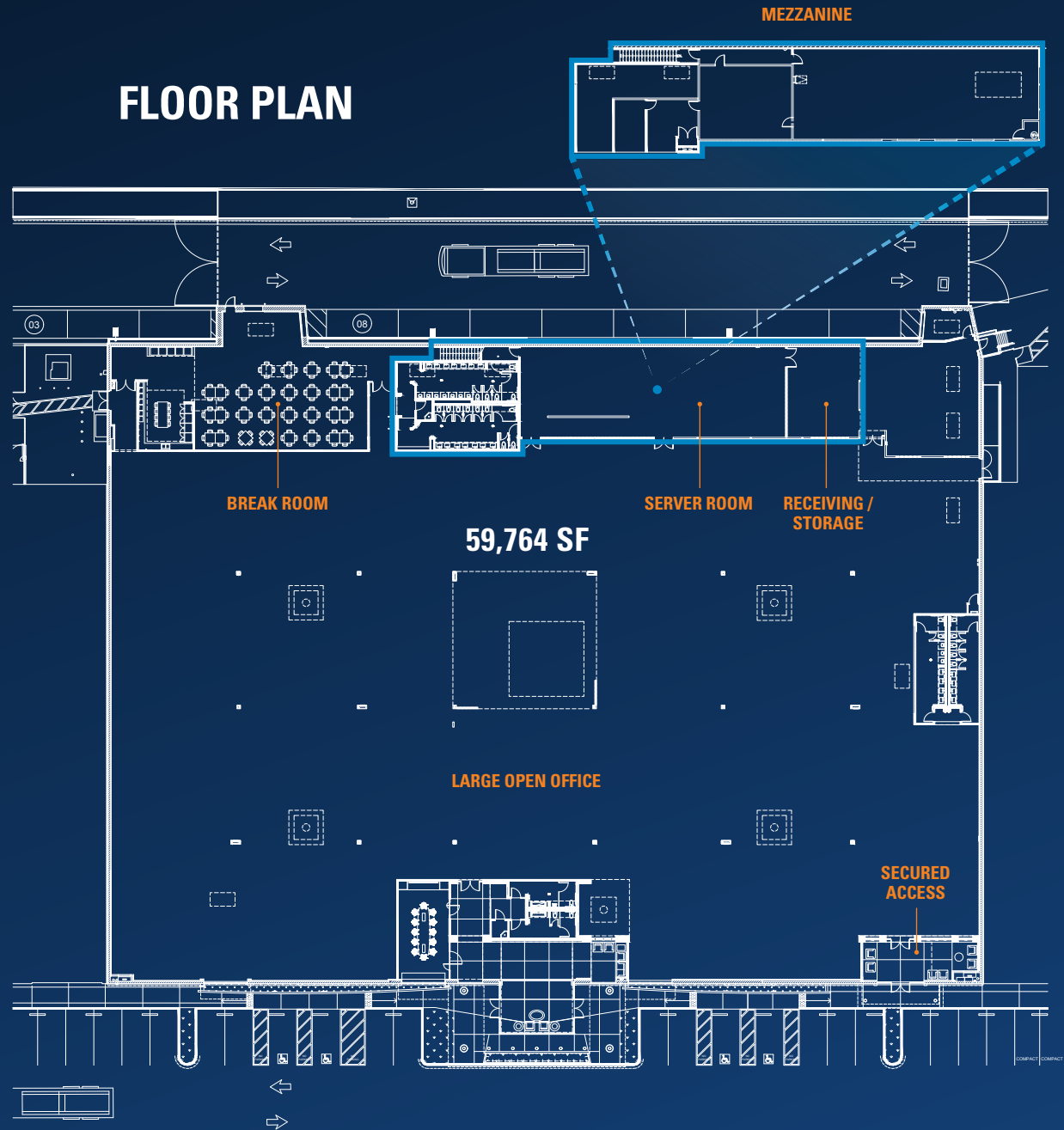
## NEW OPEN FLOOR OFFICE

# THE CENTER AT LAKE MEAD

- Secured Lobby / Reception Area
- Conference Room Off-Lobby
- Client Restrooms
- Flexible Open Office
- Natural Daylight Ceilings
- Large Break Room and Seating Area
- Multiple Restroom Locations
- Server Room
- Shipping / Receiving Area
- Secured Secondary Access
- Rate of \$1.60 NNN
- 7:1000 Parking



## FLOOR PLAN



## NEW OPEN FLOOR OFFICE

# POWER / TECHNOLOGY

New electrical service: 2500 amps,  
277/480-volt, 3 phase, 4 wire

New, redundant Telecom feeds to multiple  
locations on site for new fiber connections

Data room capacities of over 2000 SqFt  
with over 100 watts per SqFt power  
density allowance

Open Floor Plan Call Center / Operations area with a  
power density allowance of over 24 watts per SqFt

All new high efficiency LED lighting system with integrated  
digital lighting controls and automatic daylight dimming

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**NEW OPEN FLOOR OFFICE**

## **MERV 13** *Filtration*

High levels of indoor air quality by modulating levels of outside air paired with the use of high levels of filtration, BiPolar Ionization and UV lights at the coils to mitigate the spread of any potential particles.

Highly efficient systems with modulating capacity to meet the building demand and comfort control. Provides simultaneous heating and cooling to allow for all thermal zones to be satisfied at all times.

Multiple banks of condensers provide inherent redundancy in the system to minimize the impact on space temperature and downtime in the event of equipment failure.

Efficient use of the building infrastructure to accommodate any future load for the Data Center.

# AIR CONDITIONING AIR QUALITY HEALTH

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# LEASING INFORMATION



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