

For Lease

1495 Ridgeview Drive
Suite 115: 562 Square Feet



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Suite 115



Building Comments

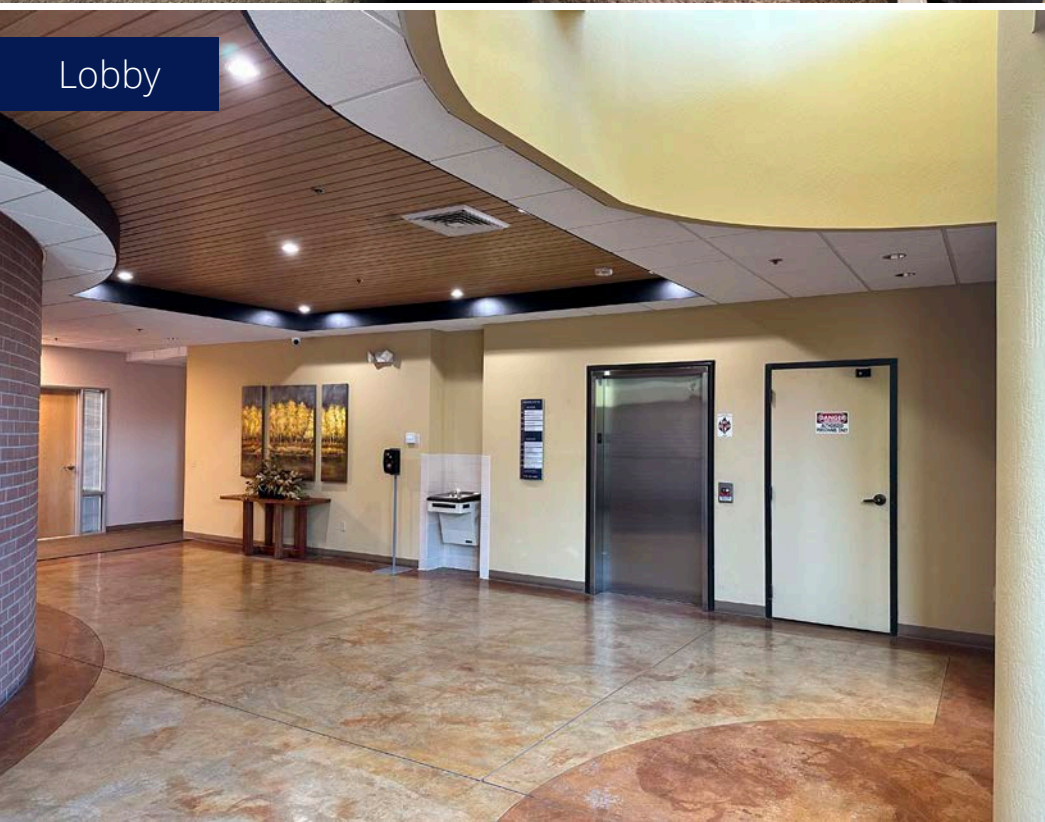
Colliers is pleased to present 1495 Ridgeview Drive in the heart of the Meadowood Submarket for lease. This two story office building is conveniently located at the corner of Plumas Street and Ridgeview Drive with outstanding access to South McCarran Boulevard and Lakeside Drive. The property offers ample parking in the lot as well as street parking along Plumas Street. The building is professionally managed by NCS. Building is just south of South McCarran Boulevard but offers a quaint setting yet access to main thoroughfares, retail/eating options and executive and workforce housing.

Lease Rate: \$2.50/SF/MO Full Service

Suite 115

Suite 115 is 562 square feet and is located on the first floor. The layout includes a reception area, one large office/conference room and a storage room. Owner may be willing to do improvements for qualified tenants and leases. Space is available immediately.

