



**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,**  **SIOR®**

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## 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

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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



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## FOR LEASE

**100%  
HVAC**

**5720 ARVILLE STREET  
SUITE 104**

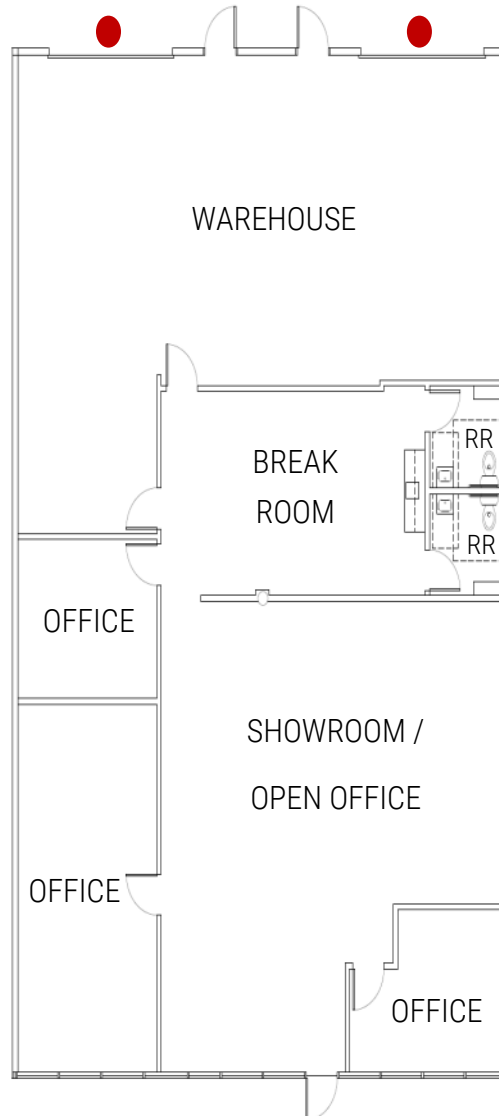
**±3,832 SF TOTAL**

⇒ ±1,334 SF WAREHOUSE

