

FOR LEASE

7210 Placid Street
Las Vegas, NV 89147



OFFERING SUMMARY

Available SQ FT (approx):	6,738
Initial Lease Rate:	\$2.25 SF/M (----)
Building Size:	6,738 SF
Zoning:	IP (Industrial Park)
Description	18 Offices Kitchen Conference Secured Parking



PROPERTY OVERVIEW

This exceptional two-story commercial building offers a highly upgraded interior designed to support a professional and efficient work environment. The property features 18 private offices and additional conference room, providing ample space for teams of various sizes, along with a thoughtfully designed layout that promotes both collaboration and privacy. High-end interior improvements are evident throughout, including modern finishes, upgraded flooring, and abundant natural light. Elegant glass doors enhance the space, creating a sleek, contemporary aesthetic while maintaining an open and connected feel. The building also includes a kitchen, ideal for employee convenience and break areas. With its premium upgrades and functional design, this property is well-suited for a wide range of professional uses, including corporate offices, medical practices, or creative workspaces. This is a rare opportunity to lease a turnkey, high-quality office building that combines style, functionality, and flexibility.

PROPERTY HIGHLIGHTS

- Newly Renovated and Highly Upgraded
- Close proximity to freeway and airport

TOMER ITZHAKI

702.220.7587
tomere@otsrealty.com

5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

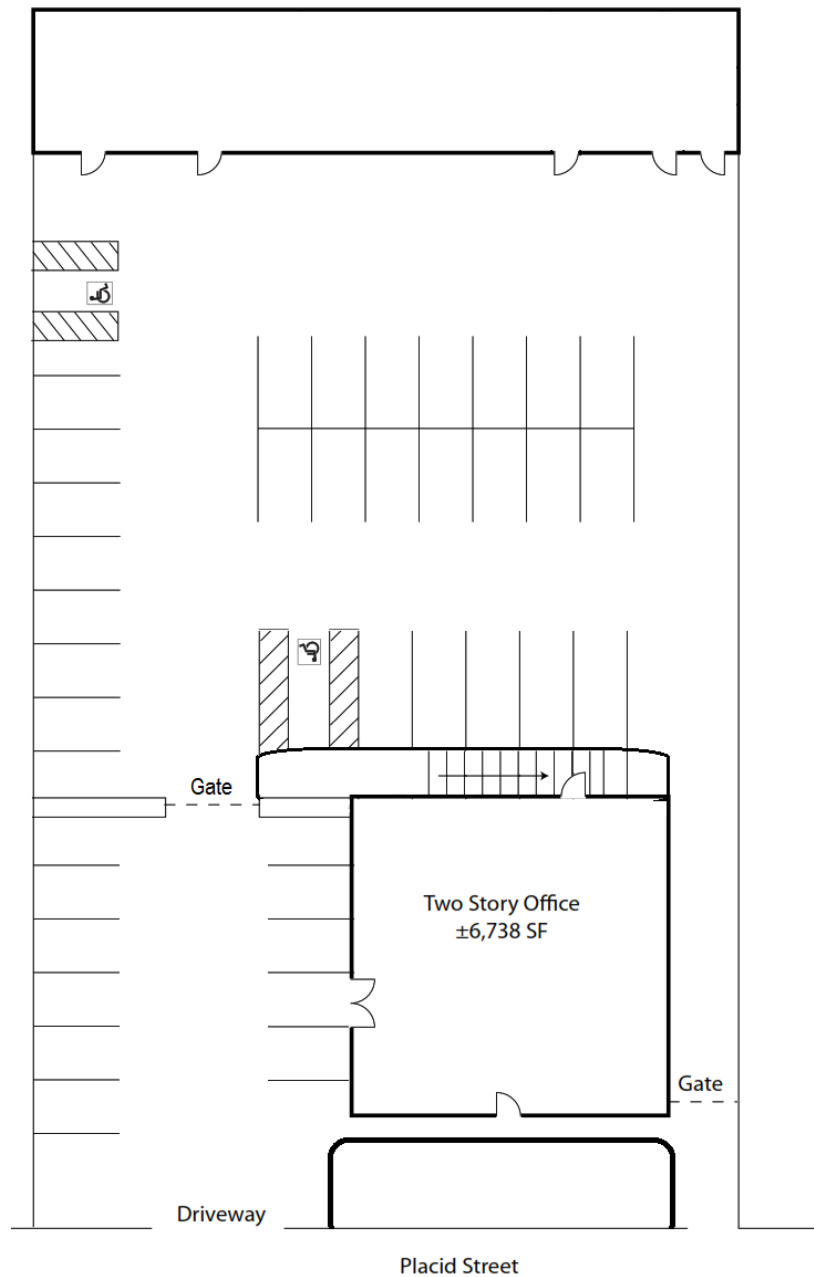
The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."

