



OFFICE FOR LEASE

325 E WARM SPRINGS

Las Vegas, NV 89119

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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



± 16,655 RSF
Suite 102



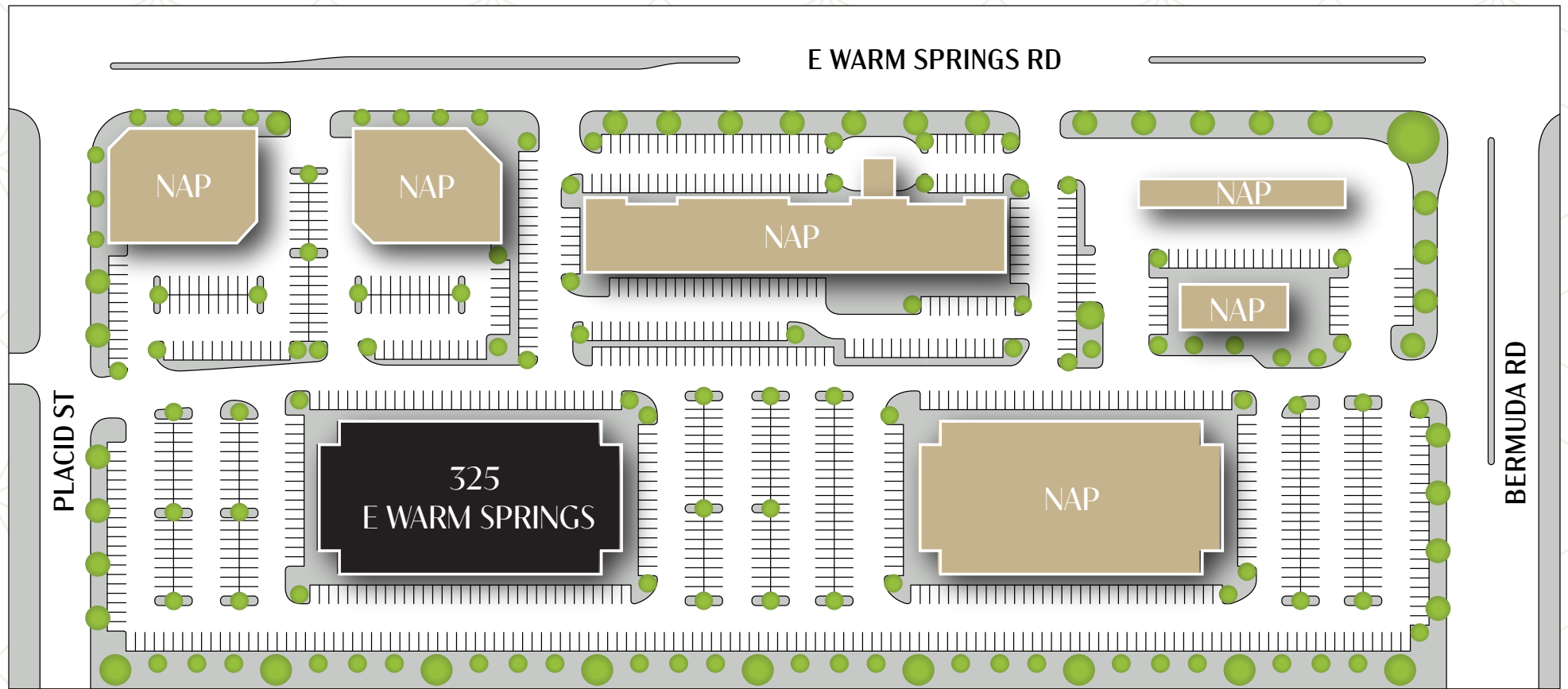
FLOOR PLAN

Available December 1, 2025

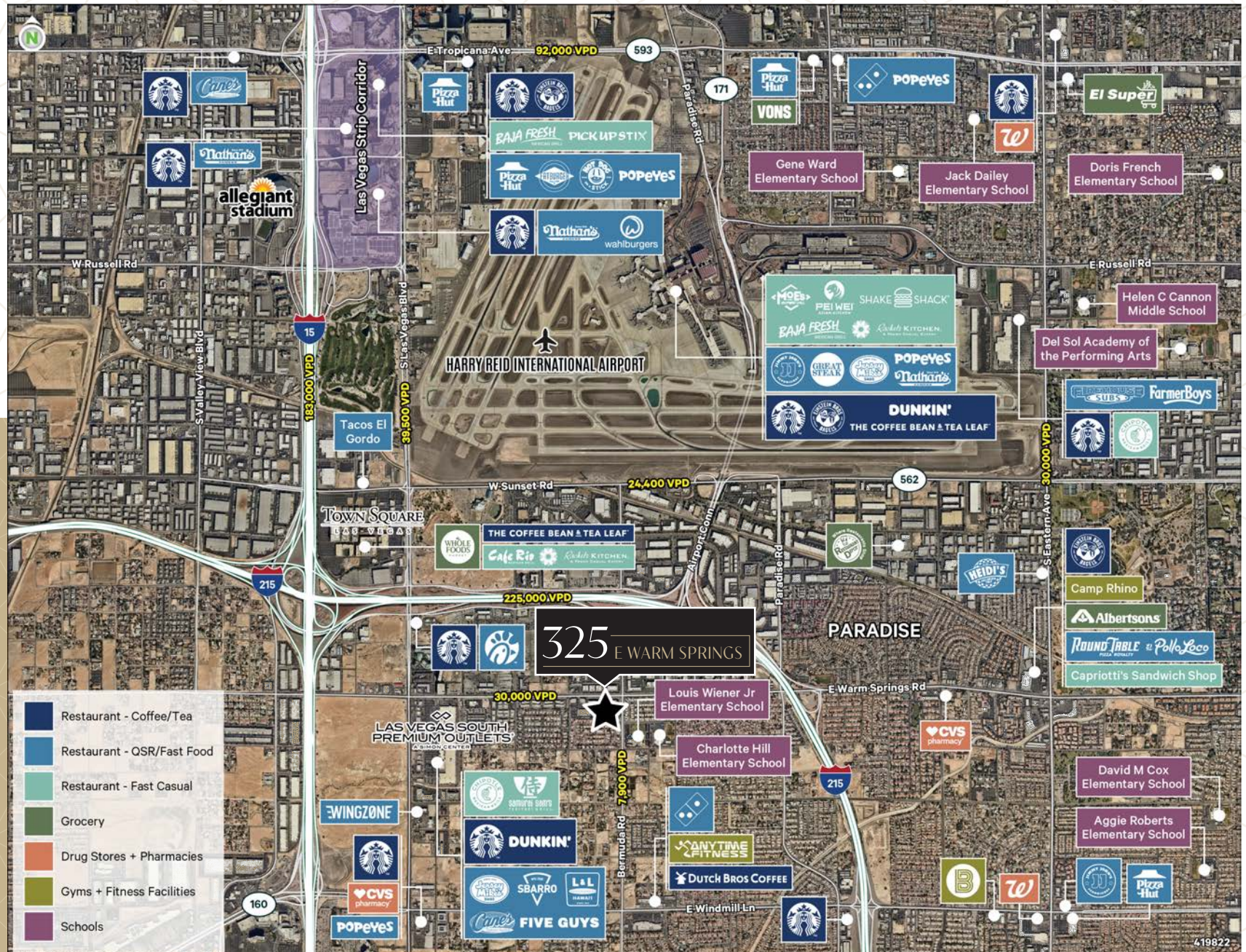
SUITE 100: ± 16,655 RSF



SITE PLAN



AREA AMENITIES







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