



OFFICE FOR LEASE

# 325 E WARM SPRINGS

Las Vegas, NV 89119

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**CBRE**



# PROPERTY HIGHLIGHTS

- » Excellent central location - located less than 1 mile to CC-215 and approximately 1.5 miles to the I-15 from the Warm Springs interchanges
- » Approximately 4 miles to Harry Reid International Airport
- » Ample surrounding amenities including quick-serve and sit-down restaurants, coffee shops, and retail outlets
- » Covered parking available and ample surface parking



**\$1.65 PSF NNN**  
Lease Rate

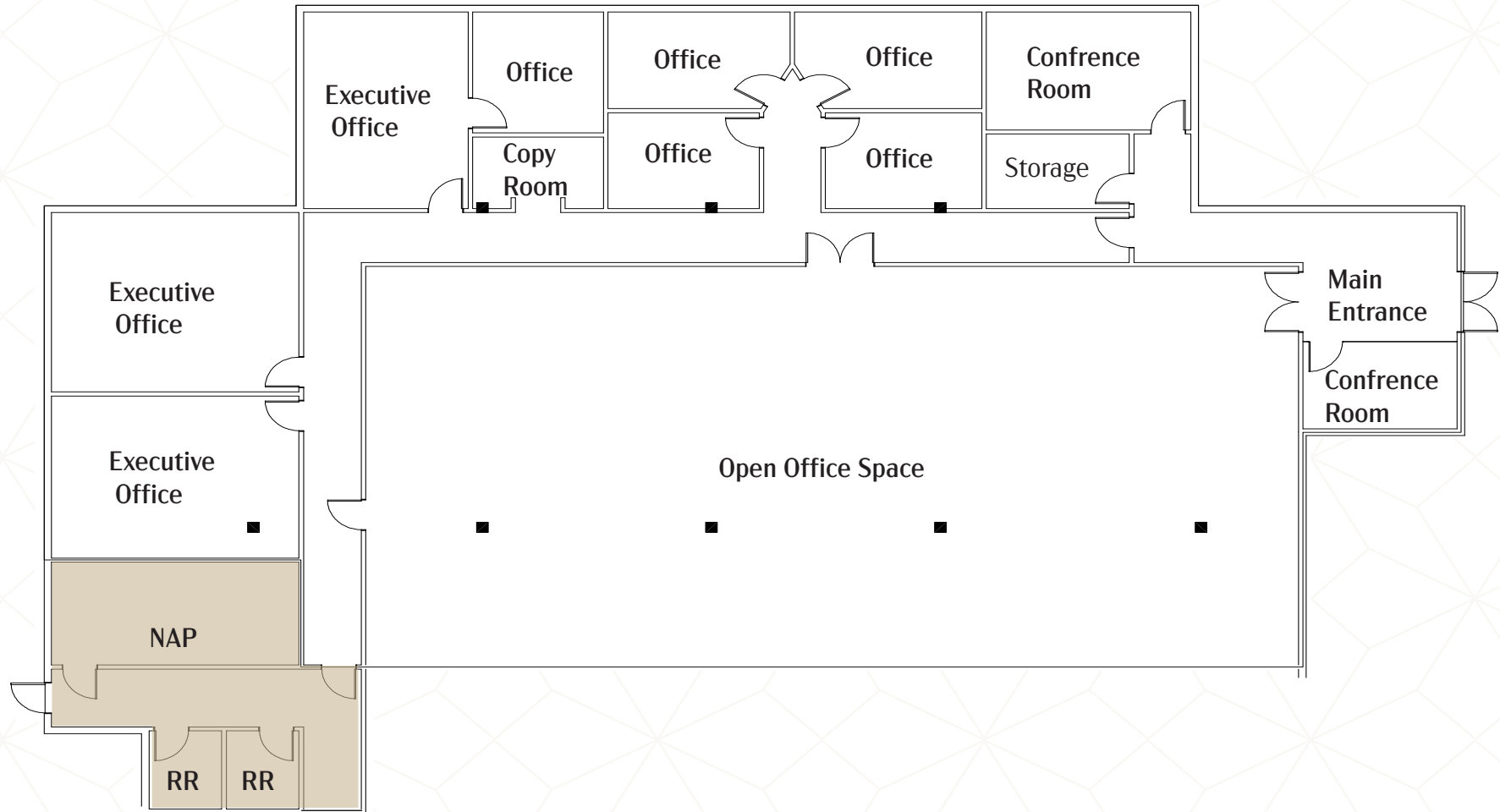


**± 7,895 RSF**  
Suite 102

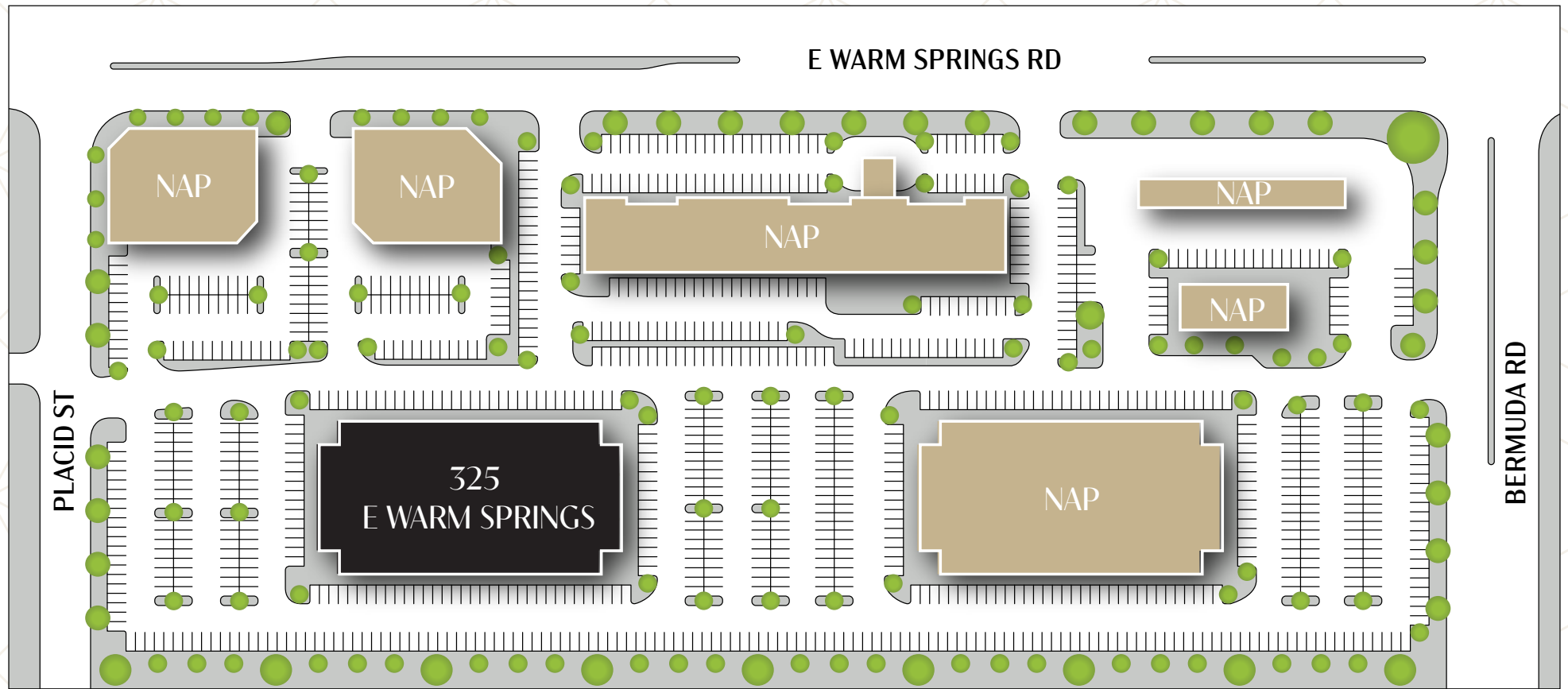


# FLOOR PLAN

SUITE 102: ± 7,895 RSF



# SITE PLAN





## AREA AMENITIES











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