⇒ ±2,498 SF OFFICE

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

● = GRADE LEVEL LOADING DOOR



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**100%  
HVAC**

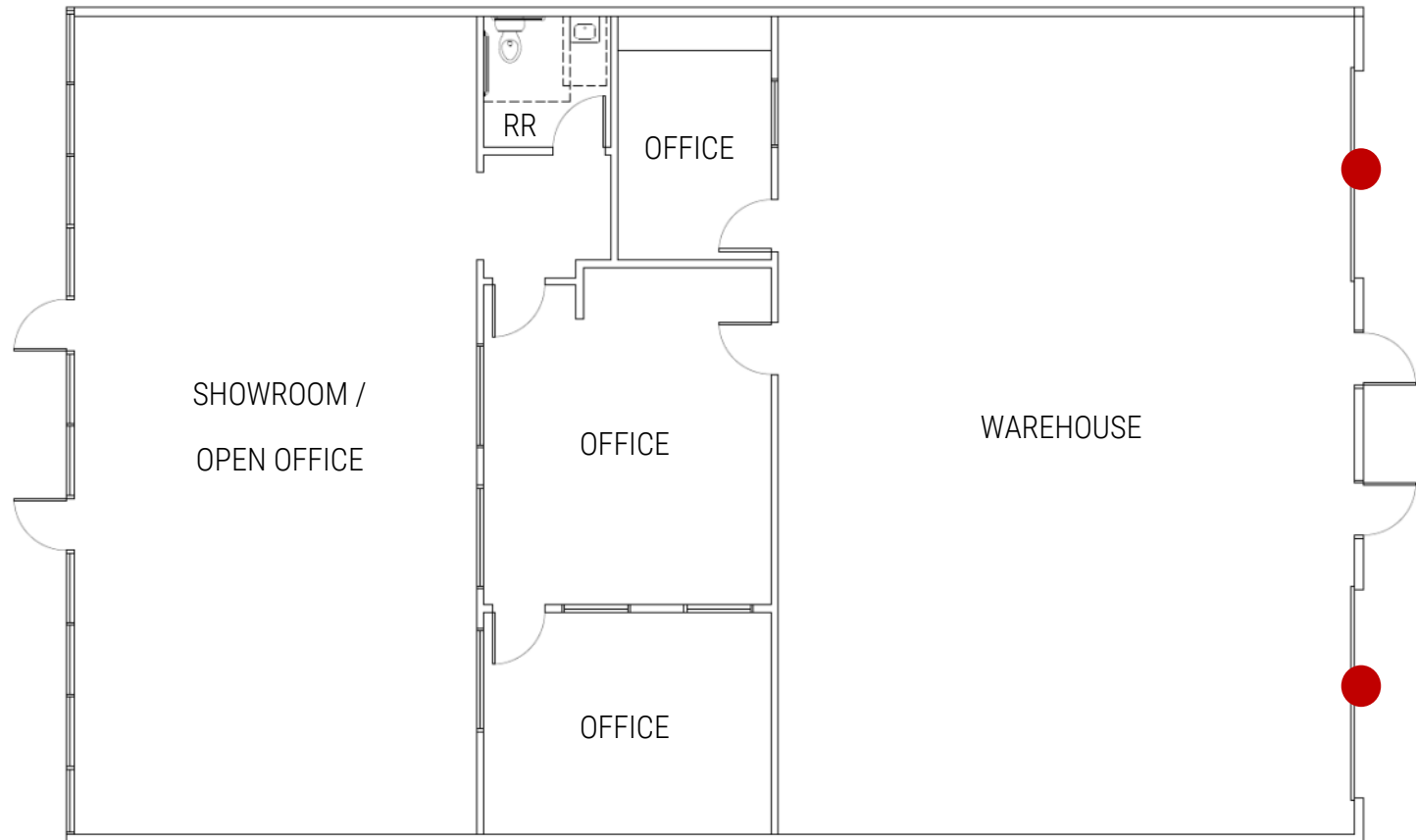
**5720 ARVILLE STREET  
SUITE 106**

**±3,832 SF TOTAL**

⇒ **±1,632 SF WAREHOUSE**

⇒ **±2,200 SF OFFICE**

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



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**5720 ARVILLE STREET  
SUITE 104 & 106**

