

FOR LEASE

# 325 E WARM SPRINGS

LAS VEGAS, NEVADA 89119



## PROPERTY DESCRIPTION

325 E. Warm Springs Road is a two-story office building constructed in 2005, and totaling approximately 70,000 square feet. Situated along Warm Springs Road in the Las Vegas Airport submarket, the office park boasts a great central location between Summerlin and Henderson, with easy access to the 215 Beltway via Warm Springs, Bermuda, and Las Vegas Boulevard. The property also has easy access to the I-15 Freeway, McCarran International Airport, and the Las Vegas Strip. It's close proximity to numerous restaurants, retail, banking, shopping malls, the I-15, the Las Vegas Strip, and the airport makes 325 E. Warm Springs Road a fantastic and desirable location for any business owner.

- + Property under new ownership
- + Great low lease rate
- + Up to 27,266 RSF contiguous on the 2nd Floor
- + Centrally located with easy access to the I-15 and 215-Beltway
- + Great building signage opportunity to qualified tenants
- + Various restaurants, retail, and banking nearby

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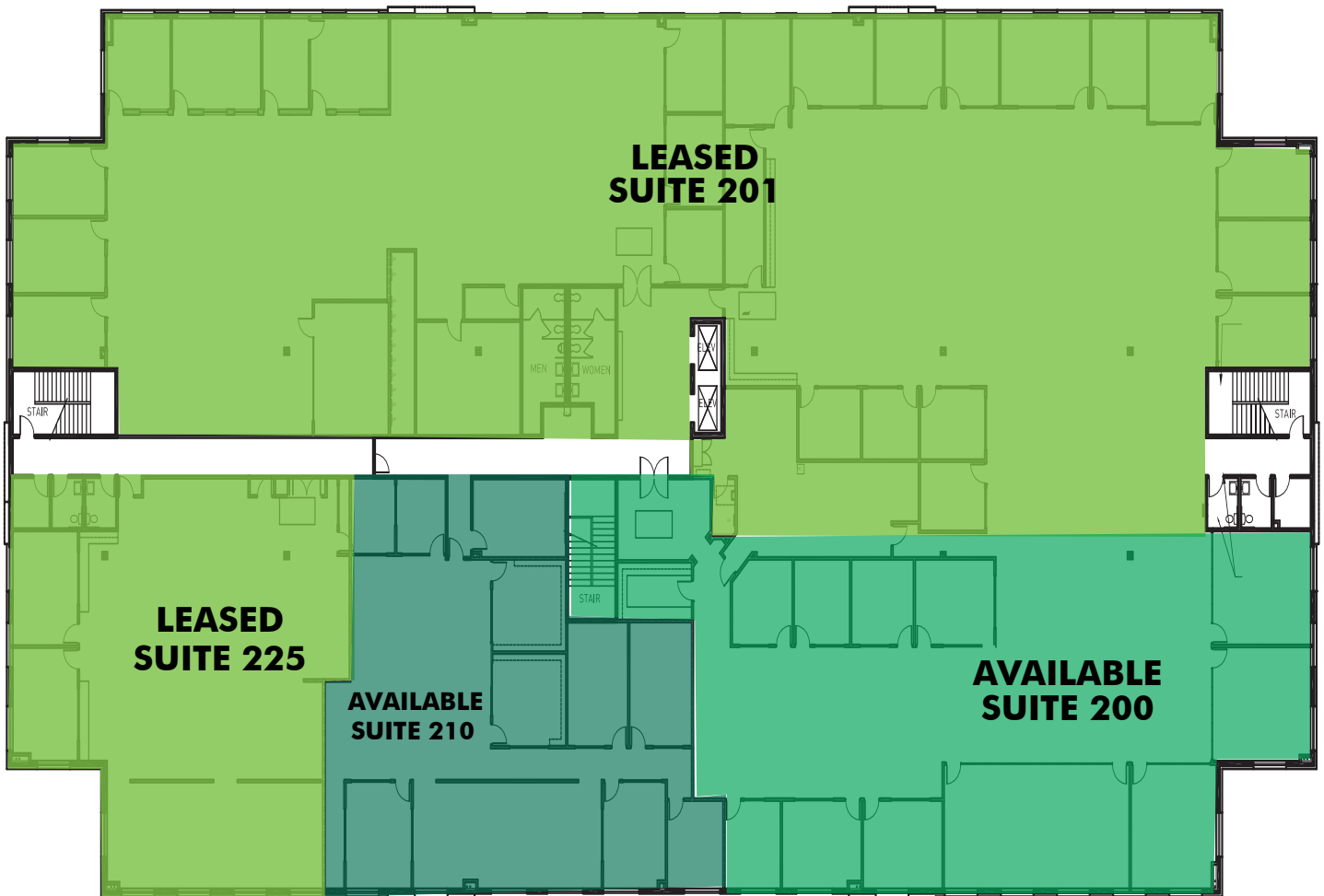
325  
E WARM SPRINGS ROAD  
Las Vegas, Nevada 89119



**SUITE 200** - VACANT  
±7,890 RSF



**SUITE 210** - VACANT  
±4,910 RSF



Not to scale. All measurements are approximate.



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**E WARM SPRINGS ROAD**  
Las Vegas, Nevada 89119



## CONTACT US

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