



**CHARTWELL**  
REAL ESTATE DEVELOPMENT

RUSSELL COMMERCE CENTER

**FOR LEASE**



EASY ACCESS  
TO I-15 & I-215



CLOSE TO THE AIRPORT  
& LAS VEGAS "STRIP"



REAR  
LOADING

**5720 & 5740 ARVILLE STREET  
LAS VEGAS, NV 89118**

**MIKE DE LEW,**   
(702) 469-6496  
MDelew@rcadvs.com  
NV-RE License: S.0025952

**PAUL HOYT,**   
(702) 782-3306  
PHoyt@rcadvs.com  
NV-RE License: BS.0144760

**REALCOMM ADVISORS**  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
[www.realcommadvisors.com](http://www.realcommadvisors.com)



# RUSSELL COMMERCE CENTER

5720 & 5740 ARVILLE STREET | LAS VEGAS, NV 89118



# FOR LEASE



## DEMOGRAPHICS

(2020 Clark County)

\*Statistics via Las Vegas  
Global Economic Alliance



2.4 MILLION  
POPULATION



837,200 TOTAL  
HOUSEHOLDS



\$57,100 AVERAGE  
HOUSEHOLD INCOME



935,500 TOTAL  
BUSINESSES



1 MILLION TOTAL  
EMPLOYEES

MIKE DE LEW, SIOR®

(702) 469-6496

MDelew@rcadvs.com

NV-RE License: S.0025952

PAUL HOYT, SIOR®

(702) 782-3306

PHoyt@rcadvs.com

NV-RE License: BS.0144760

REALCOMM ADVISORS  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
[www.realcommadvisors.com](http://www.realcommadvisors.com)



# RUSSELL COMMERCE CENTER

5720 & 5740 ARVILLE STREET | LAS VEGAS, NV 89118



# FOR LEASE

Russell Commerce Center is an optimal mix of industrial, office & flex suites, which consists of two, multi-tenant buildings totaling approximately ±98,334 square feet. Located within the southwest submarket, Russell Commerce Center is in close proximity to Harry Reid International Airport, The Las Vegas "Strip", with immediate access to the I-15 & I-215 freeways.

- Monument Signage Available on Russell Road
- Recently Renovated
- High Image Concrete Tilt Construction
- Low-E Reflective Glass Storefronts
- 1.0 Mile for the I-15 Freeway
- 18' Clear Height
- 3-Phase Power
- 12' x 12' Grade Level Loading Doors
- Fire Sprinklers
- Ample Parking, 3.3 : 1,000 Parking Ratio
- Monthly Base Rent (NNN): Negotiable
- Monthly CAM: \$0.35/SF



REAR GRADE LEVEL LOADING DOORS



MIKE DE LEW, SIOR®

(702) 469-6496

MDelew@rcadvs.com

NV-RE License: S.0025952

PAUL HOYT, SIOR®

(702) 782-3306

PHoyt@rcadvs.com

NV-RE License: BS.0144760

REALCOMM ADVISORS  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
[www.realcommadvisors.com](http://www.realcommadvisors.com)