FOR LEASE

7210 Placid Street
Las Vegas, NV 89147



SITE PLAN



TOMER ITZHAKI

702.220.7587
tommer@otsrealty.com

5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

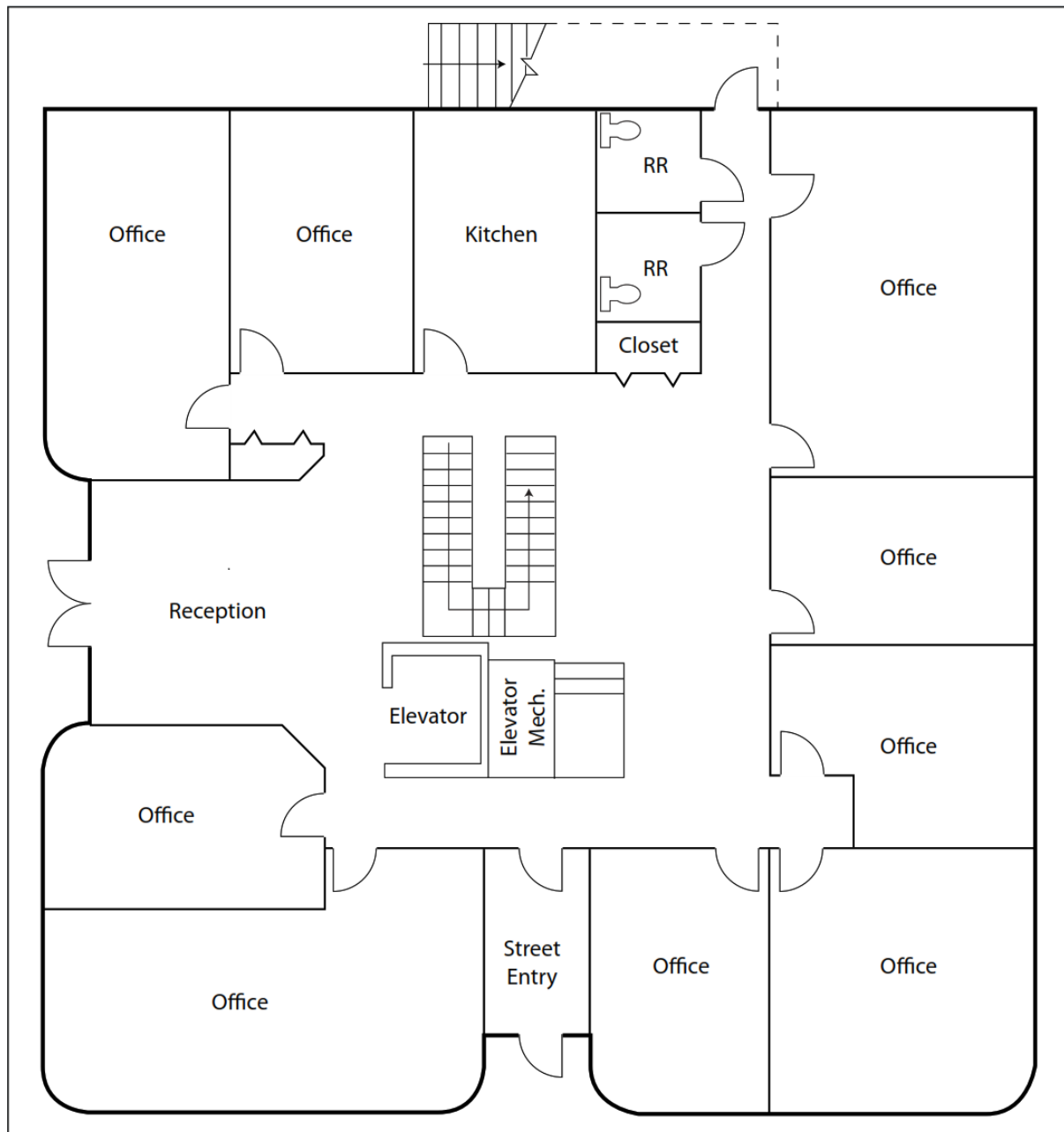
The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."