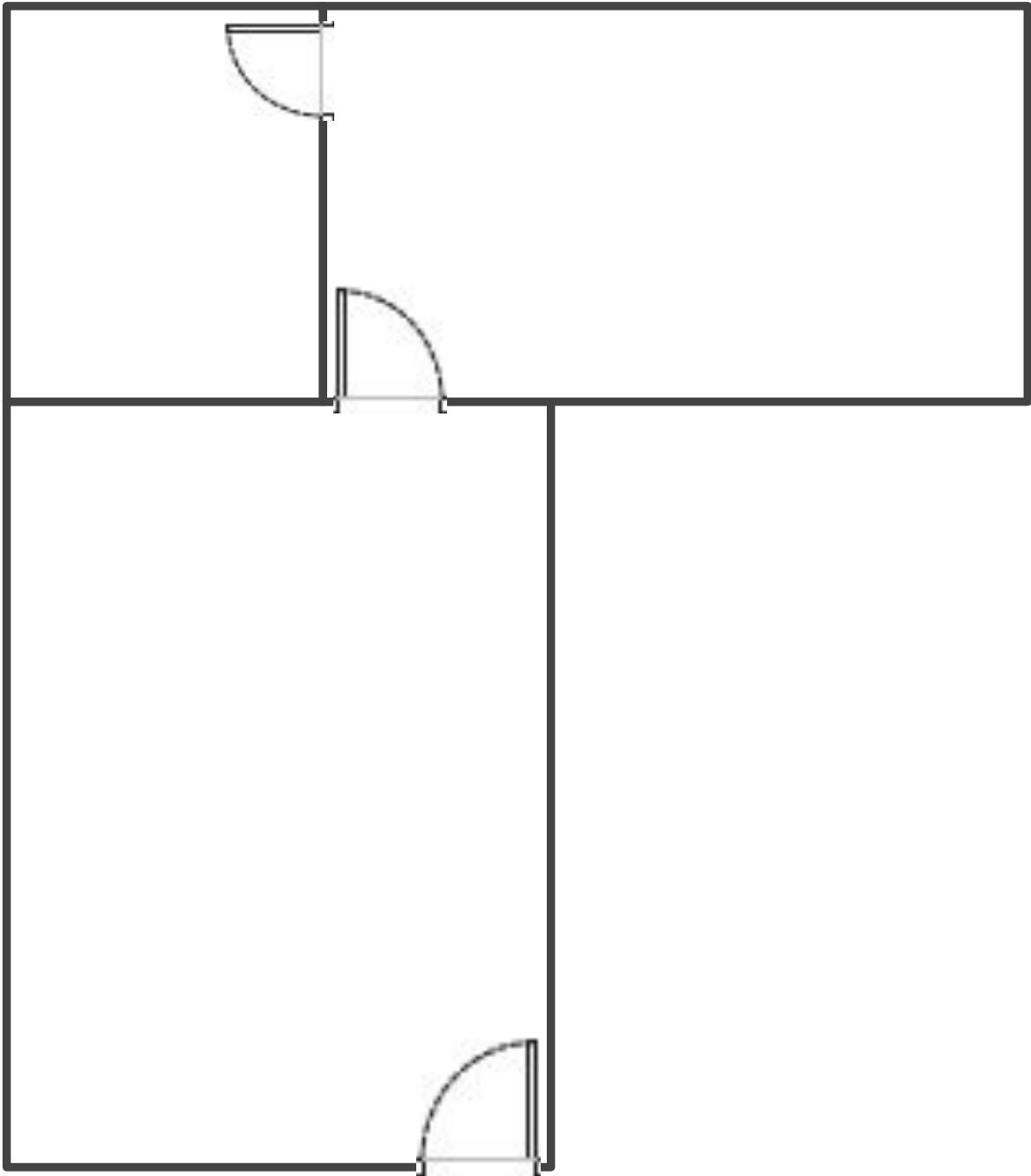
Lobby



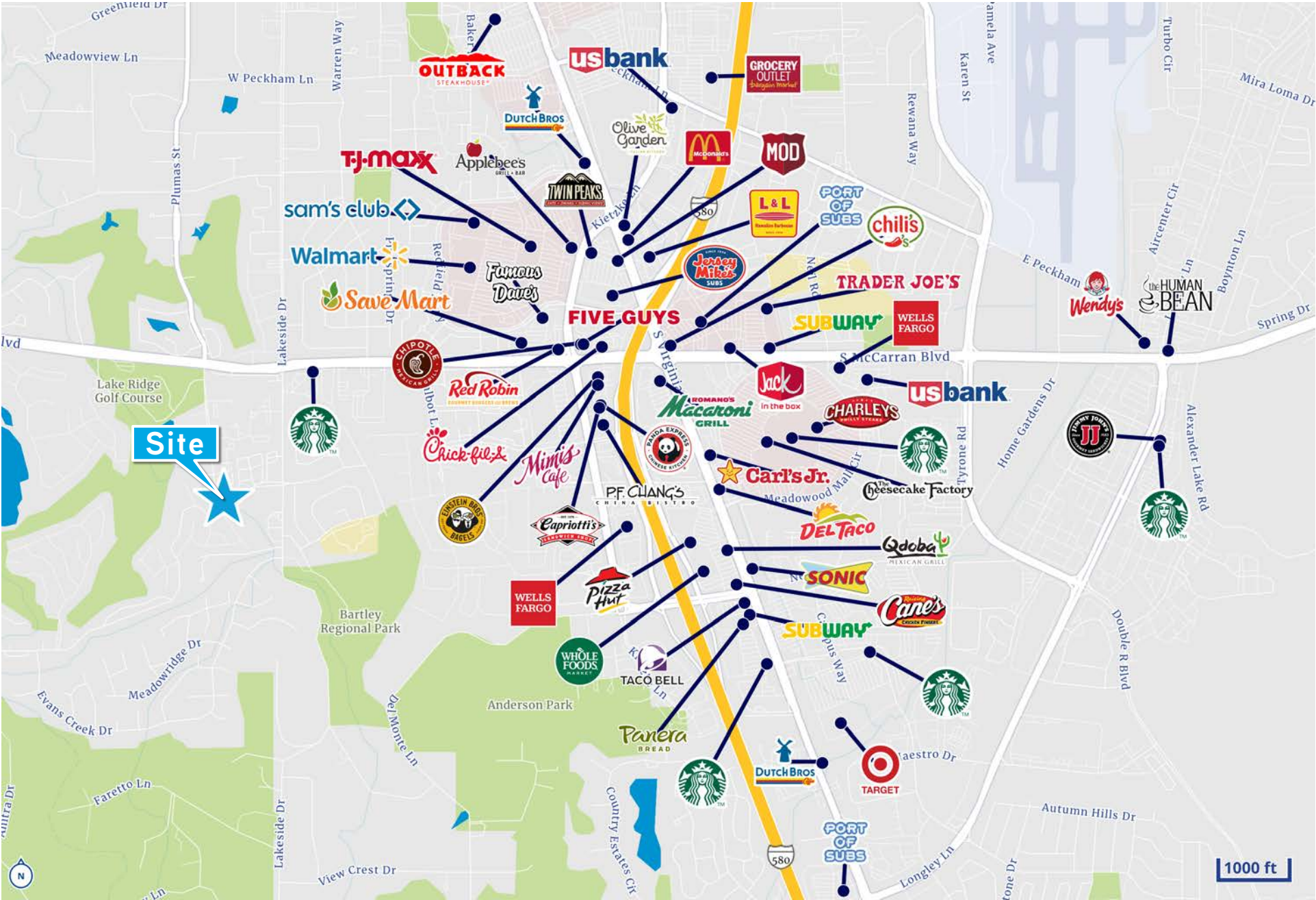
Area Demographics

	1 mile	3 mile	5 mile
2024 Population	7,783	69,288	167,630
Daytime Population	10,345	95,154	241,406
Average Household Income	\$149,729	\$112,863	\$112,873
Total Households	3,966	31,919	79,465