# RUSSELL COMMERCE CENTER

5720 & 5740 ARVILLE STREET | LAS VEGAS, NV 89118



# FOR LEASE

100%  
HVAC

5720 ARVILLE STREET  
SUITE 104

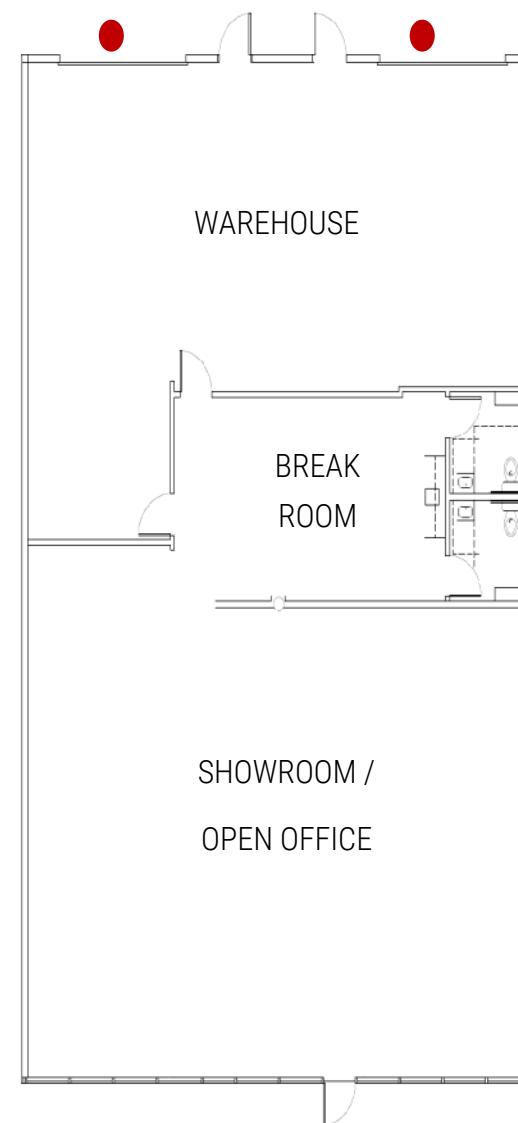
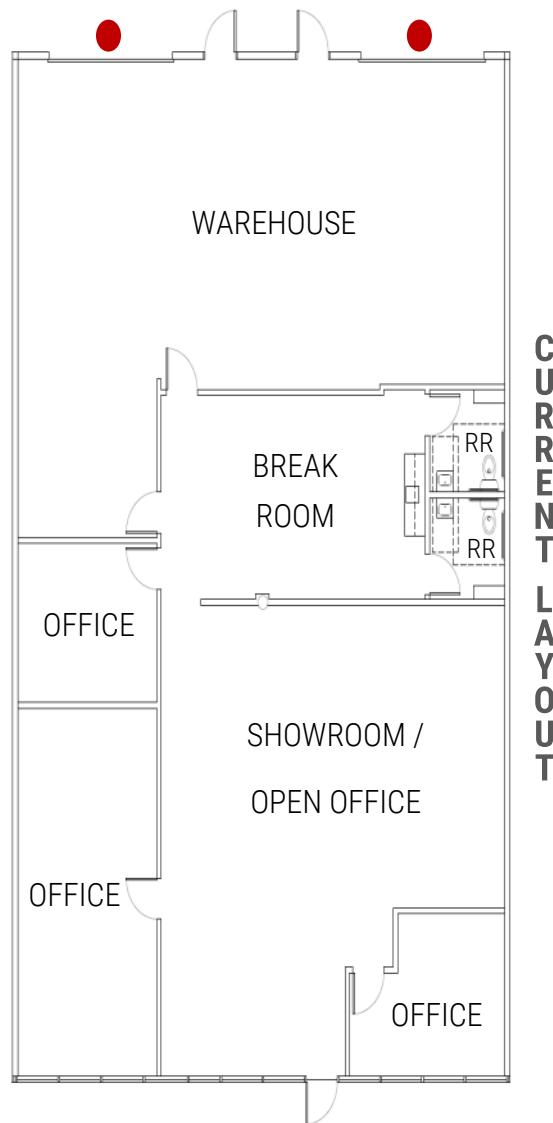
**±3,832 SF TOTAL**

⇒ **±1,334 SF WAREHOUSE**

⇒ **±2,498 SF OFFICE**

Showroom / Open Office,  
Three (3) Private Offices,  
Break Room & Two (2) Restrooms

● = GRADE LEVEL LOADING DOOR



**MIKE DE LEW,**   
(702) 469-6496  
MDelew@rcadvs.com  
NV-RE License: S.0025952

**PAUL HOYT,**   
(702) 782-3306  
PHoyt@rcadvs.com  
NV-RE License: BS.0144760

**REALCOMM ADVISORS**  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
[www.realcommadvisors.com](http://www.realcommadvisors.com)