FOR LEASE

7210 Placid Street
Las Vegas, NV 89147



FLOOR PLAN – FIRST FLOOR



TOMER ITZHAKI

702.220.7587
tomere@otsrealty.com

5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

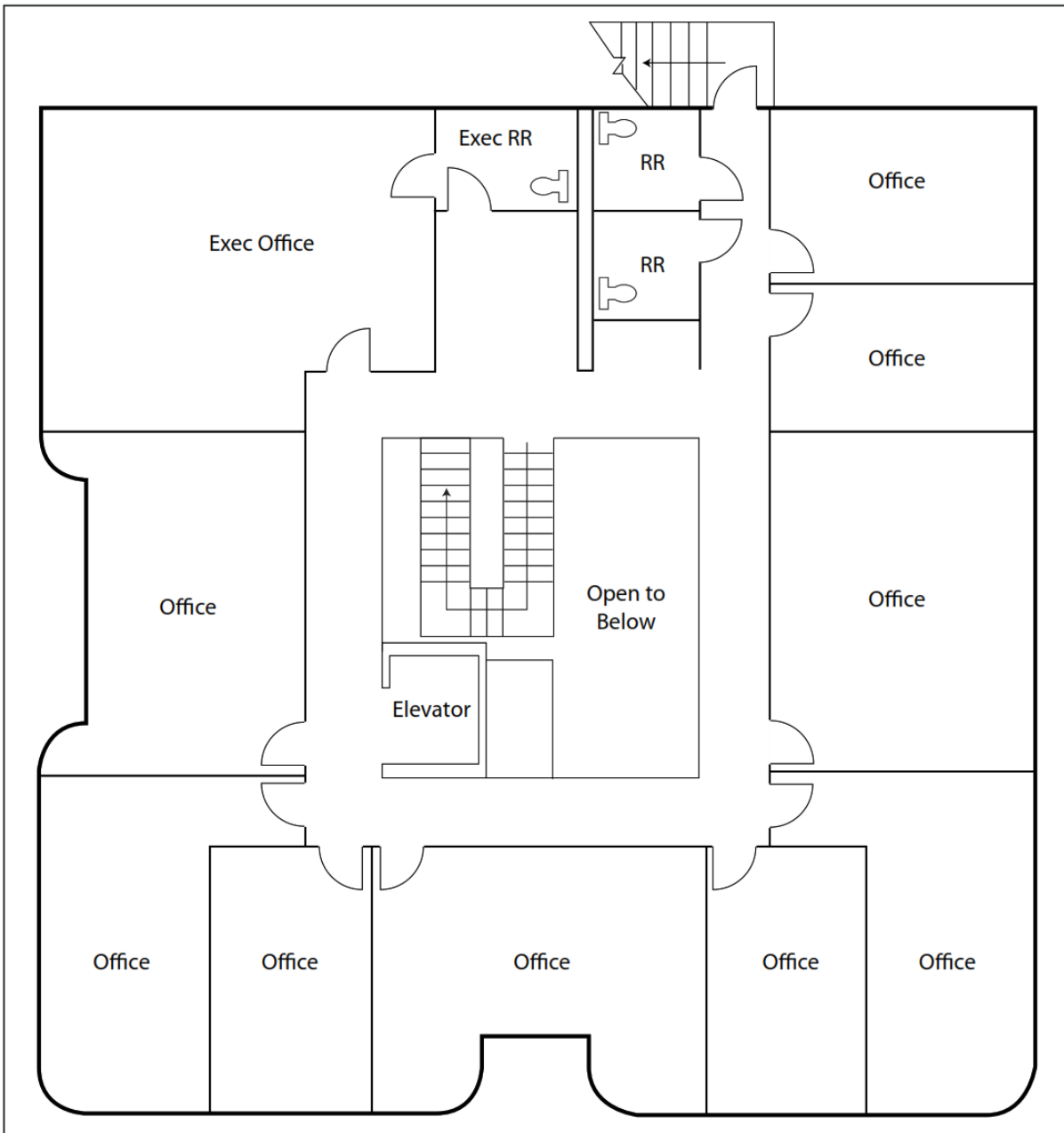
The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."

