



Matter.

For Lease

Matter Park @ West Henderson

High image office and warehouse space in an emerging market.



Location Highlights

Southwest Corner of Executive Airport Drive and Sunridge Heights Parkway, Henderson, NV 89052

- West Henderson submarket
- Neighboring Raiders Headquarters & Training Facility
- Access to I-15 via Starr Interchange and St. Rose Interchange
- Close proximity to Anthem, Inspirada and Henderson Executive Airport

Project Highlights

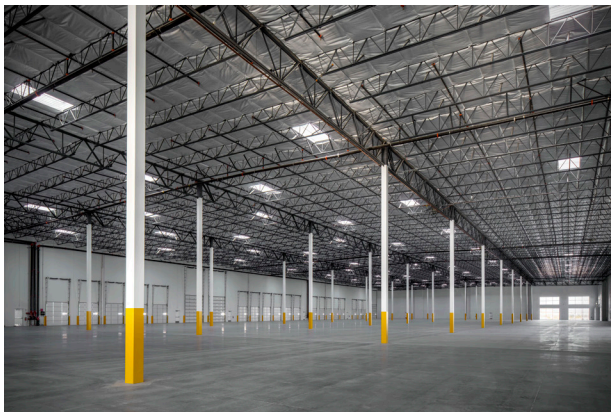
- ± 17.64 acres
- 4 Buildings
- ± 296,806 Total SF
- Divisible to ± 2,705 SF
- MR-MP Zoning
- Light Industrial & Warehouse
- Rear Loading Configuration
- Grade & Dock Level Loading Doors
- Office Spec Suites or BTS
- ± 20' & ± 32' Clear Height
- Concrete Tilt Up Construction
- ESRF Fire Protection Systems
- Utility Providers: NV Energy, Southwest Gas and Cox
- Completed December 2019



Matter Park @ West Henderson

For Lease

± 2,705 SF - ± 133,305 SF Available



BUILDING 1
± 32,748 SF

SUNRIDGE HEIGHTS PKWY

EXECUTIVE AIRPORT DR.