# RUSSELL COMMERCE CENTER

5720 & 5740 ARVILLE STREET | LAS VEGAS, NV 89118



# FOR LEASE

100%  
HVAC

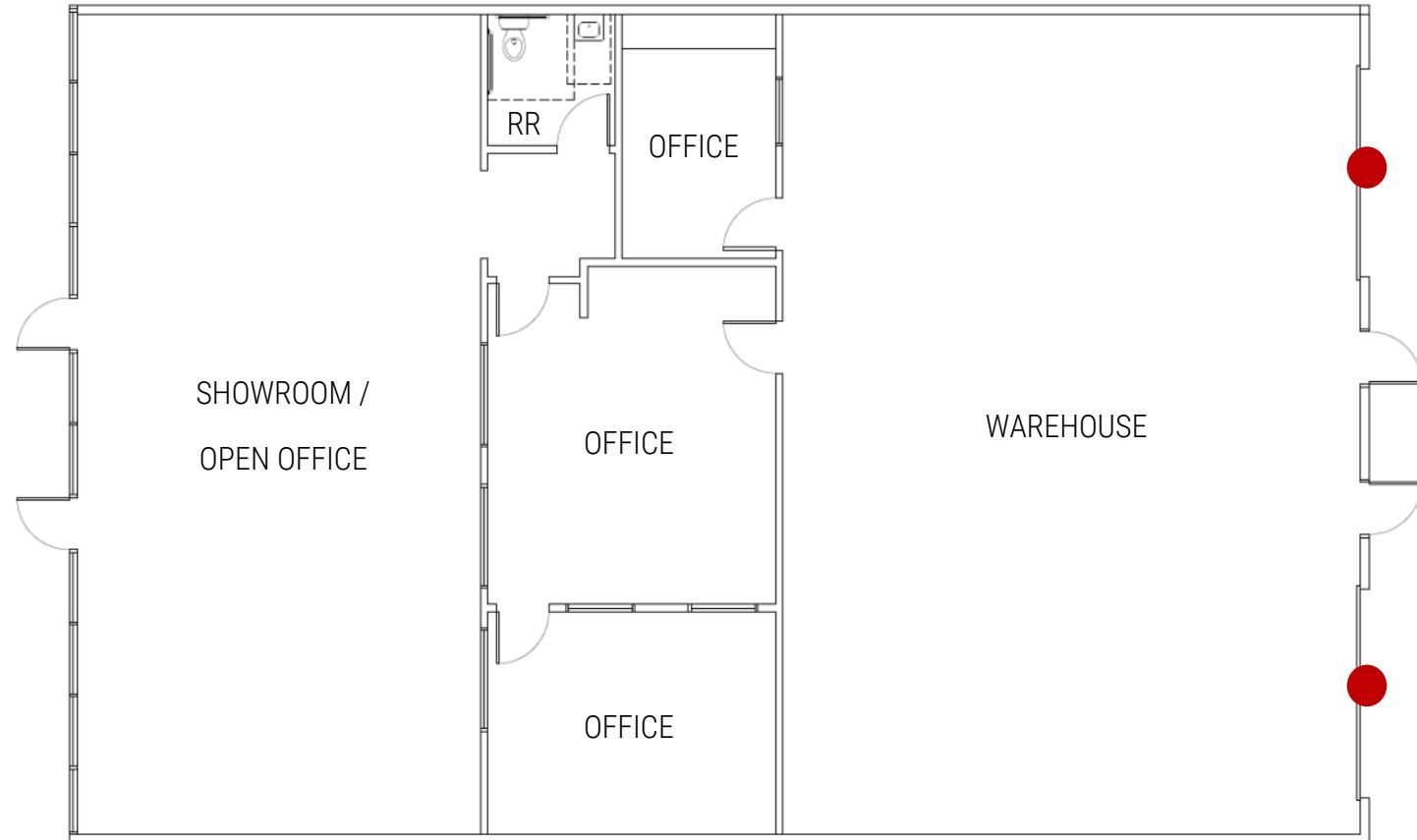
5720 ARVILLE STREET  
SUITE 106

**±3,832 SF TOTAL**

⇒ ±1,632 SF WAREHOUSE

⇒ ±2,200 SF OFFICE

Showroom / Open Office, Three (3)  
Private Offices & One (1) Restroom



The information furnished herein has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although RealComm Advisors has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