FOR LEASE

7210 Placid Street
Las Vegas, NV 89147



FLOOR PLAN – SECOND FLOOR



TOMER ITZHAKI

702.220.7587
tom@otsrealty.com

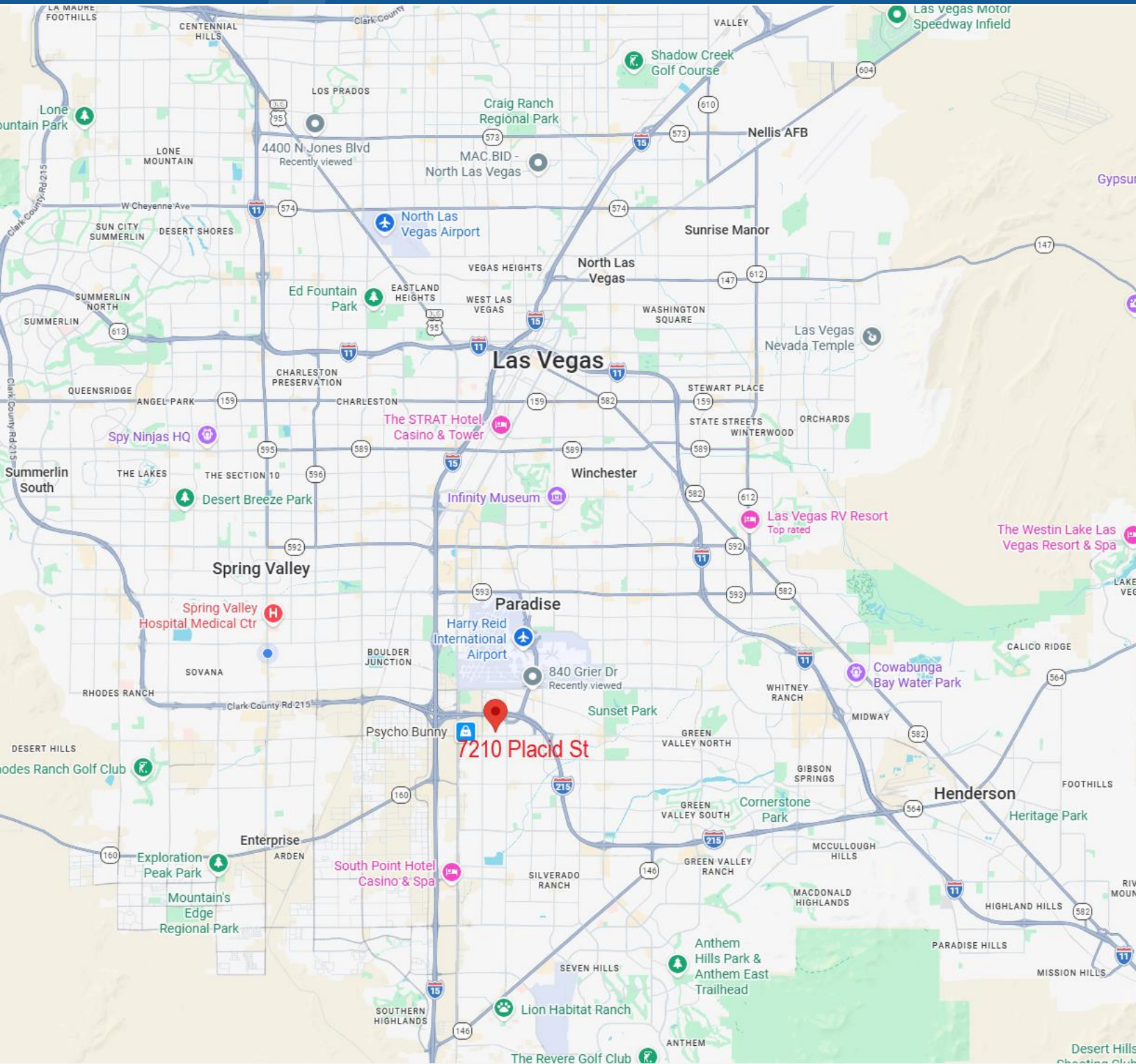
5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."