BUILDING 2
± 30,348 SF

BUILDING 3
± 133,305 SF

BUILDING 4
± 100,692 SF

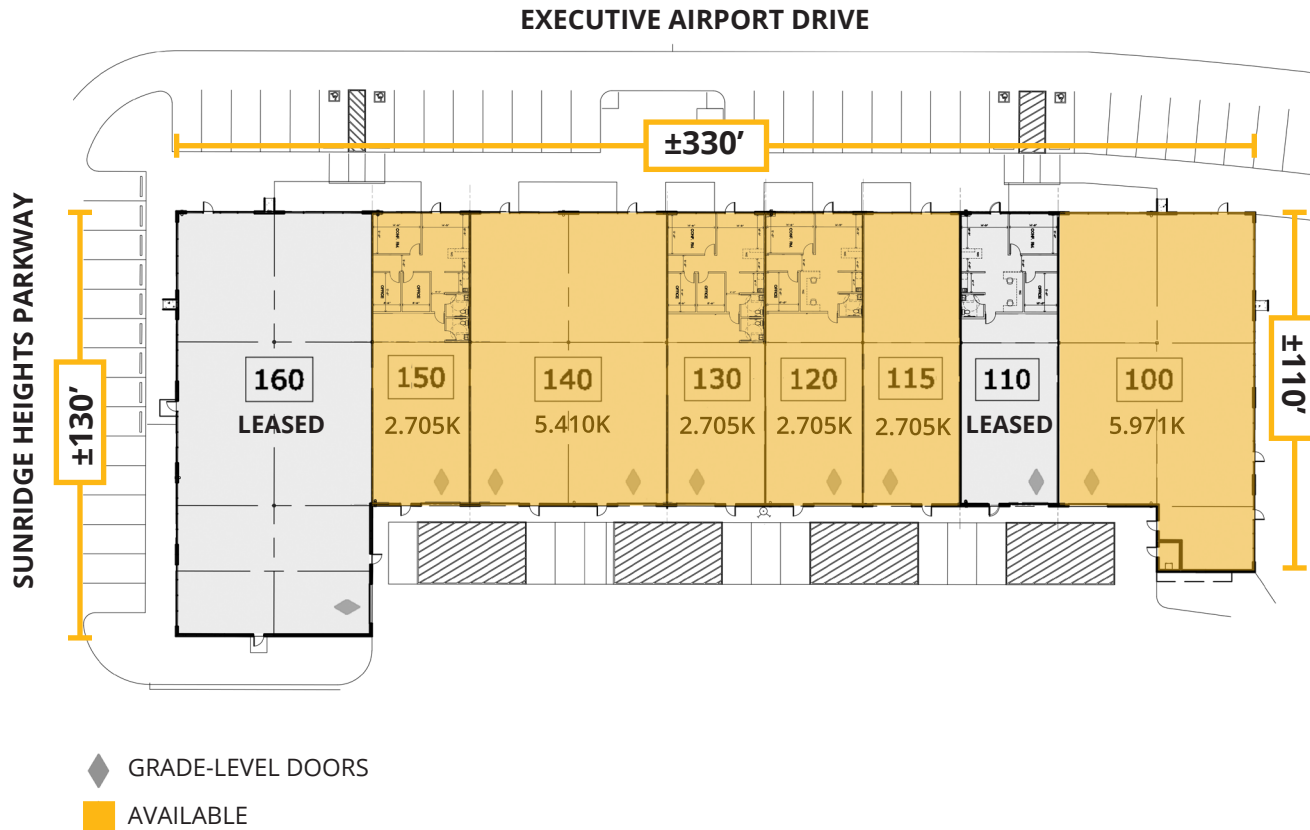
SUNRIDGE HEIGHT PARKWAY (parking)

- ◆ GRADE-LEVEL DOORS
- ▲ DOCK-HIGH DOORS

Matter Park @ West Henderson

1371 Executive Airport Drive

Building 1 - ± 32,748 SF



Building Specifications

- ± 32,748 SF
- Divisible to ± 2,705 SF
- 9 Grade Level Doors (12' x 14')
- Office BTS or Spec Suites
- ± 20' Clear Height
- Column Spacing (Typical) 30' x 50', 30' x 40'
- ± 800 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 108
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse
- Spec Suites: 110, 120, 130, 150

Suite	Available SF	Planned Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
150	± 2,705	± 1,000 (2 Restrooms)	0	2	± 20'	\$1.25	\$0.19	Available
140	± 5,410	± 2,000	0	2	± 20'	\$1.25	\$0.19	Available
130	± 2,705	± 1,000 (2 Restrooms)	0	1	± 20'	\$1.25	\$0.19	Available
120	± 2,705	± 1,000 (1 Restroom)	0	1	± 20'	\$1.25	\$0.19	Available
115	± 2,705	± 1,000	0	1	± 20'	\$1.25	\$0.19	Available
100	± 5,971	TBD	0	1	± 20'	\$1.25	\$0.19	Available