● = GRADE LEVEL LOADING DOOR

**MIKE DE LEW,**   
(702) 469-6496  
MDelew@rcadvs.com  
NV-RE License: S.0025952

**PAUL HOYT,**   
(702) 782-3306  
PHoyt@rcadvs.com  
NV-RE License: BS.0144760

**REALCOMM ADVISORS**  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
[www.realcommadvisors.com](http://www.realcommadvisors.com)



# RUSSELL COMMERCE CENTER

5720 & 5740 ARVILLE STREET | LAS VEGAS, NV 89118



# FOR LEASE

5720 ARVILLE STREET  
**SUITE 104 & 106**

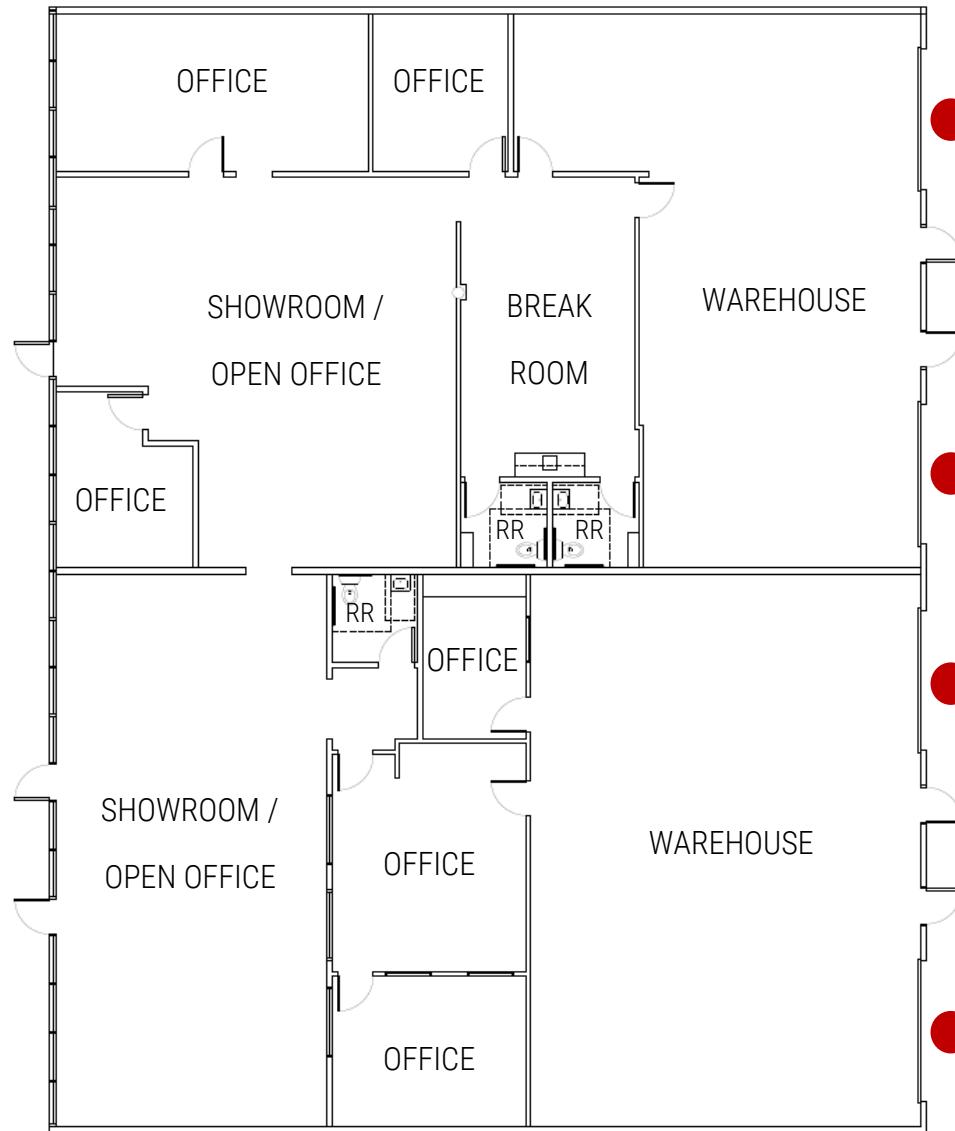
**±7,664 SF TOTAL**

⇒ **±2,966 SF WAREHOUSE**

⇒ **±4,698 SF OFFICE**

Showroom / Open Office Areas, Six (6) Private Offices, Break Room & Three (3) Restrooms

● = GRADE LEVEL LOADING DOOR



**MIKE DE LEW,** SIOR®  
(702) 469-6496  