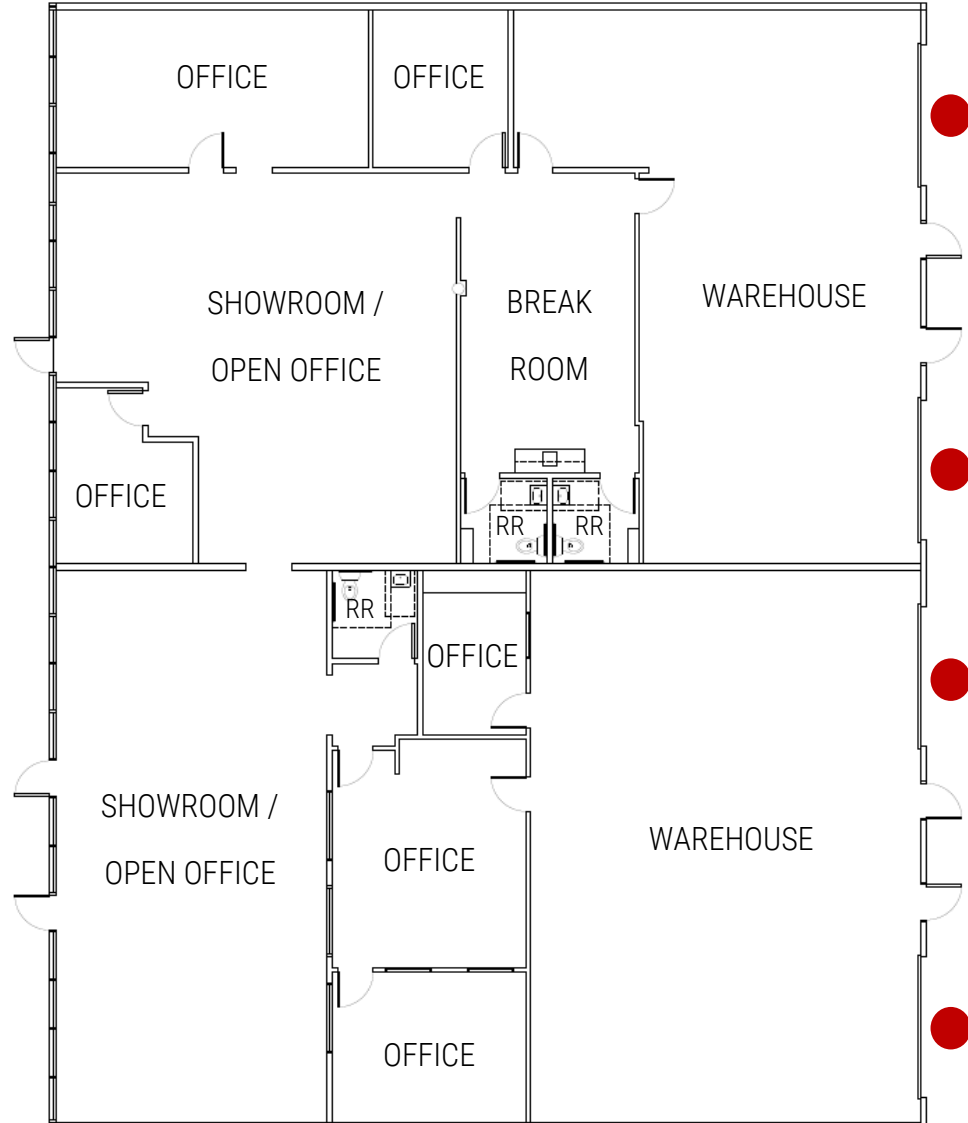
**±7,664 SF TOTAL**

⇒ ±2,966 SF WAREHOUSE

⇒ ±4,698 SF OFFICE

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

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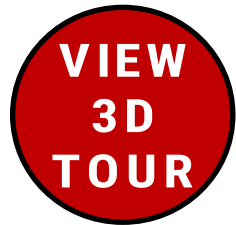