Matter Park @ West Henderson

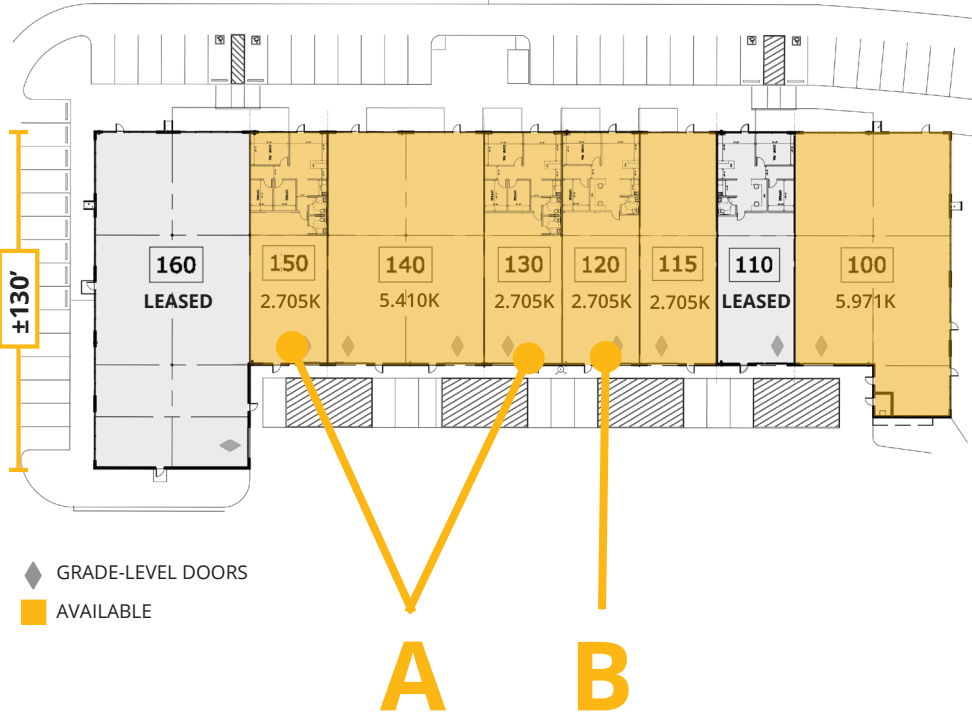
Spec Suites

1371 Executive Airport Drive

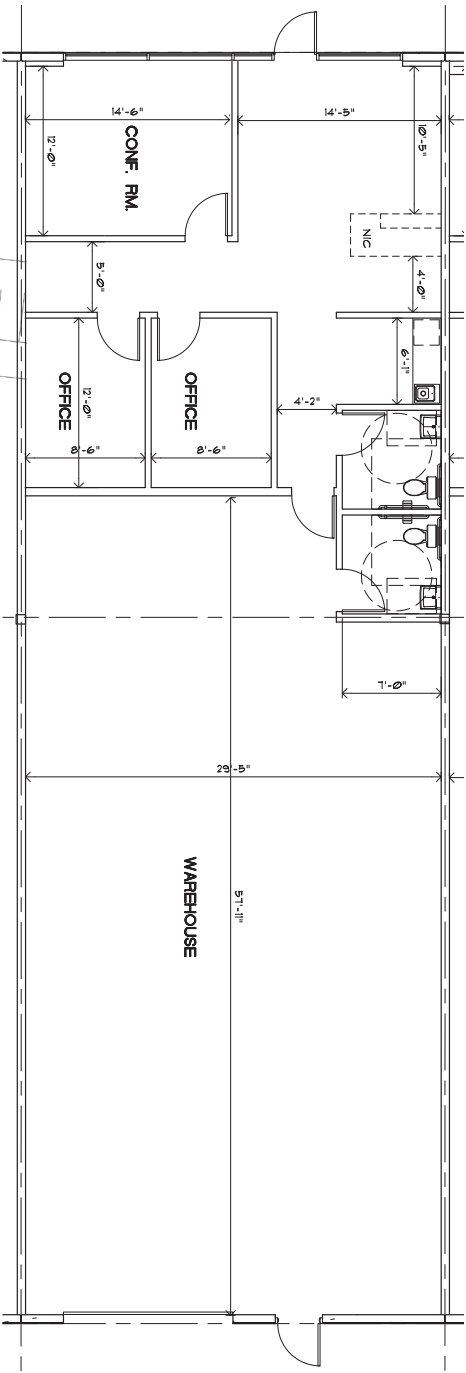
Building 1 - ± 32,748 SF

EXECUTIVE AIRPORT DRIVE

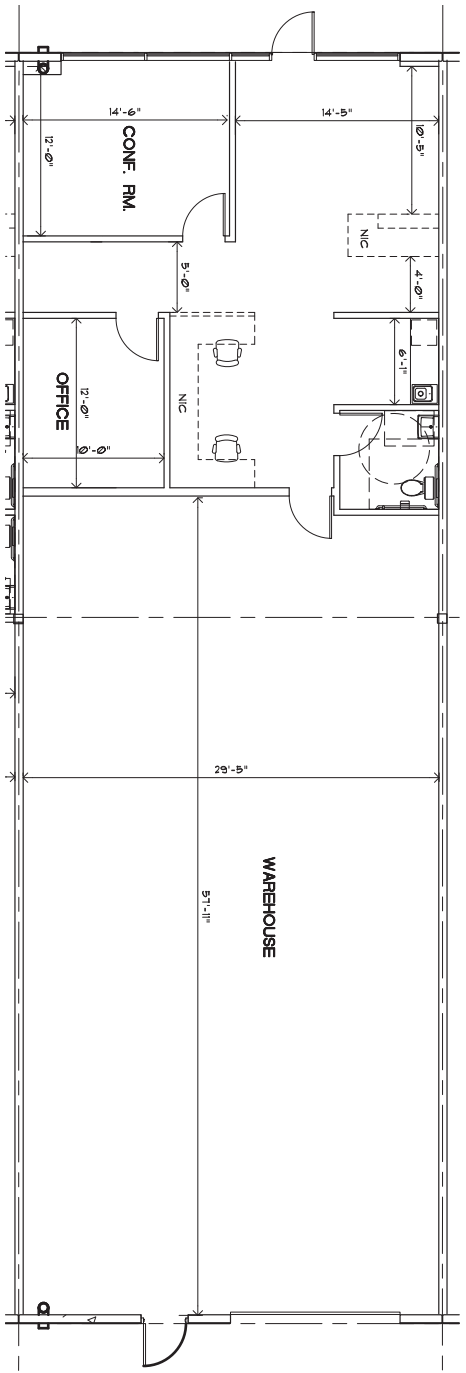
SUNRIDGE HEIGHTS PARKWAY



A



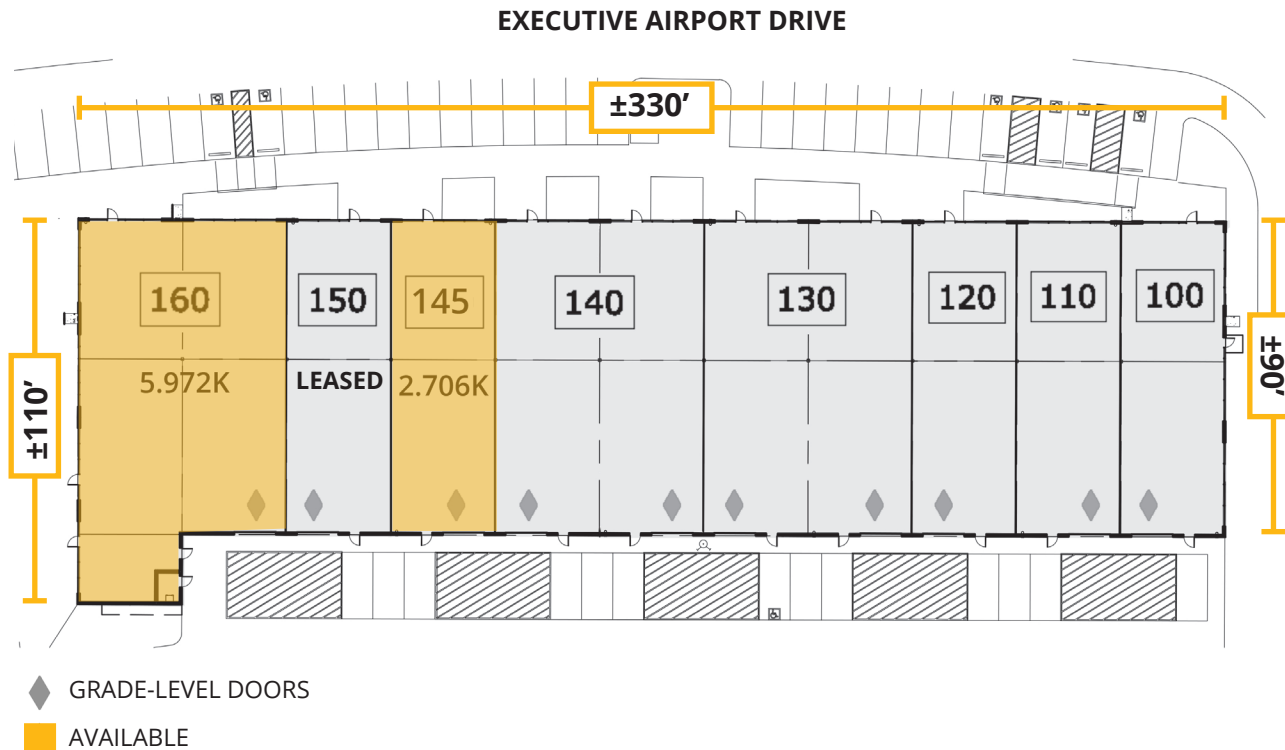
