



HUGHES TECH CENTER

625 Pilot Road
Las Vegas, NV

Cross Streets
East Pilot Road &
Caballo Street

Gross
Leasable Area
±40,288



LOCATION

Hughes Tech Center is centrally located in the heart of the Airport sub-market. As part of the 420 Acre master-planned Hughes Airport Center, it is considered the central hub of the Las Vegas Valley due to its close proximity to the Resort Corridor, the masterplanned communities in Henderson, Green Valley, Summerlin and the Southwest, with immediate accessibility to McCarran International Airport and an abundance of nearby amenities. The Property has immediate access to the I-215 and Airport Connector and is just minutes from the Las Vegas Strip and I-15.

THE BUILDING

625 Pilot is a 40,288 square foot single-story, fully built-out office building. The building has direct frontage on Pilot Road between the major arterials of Bermuda Road and the Airport Connector (building signage visible from the Airport Connector). This former call center provides eleven (11) private offices, large kitchen/breakroom, three (3) training rooms and two (2) conference rooms. In addition, the Building offers two (2) newly renovated separate restroom areas and 14-foot ceilings.

PROPERTY HIGHLIGHTS

- Single-Story, Freestanding Office Building
- Back-up Generator / ATS
- Fully Built-Out Former Call Center Space
- Immediate Access to I-215
- Numerous Nearby Amenities
- Kitchen / Large Breakroom
- Building Signage Available
- Parking: ±6.45:1000
- Available 3/1/2023

*For leasing information, contact
Kraemer Land Company at*

702.500.1587

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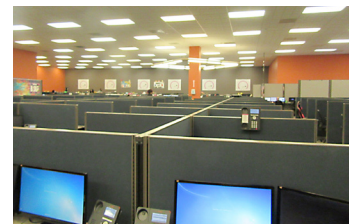
FLOOR PLAN

±40,288 SF



PROPERTY INFORMATION

- HVAC:** Rooftop mounted package units.
Split systems for IT cooling.
- GENERATOR:** Building boasts a 1039 hp Built-in Diesel Fuel Tank (approximate 10-12 hour coverage).
- UPS/ATS:** Two (2) UPS (160 kVA & 18 kVA) 3 Phase systems.
Automatic Transfer Switch.
- POWER:** 2500 AMP 120/208Y; 3 phase 4 wire
main switch gear; multiple meter sections.
- FLOORPLAN:** Open floorplan with 14' ceilings.
Private offices, training and conference areas,
kitchen/breakroom. DIVISIBLE.



**FOR LEASING
INFORMATION CONTACT :**

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AIRPORT

McCARRAN
INTERNATIONAL AIRPORT



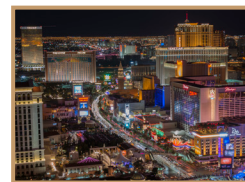
UNLV

UNIVERSITY OF NEVADA,
LAS VEGAS



CONVENTION

LAS VEGAS
CONVENTION CENTER



THE STRIP

LAS VEGAS STRIP

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