FOR LEASE

7210 Placid Street
Las Vegas, NV 89147



TOMER ITZHAKI

702.220.7587
tomer@otsrealty.com

5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

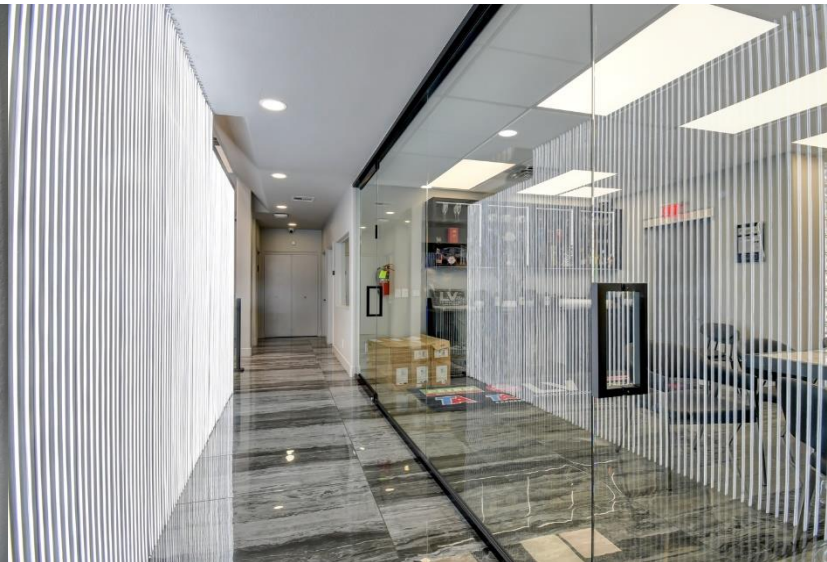
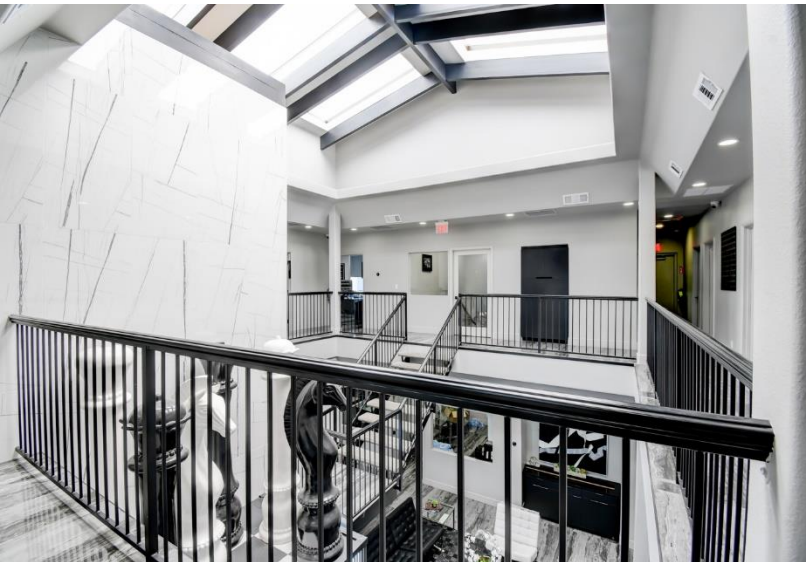
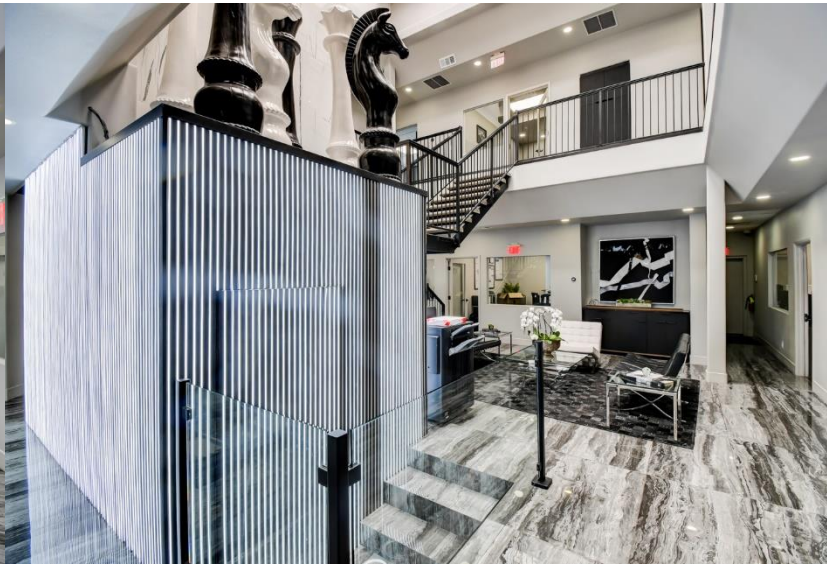
Tel: 702.220.7587 | Fax: 702.643.6292