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## FOR LEASE



5720 ARVILLE STREET

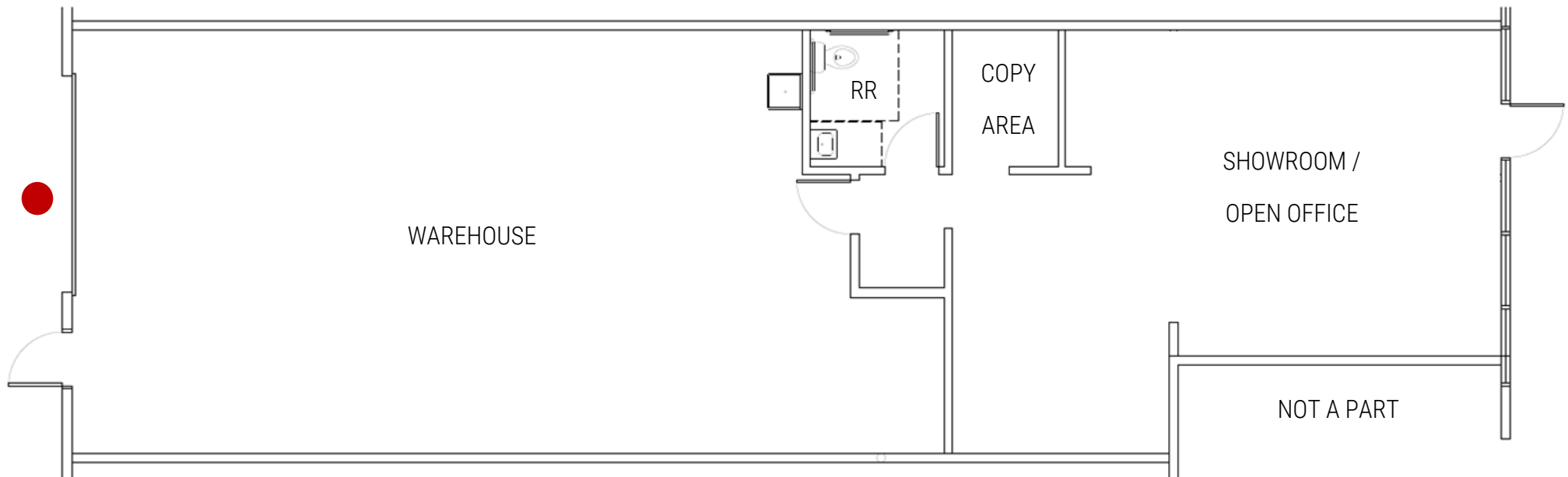
**SUITE 112**

**±1,923 SF TOTAL**

⇒ ±1,088 SF WAREHOUSE

⇒ ±835 SF OFFICE

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



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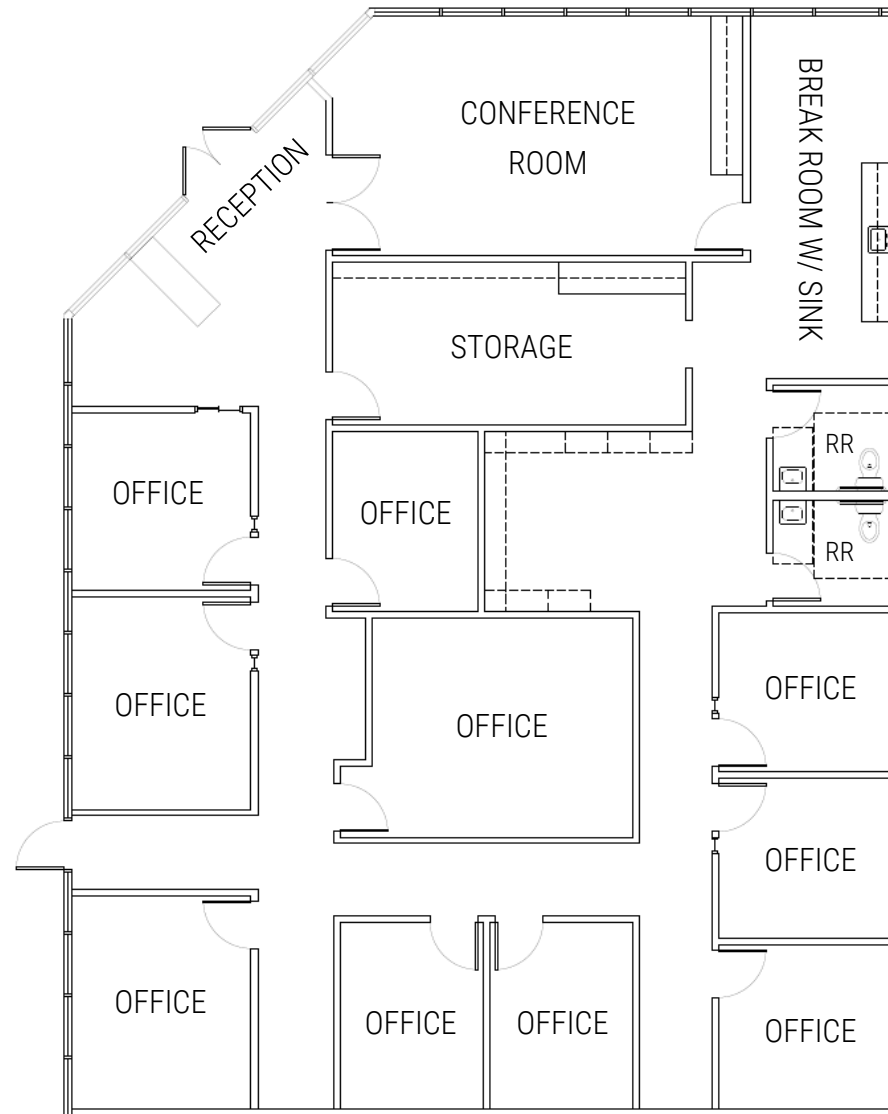
# FOR LEASE

**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



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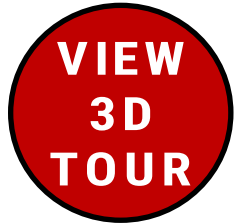