MDelew@rcadvs.com  
NV-RE License: S.0025952

**PAUL HOYT,** SIOR®  
(702) 782-3306  
PHoyt@rcadvs.com  
NV-RE License: BS.0144760

REALCOMM ADVISORS  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
www.realcommadvisors.com



# RUSSELL COMMERCE CENTER

5720 & 5740 ARVILLE STREET | LAS VEGAS, NV 89118



# FOR LEASE

VIEW  
3D  
TOUR

5720 ARVILLE STREET

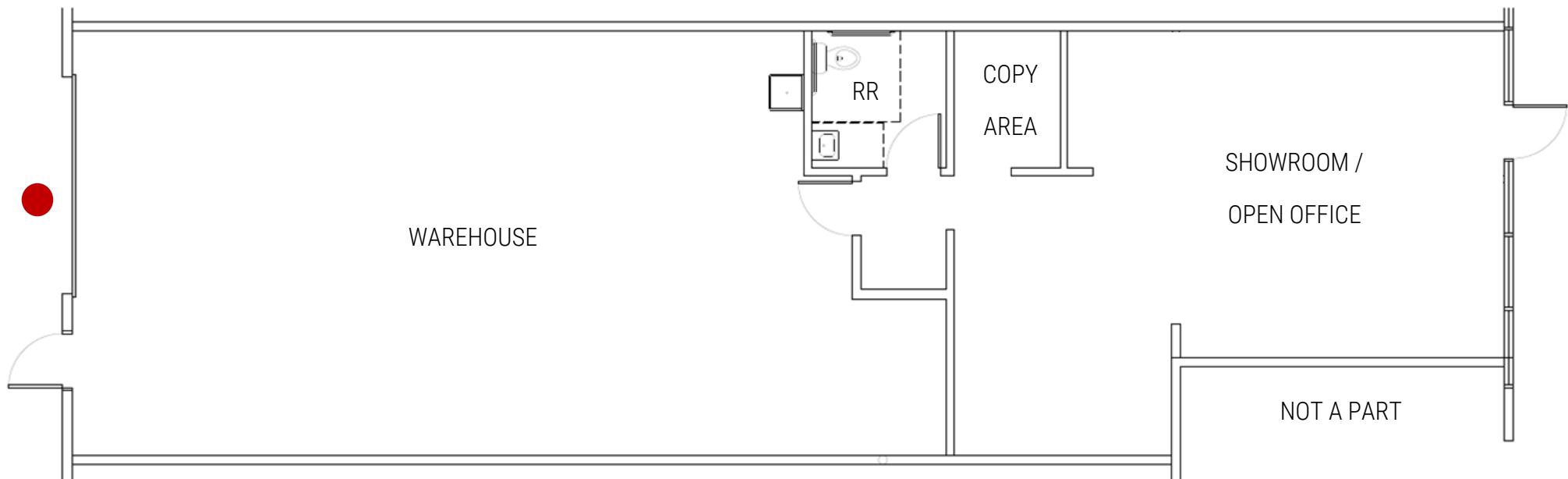
SUITE 112

±1,923 SF TOTAL

⇒ ±1,088 SF WAREHOUSE

⇒ ±835 SF OFFICE

Showroom / Open Office,  
Copy Area & One (1) Restroom



The information furnished herein has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although RealComm Advisors has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

