

FOR LEASE

7175 N Durango Drive, Las Vegas, NV 89149



PROPERTY SUMMARY



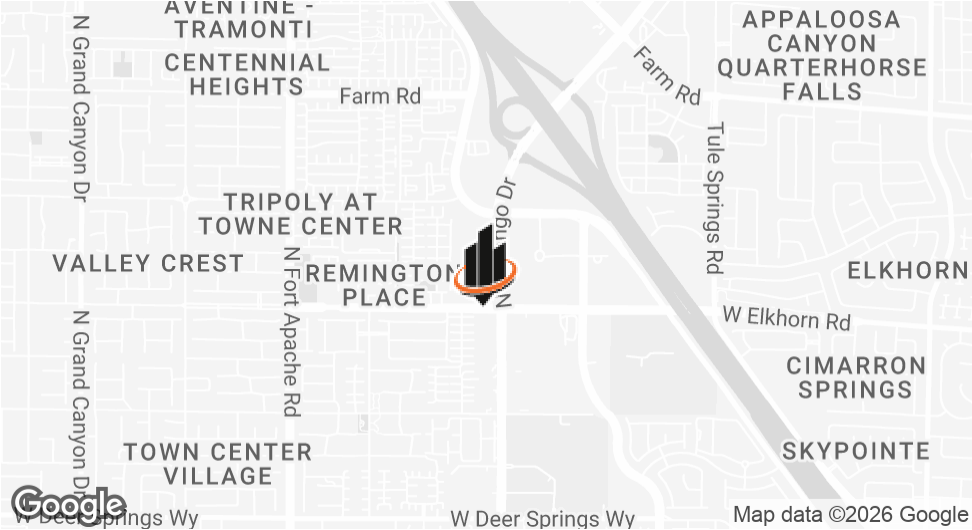
OFFERING SUMMARY

LEASE RATE:	\$2.50 SF/month (NNN)
AVAILABLE SF:	4,911 SF
CAM:	\$0.53 PSF
BUILDING SIZE:	22,036 SF
YEAR BUILT:	2006
ZONING:	Town Center District (T-C)

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7175 NORTH DURANGO DRIVE | Las Vegas, NV 89149



PROPERTY HIGHLIGHTS

- Spacious interior with abundant natural light
- Modern and versatile layout
- Ample parking for convenience
- High visibility for business exposure
- Ideal for retail, restaurant, or office use
- Strong community presence
- Easy access to nearby amenities
- Dynamic and high-traffic location

LEASE SPACES



AVAILABLE SPACES

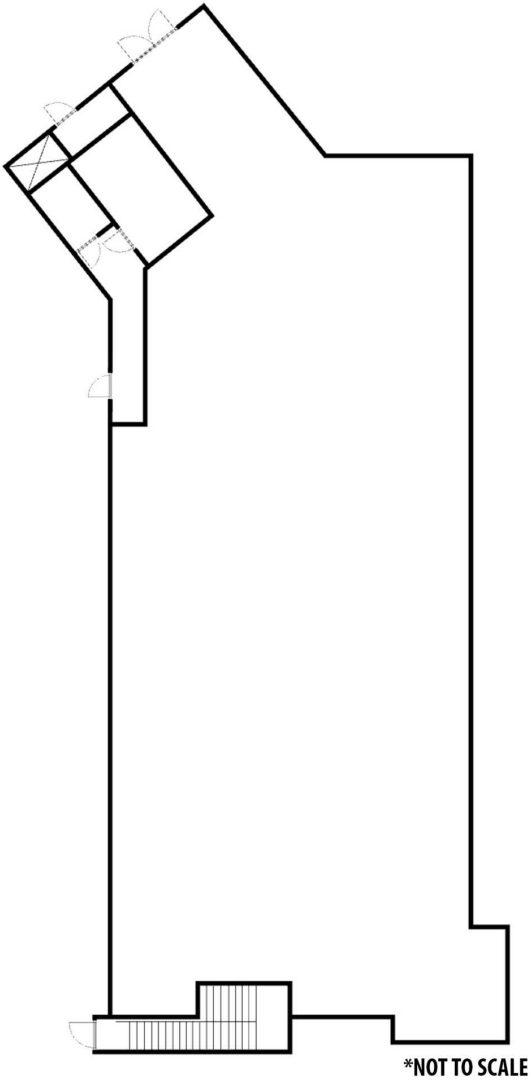
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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260	Available	4,911 SF	NNN	\$2.50 SF/month	4,911 SF of Vanilla Shell Space Available For Lease. Tenant Improvement Allowance Available.
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SUITE 260 - 4,911 SF



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RETAILER MAP



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