B



Matter Park @ West Henderson

1395 Executive Airport Drive

Building 2 - ± 30,348 SF



Building Specifications

- ± 30,348 SF
- Divisible to ± 2,706 SF
- 10 Grade Level Doors (12' x 14')
- Office BTS or Spec Suites
- ± 20' Clear Height
- Column Spacing (Typical) 30' x 50', 30' x 40'
- ± 800 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 89
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse

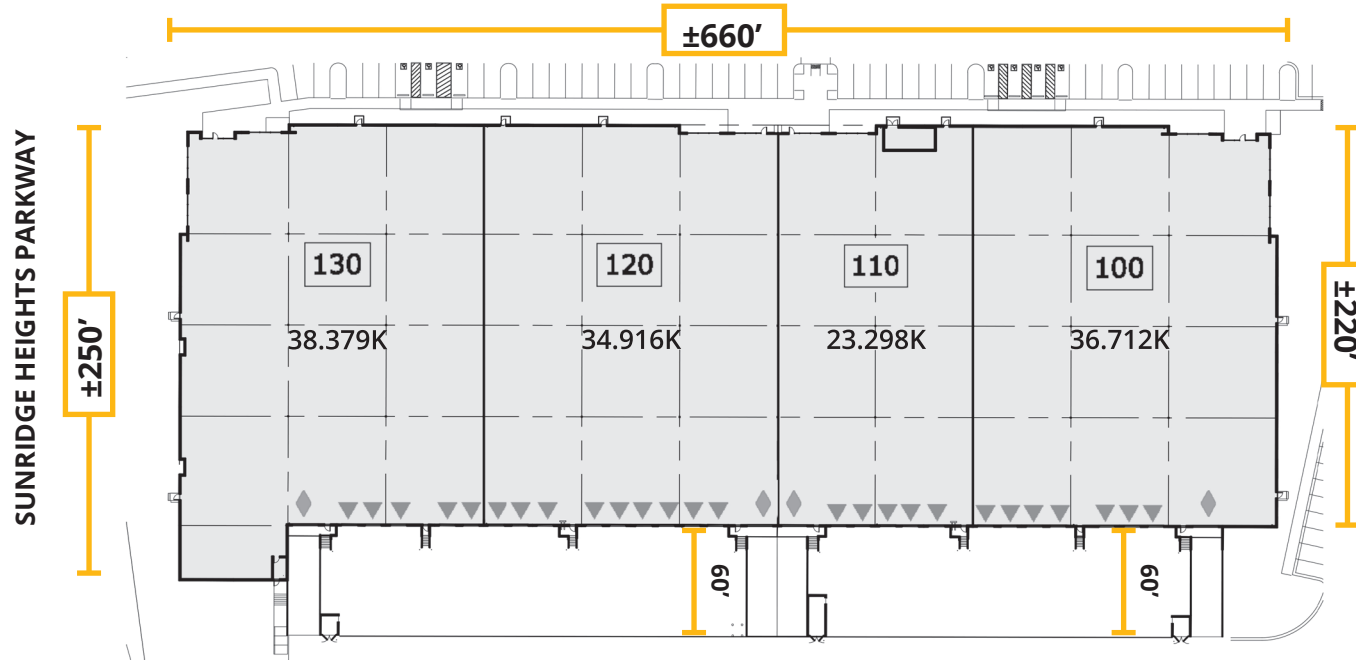
Suite	Available SF	Planned Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
160	± 5,972*	± 2,000	0	1	± 20'	TBD	\$0.19	Available
145	± 2,706*	± 1,000	0	1	± 20'	\$1.25	\$0.19	Available
140	-	± 2,000	0	1	± 20'	\$1.25	\$0.19	In Negotiation
130	-	± 2,000	0	2	± 20'	\$1.25	\$0.19	In Negotiation
120	-	± 1,000	0	1	± 20'	\$1.25	\$0.19	In Negotiation
110	-	± 1,000	0	1	± 20'	\$1.25	\$0.19	In Negotiation
100	-	± 1,000	0	1	± 20'	TBD	\$0.19	In Negotiation

