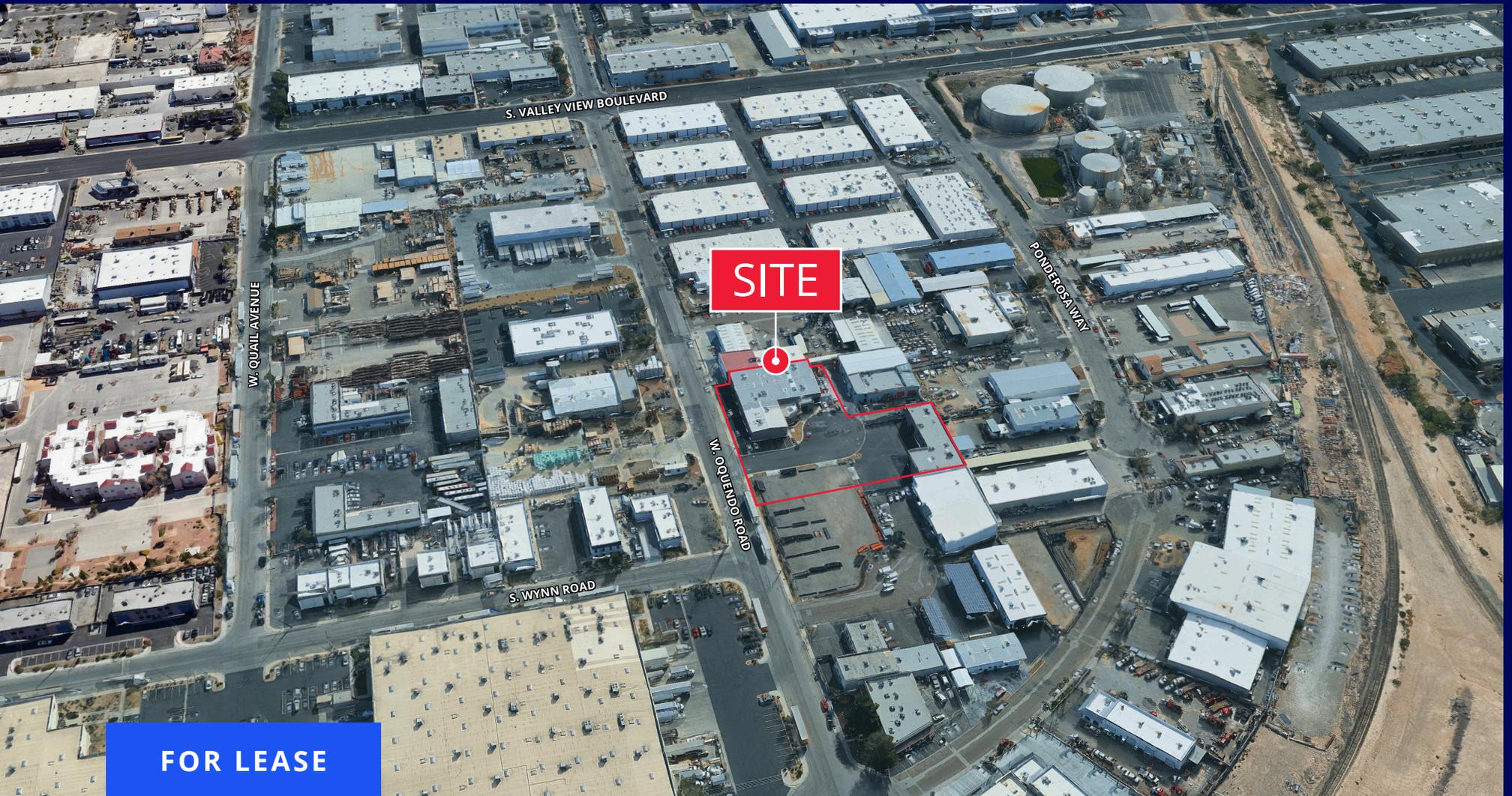


# 4011 W. Oquendo Road

Las Vegas, NV 89118

Colliers

Office Warehouse Building | Located within the Designated Stadium District



FOR LEASE

# Property Overview

---

**4011 West Oquendo** is a office warehouse building in Las Vegas, NV strategically positioned in the southwest submarket. The highly sought-after location is conveniently located near The Las Vegas Strip and Harry Reid International Airport with immediate access to the 215 Beltway and I-15 Freeway.