The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."

FOR LEASE

7210 Placid Street
Las Vegas, NV 89147

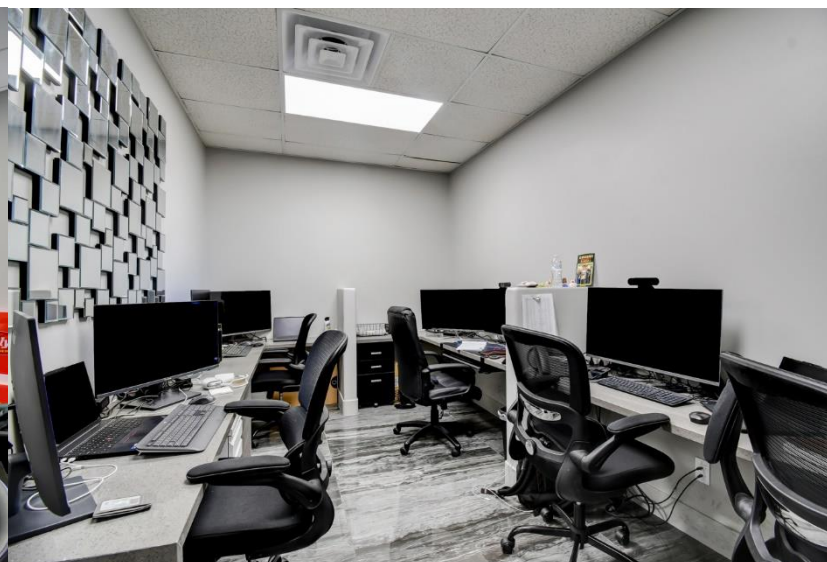
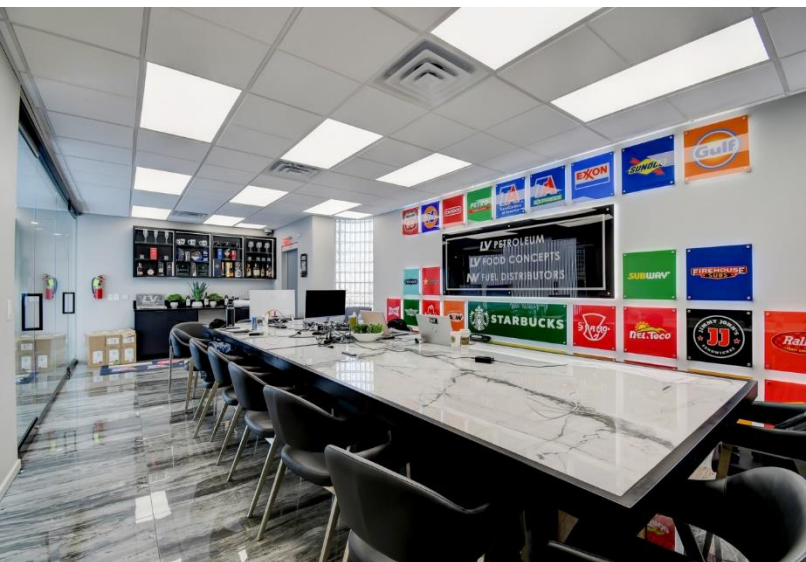
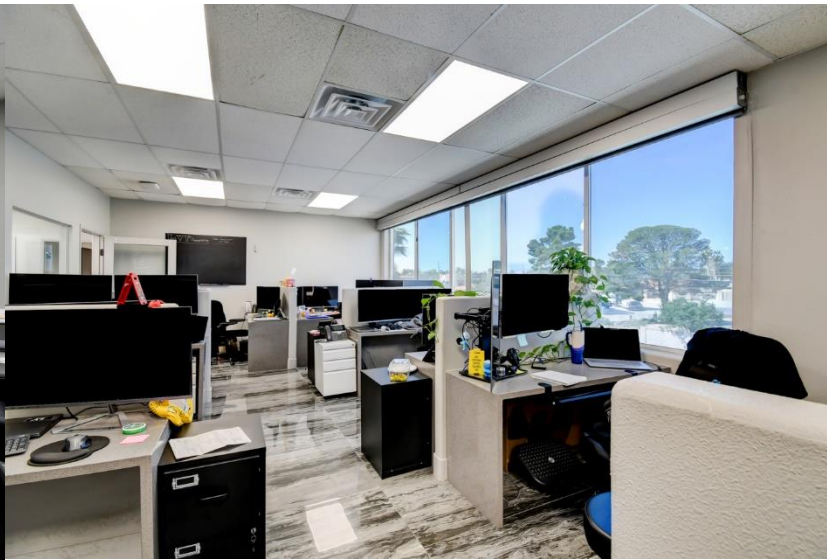
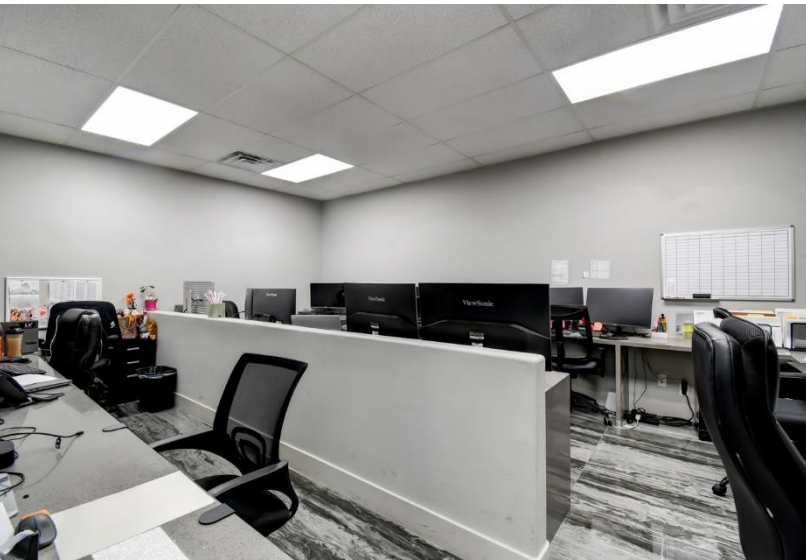

