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GSG Development office complex opens in North Las Vegas

BY TONY ILLIA

Glen, Smith & Glen Development's stylish new office complex debuts this week in North Las Vegas. "The Park at Northpointe" consists of 19, single-level office buildings, situated within a nine-acre, master-planned campus at Martin Luther King Boulevard and Craig Road. SR Construction is the contractor with Perkowitz + Ruth as architect.

The 100,000-square-foot development offers upscale office space from 1,485 to 7,200 square feet in size. Colliers International's Suzette LaGrange, Chris Jensvold and Ryan Martin are the listing agents.

Asking rents run \$1.75 to \$1.85 per square foot, triple-net; sale prices are \$185 to \$205 per square foot. The complex's first phase, which contains 10 buildings, is about 50 percent committed.

"Expansion in overall employment is generating demand for support services, including professional, business and medical office-using sectors," said Jensvold. "Growth in professional and business-services employment outpaces all other major areas, which bodes well for the office market."

Job growth is expected to slow to 3.3 percent this year, an increase of 31,000 positions, following a gain of 4.9 percent in 2006. Office-using employers are forecast to hire 10,900 workers, a 6 percent increase.

The Park at Northpointe, as a result, will break ground on a second phase this summer, with expected completion by year's end. It marks one of three major GSG developments underway throughout the Las Vegas Valley. The firm is currently building office projects of an aggregate 750,000 square feet and valued at \$300 million. They include "The Park at Spanish Ridge" and "The Park at San Martin."

OFFICE SPACE GOES BEGGING

Yet the office market had a 10.8 percent valley-wide vacancy rate in the first quarter, a 2.4 percent increase from a year ago, reports [Restrepo Consulting Group](#), a Las Vegas-based economic research firm. The market grew to

1,700 buildings totaling 35.5 million square feet in the first quarter, a 17 percent growth from two years ago.

Although there were 602,487 square feet of net absorption in the first quarter, a 65 percent gain from a year ago, there were also 1.3 million square feet of completions in the first quarter, resulting in a disproportionate 0.47-to-1 absorption-to-completion ratio.

"The imbalance between new office completions and net absorption during the past two quarters has pushed the valley's highest office vacancy rate since the second quarter of 2005," said [John Restrepo](#), principal of [Restrepo Consulting Group](#). "The office market, as a result, will be going through an adjustment period in 2007."

PROJECTS

Burke & Associates recently completed a \$35.6 million, 100,000-square-foot addition to the AVI Resort & Casino at 10000 Aha Macav Parkway in Laughlin. The three-phase project expanded casino and conference areas, and added a new parking garage and 1,350-ton central plant.

KKE Architects designed the 103-unit Harmon Pines senior apartments, which recently broke ground on five acres at Jones Boulevard and Harmon Avenue. The low-income, three-story complex will open in summer 2008.

MILLION-DOLLAR DEALS

Old Dominion Freight Line of Thomasville, N.C., bought 20.2 acres of vacant industrial land along Cheyenne Avenue in North Las Vegas for \$10 million, or \$494,804 per acre, from the Eugene & Patricia Buckley Trust. Commerce CRG represented the buyer and Realty Executives of Nevada represented the seller.

Floors & Decor Outlets of America signed a 10-year, \$7 million lease for 55,567 square feet of retail space at 1080 Sunset Rd. in Henderson. Commerce CRG represented the buyer. The reported average rent equals \$1.05 per square foot.

UBS Financial Services signed a 10-year, \$2,761,770 lease for 8,369 square feet of office space in the Business Bank of Nevada building at 10801 W. Charleston Blvd. Commerce CRG represented the buyer and CB Richard Ellis represented the lessor, Charleston Pavilion LLC. The reported average rent equals \$2.75 per square foot.

Tesoro NV LLC bought two acres of vacant industrial land at 1678 Helm Dr. for \$1.9 million, or \$950,000 per acre, from Virginia Schweitzer. CB Richard Ellis' Greg Tassi represented both the seller and buyer.

Brown & Brown Insurance of Nevada signed a seven-year, \$1.845 million lease for 13,358 square feet of office space in the Hughes Airport Center at 975 Kelly Johnson Dr., Suite 100. Commerce CRG's Michael Dunn represented the tenant and Stoltz Management Co.'s Wes Jenson represented the company as lessor. The reported average rent equals \$1.64 per square foot.

UBS Financial Services signed a 10-year, \$1.3 million lease for 4,783 square feet of office space at 2475 Village View Dr. in Henderson. CB Richard Ellis' Jayne Cayton and Brad Peterson represented the lessor, GVR Back Office 123 LLC. The reported average rent equals \$2.26 per square foot.

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