● = GRADE LEVEL LOADING DOOR

MIKE DE LEW, SIOR  
(702) 469-6496  
MDelew@rcadvs.com  
NV-RE License: S.0025952

PAUL HOYT, SIOR  
(702) 782-3306  
PHoyt@rcadvs.com  
NV-RE License: BS.0144760

REALCOMM ADVISORS  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
www.realcommadvisors.com



# RUSSELL COMMERCE CENTER

5720 & 5740 ARVILLE STREET | LAS VEGAS, NV 89118



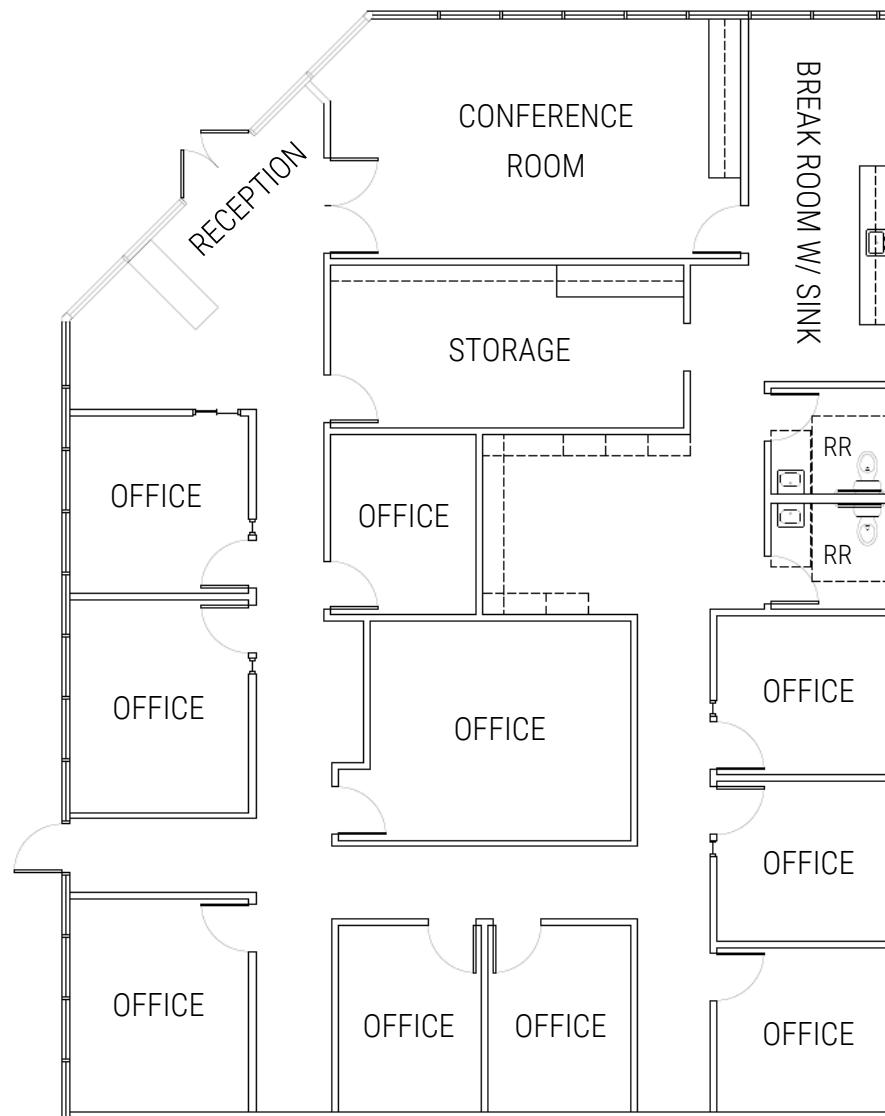
# FOR LEASE

**AVAILABLE - 03/31/2026**

**5720 ARVILLE STREET  
SUITE 115**

**±4,039 SF TOTAL  
(100% HVAC OFFICE)**

Reception / Lobby / Showroom, Conference Room,  
Large Storage Closet, Ten (10) Private Offices,  
Break Room w/ Sink & Two (2) Restrooms