±15,746 Total SF



Evaporative Cooled Warehouse



Fenced & Graveled Secure Yard (Currently Leased)



Zoned Clark County Industrial Light (IL)



±20' Warehouse Clear Height



Excellent SW Location



## CONTACT US

### Chase Pavlov

*Associate Vice President*  
Direct: +1 702 836 3731  
chase.pavlov@colliers.com  
License # NV-S.0186416

### Brian Riffel, SIOR

*Executive Vice President*  
Direct: +1 702 836 3773  
brian.riffel@colliers.com  
License # NV-S.0043752

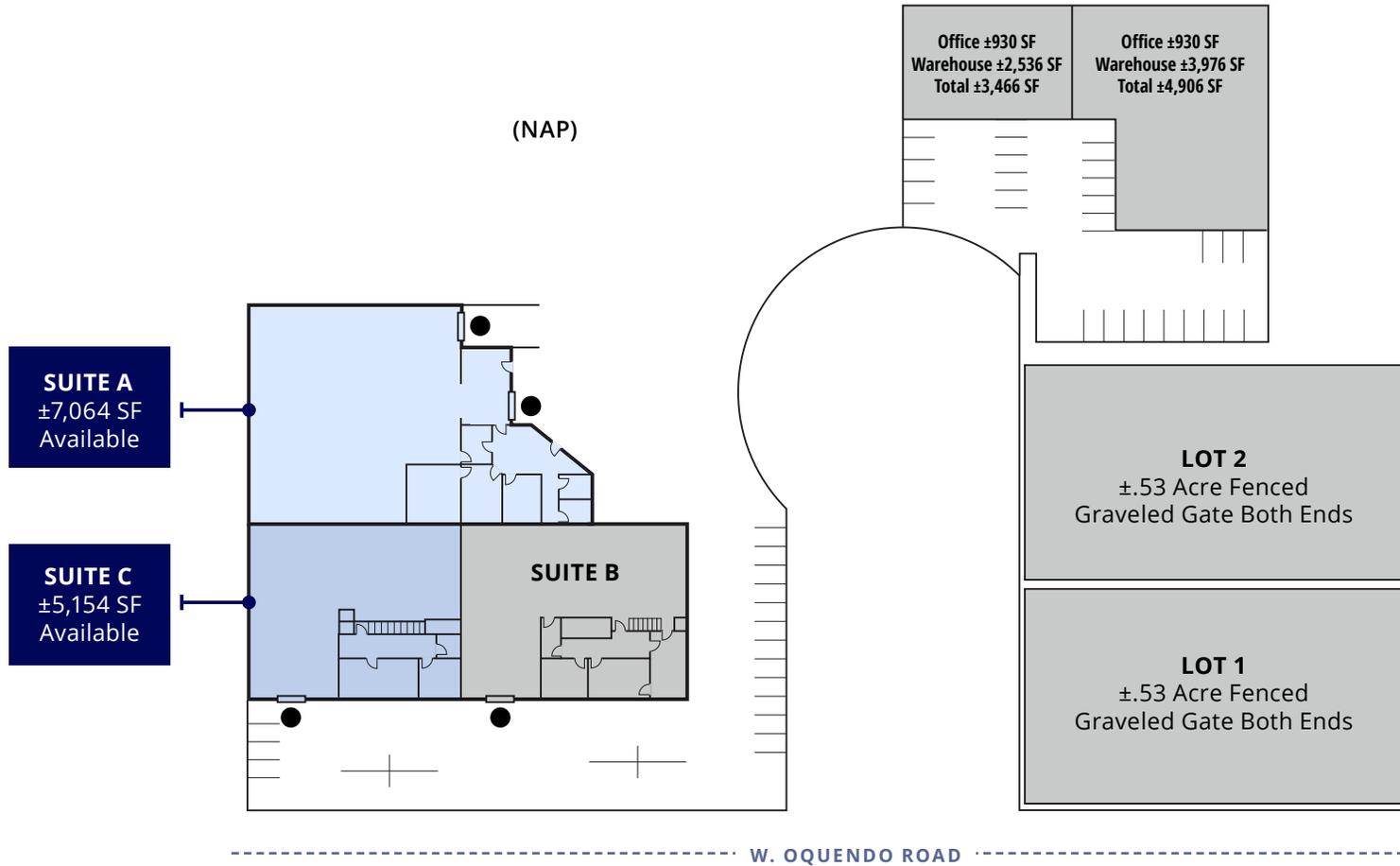
### Tyler Jones

*Vice President*  
Direct: +1 702 836 3754  
tyler.jones@colliers.com  
License # NV-S.0169145