*Can be combined

Matter Park @ West Henderson

1379 Executive Airport Drive

Building 3 - ± 133,305 SF



◆ GRADE-LEVEL DOORS

▲ DOCK-HIGH DOORS

■ AVAILABLE

Building Specifications

- ± 133,305 SF
- Divisible to ± 23,298 SF
- 26 Dock Doors (9' x 10')
- 4 Grade Level Doors (14' x 16')
- Office BTS or Spec Suites
- ± 32' Clear Height
- Column Spacing (Typical) 60' x 60', 54' x 60', 54' x 50'
- Staging Bay: 50' x 54', 60' x 60'
- ± 180' truck court with a 60' concrete dock apron
- ± 1,600 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 150
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse

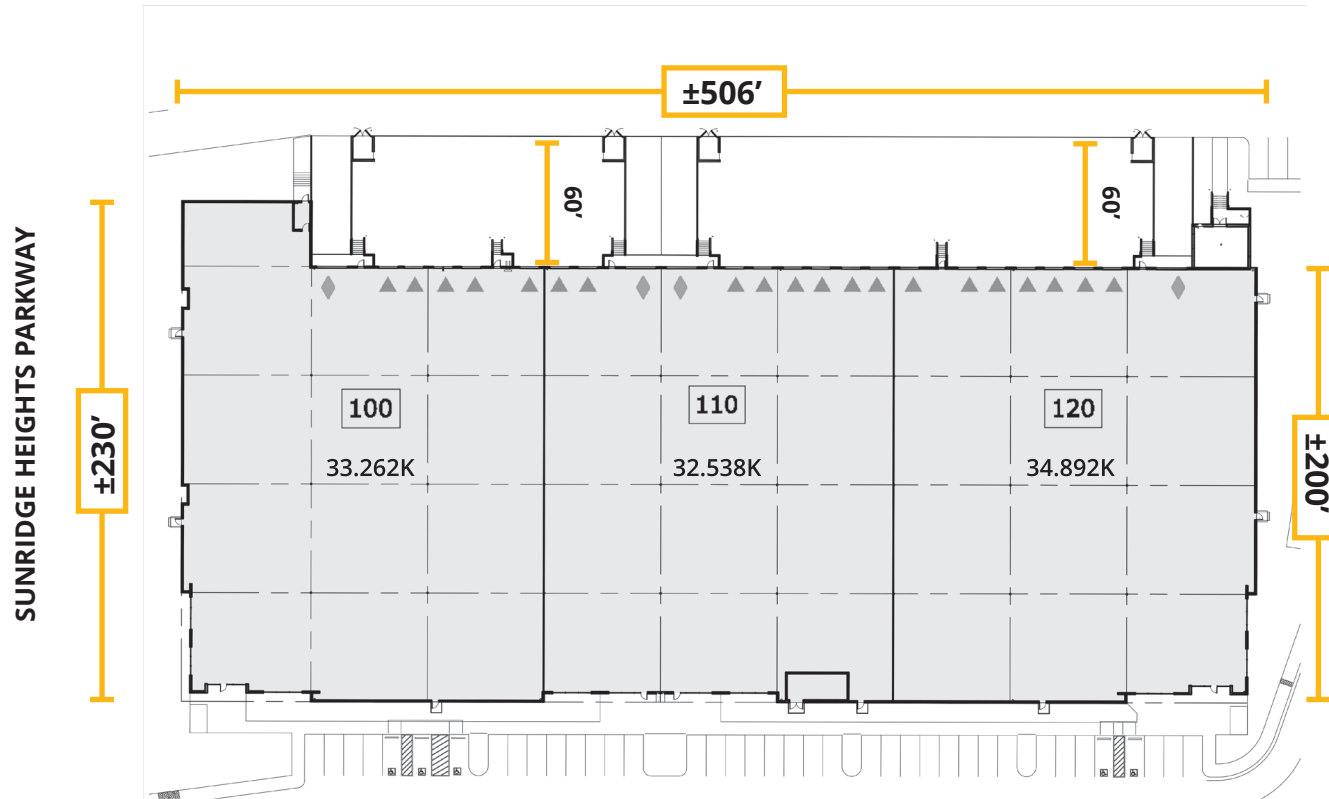
Suite	Available SF	Planned Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
130	± 38,379*	± 2,500	5	1	± 32'	\$0.72-0.82	\$0.17	LEASED
120	± 34,916*	± 2,500	9	1	± 32'	\$0.72-0.82	\$0.17	LEASED
110	± 23,298*	± 2,500	5	1	± 32'	\$0.72-0.82	\$0.17	LEASED
100	± 36,712*	± 2,500	7	1	± 32'	\$0.72-0.82	\$0.17	LEASED

*Can be combined

Matter Park @ West Henderson

1387 Executive Airport Drive

Building 4 - ± 100,692 SF



Building Specifications

- ± 100,692 SF
- Divisible to ± 32,538 SF
- 20 Dock Doors (9' x 10')
- 4 Grade Level Doors (14' x 16')
- Office BTS
- ± 32' Clear Height
- Column Spacing (Typical) 60' x 50', 54' x 50'
- Staging Bay: 50' x 54', 60' x 60'
- ± 180' truck court with a 60' concrete dock apron
- ± 1,600 Amps/Building, 277/480 V
- TPO Roof
- 6" Thick 4500 PSI Floor Slabs
- R-19 Insulation
- Parking Provided: 97
- Parking Ratio: 1/300 SF Office and 1/1250 SF Warehouse

Suite	Available SF	Planned Office SF	Dock High Loading	Grade Level Loading	Clear Height	Rate	Est. NNN	Status
100	± 33,262*	± 2,000	5	1	± 32'	\$0.72	\$0.17	In Negotiation
110	± 32,538*	± 2,000	8	2	± 32'	\$0.72	\$0.17	In Negotiation
120	± 34,892*	± 2,000	7	1	± 32'	\$0.72	\$0.17	In Negotiation

*Can be combined

LOCATION	DISTANCE (MILES)
I-15	± 2.03
I-215	± 4.44
McCarran Airport	± 10.6
Las Vegas Strip	± 11.6
California Border	± 31



Matter.

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