**MIKE DE LEW,**   
(702) 469-6496  
MDelew@rcadvs.com  
NV-RE License: S.0025952

**PAUL HOYT,**   
(702) 782-3306  
PHoyt@rcadvs.com  
NV-RE License: BS.0144760

**REALCOMM ADVISORS**  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
[www.realcommadvisors.com](http://www.realcommadvisors.com)



# RUSSELL COMMERCE CENTER

5720 & 5740 ARVILLE STREET | LAS VEGAS, NV 89118



# FOR LEASE

**VIEW  
3D  
TOUR**

5720 ARVILLE STREET

**SUITE 118**

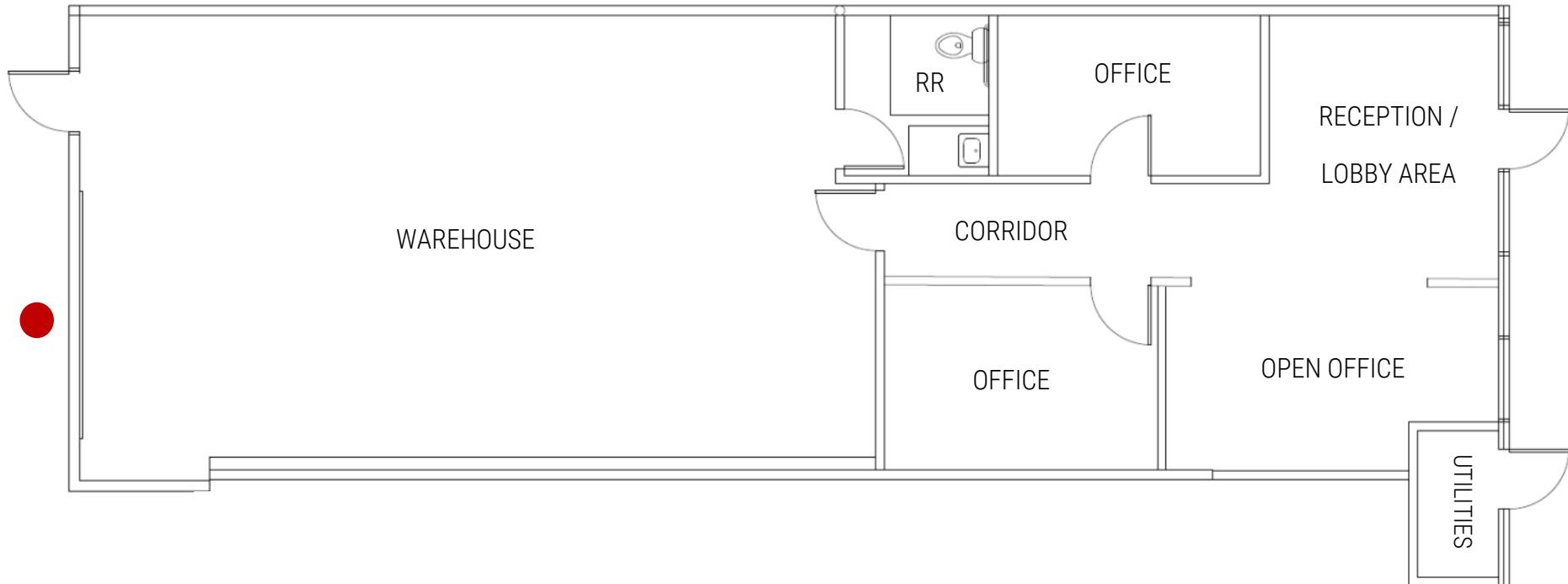
**±1,793 SF TOTAL**

⇒ ±922 SF WAREHOUSE

⇒ ±871 SF OFFICE

Reception/Lobby, Two (2) Private Offices

Open Office Area & One (1) Restroom



The information furnished herein has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although RealComm Advisors has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