OMNITERRA
SOLUTIONS



FOR LEASE

7210 Placid Street
Las Vegas, NV 89147


OMNITERRA
SOLUTIONS



FOR LEASE

7210 Placid Street
Las Vegas, NV 89147



DEMOGRAPHICS

Income	1 mile	3 miles	5 miles
Avg Household Income	\$143,521	\$104,587	\$96,557
Median Household Income	\$114,878	\$79,538	\$71,491
< \$25,000	69	3,991	22,657
\$25,000 - 50,000	170	5,472	30,455
\$50,000 - 75,000	200	6,367	28,858
\$75,000 - 100,000	90	4,140	20,673
\$100,000 - 125,000	289	3,794	15,559
\$125,000 - 150,000	48	2,464	10,101
\$150,000 - 200,000	234	3,501	12,634
\$200,000+	302	3,434	14,964

Population	1 mile	3 miles	5 miles
2020 Population	3,907	79,912	354,299
2025 Population	3,939	81,803	378,269
2030 Population Projection	4,101	85,428	398,338
Annual Growth 2020-2025	0.2%	0.5%	1.4%
Annual Growth 2025-2030	0.8%	0.9%	1.1%
Median Age	48.8	41.9	40.2
Bachelor's Degree or Higher	31%	25%	24%
U.S. Armed Forces	0	51	375

TOMER ITZHAKI

702.220.7587
tomert@otsrealty.com

5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."