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## FOR LEASE



5720 ARVILLE STREET

**SUITE 118**

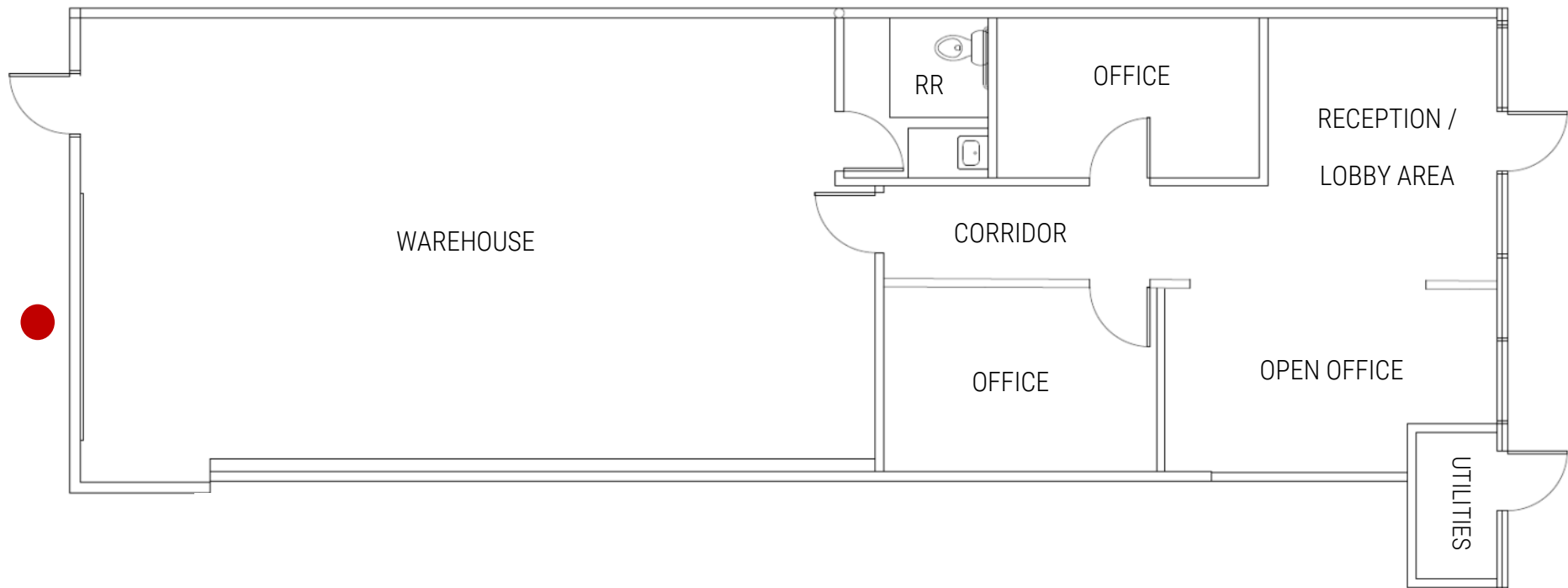
**±1,793 SF TOTAL**

⇒ ±922 SF WAREHOUSE

⇒ ±871 SF OFFICE

Reception/Lobby, Two (2) Private Offices

Open Office Area & One (1) Restroom



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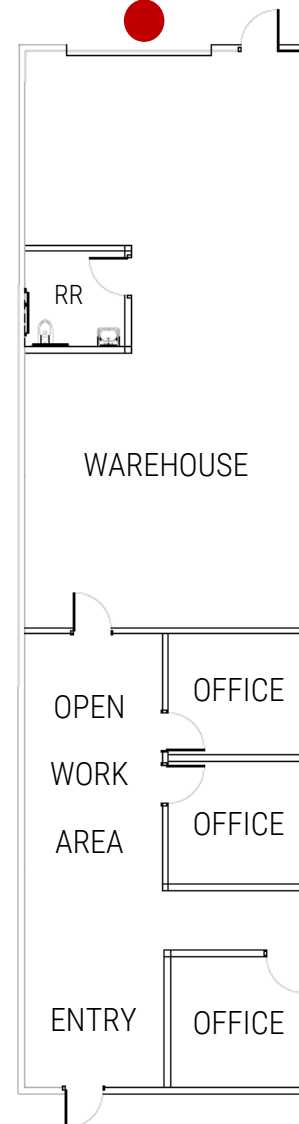


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**5740 ARVILLE STREET**  
**SUITE 218**

**±2,340 SF TOTAL**

 = GRADE LEVEL LOADING DOOR



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## INTERIOR & WAREHOUSE PHOTOS

### SAMPLE "SPEC" SUITE



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