**MIKE DE LEW,**   
(702) 469-6496  
MDelew@rcadvs.com  
NV-RE License: S.0025952

**PAUL HOYT,**   
(702) 782-3306  
PHoyt@rcadvs.com  
NV-RE License: BS.0144760

**REALCOMM ADVISORS**  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
[www.realcommadvisors.com](http://www.realcommadvisors.com)



# RUSSELL COMMERCE CENTER

5720 & 5740 ARVILLE STREET | LAS VEGAS, NV 89118



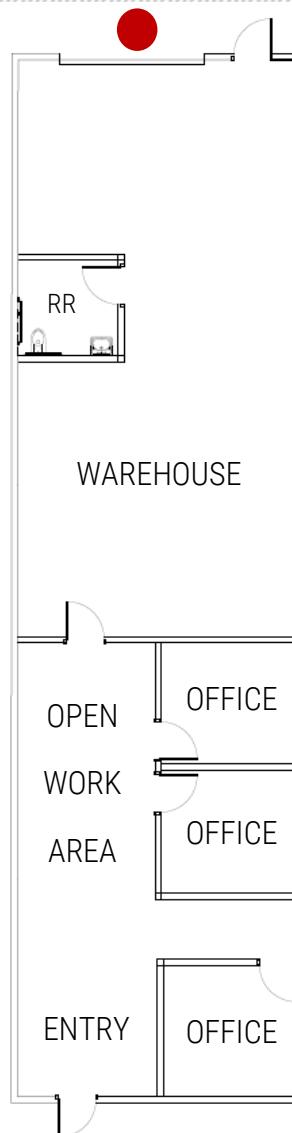
# FOR LEASE

5740 ARVILLE STREET  
SUITE 218

±2,340 SF TOTAL

● = GRADE LEVEL LOADING DOOR

The information furnished herein has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although RealComm Advisors has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.



MIKE DE LEW, SIOR®  
(702) 469-6496  
MDelew@rcadvs.com  
NV-RE License: S.0025952

PAUL HOYT, SIOR®  
(702) 782-3306  
PHoyt@rcadvs.com  
NV-RE License: BS.0144760

REALCOMM ADVISORS  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
www.realcommadvisors.com



# RUSSELL COMMERCE CENTER

5720 & 5740 ARVILLE STREET | LAS VEGAS, NV 89118



# FOR LEASE

## INTERIOR & WAREHOUSE PHOTOS

### SAMPLE “SPEC” SUITE



**MIKE DE LEW,** SIOR®  
(702) 469-6496  
MDelew@rcadvs.com  
NV-RE License: S.0025952

**PAUL HOYT,** SIOR®  
(702) 782-3306  
PHoyt@rcadvs.com  
NV-RE License: BS.0144760

**REALCOMM ADVISORS**  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
[www.realcommadvisors.com](http://www.realcommadvisors.com)



# RUSSELL COMMERCE CENTER

5720 & 5740 ARVILLE STREET | LAS VEGAS, NV 89118



**CHARTWELL**  
REAL ESTATE DEVELOPMENT

# FOR LEASE



**MIKE DE LEW,**   
(702) 469-6496  
MDelew@rcadvs.com  
NV-RE License: S.0025952

**PAUL HOYT,**   
(702) 782-3306  
PHoyt@rcadvs.com  
NV-RE License: BS.0144760

**REALCOMM ADVISORS**  
770 E. Warm Springs Road  
Suite 120  
Las Vegas, NV 89119  
(702) 515-1010  
[www.realcommadvisors.com](http://www.realcommadvisors.com)