Available Suite 115: 562 Square Feet



Surrounding Amenities



Building Parking

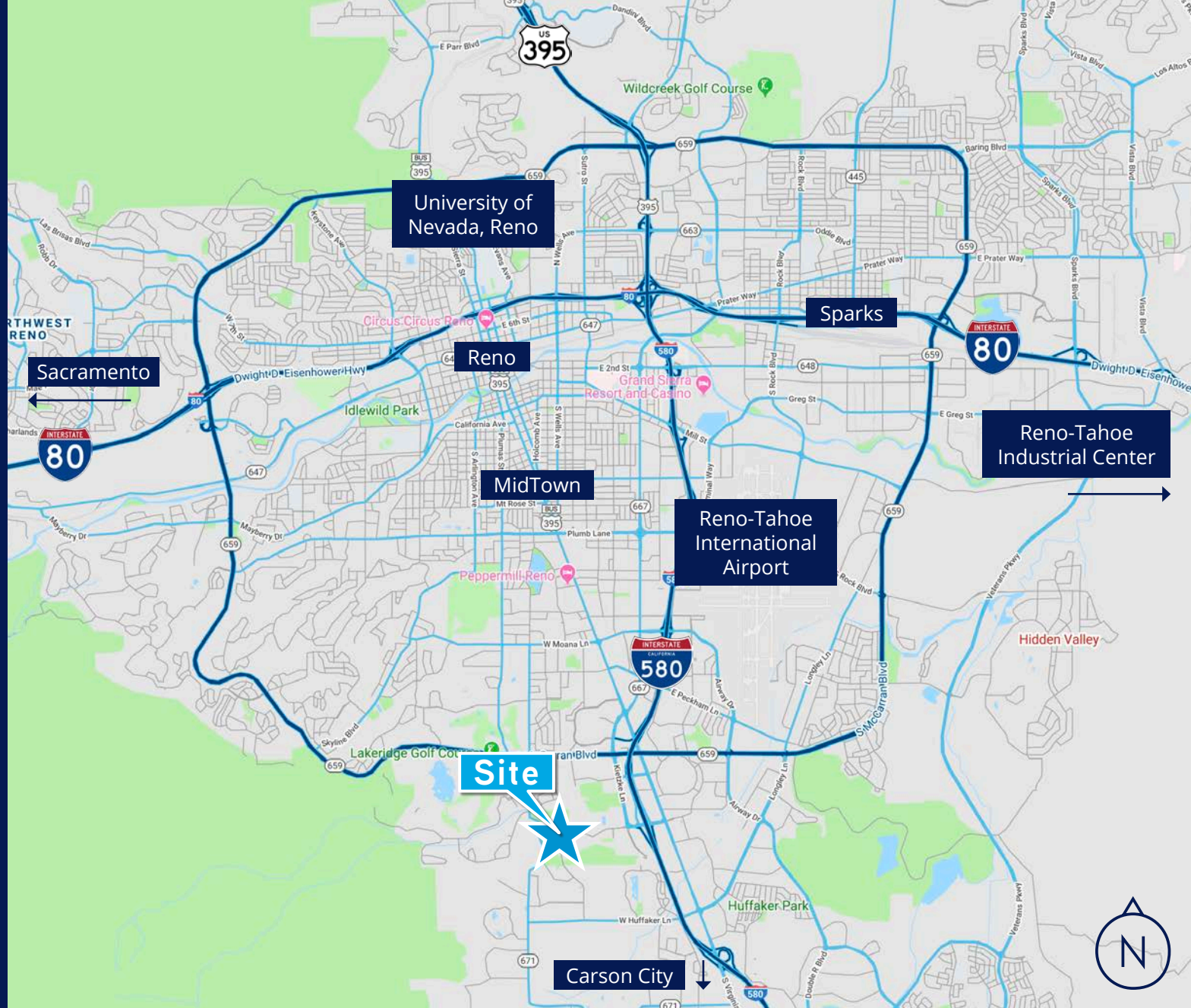


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