# Site Plan

 ±15,746 Total SF

 For illustration purposes only. Not to scale. ● = Grade Loading Door ■ = Available ■ = Leased



**Chase Pavlov**

Associate Vice President  
Direct: +1 702 836 3731  
chase.pavlov@colliers.com  
License # NV-S.0186416

**Brian Riffel, SIOR**

Executive Vice President  
Direct: +1 702 836 3773  
brian.riffel@colliers.com  
License # NV-S.0043752

**Tyler Jones**

Vice President  
Direct: +1 702 836 3754  
tyler.jones@colliers.com  
License # NV-S.0169145



# Floor Plans



±7,064 SF Total



±1,091 SF Office



±5,973 SF Warehouse



Two (2) Grade Loading Doors

Base Rent

\$1.15 PSF, Month

NNN Fees

\$0.25 PSF, Month

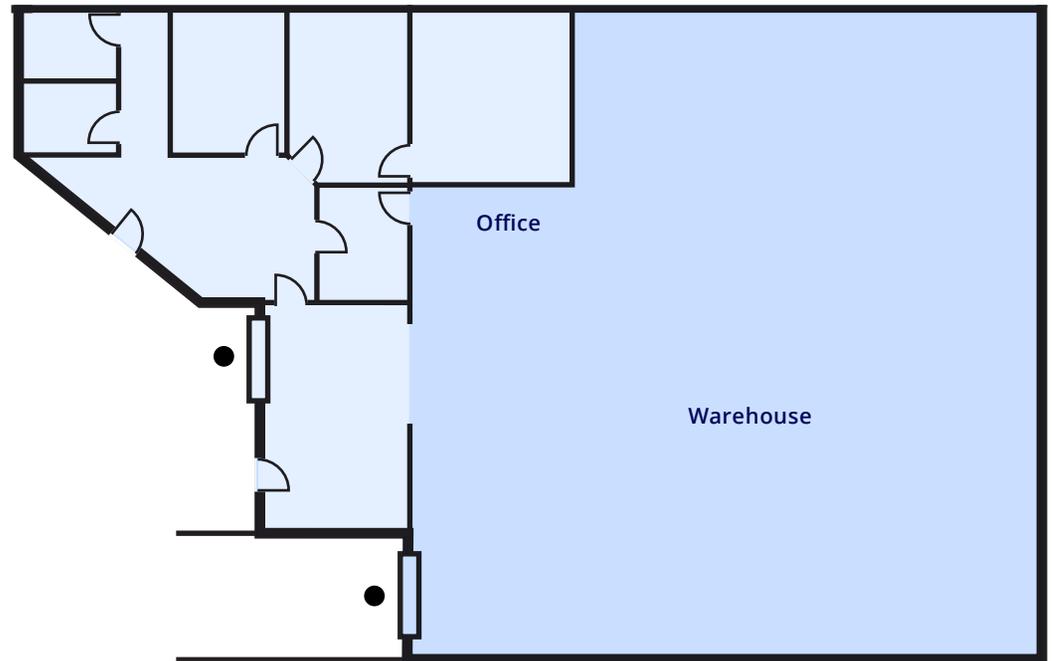
Total Monthly

\$9,889.60

*Lease to be written as Modified Gross Lease on AIR Form*

## Suite A

*For illustration purposes only. Not to scale.* 



● = Grade Loading Door

±7,064 Total SF

# Floor Plans



±5,154 SF Total



First Floor: ±756 SF Office  
Second Floor: ±840 SF Office



±3,558 SF Warehouse



One (1) Grade Loading Door

Base Rent

\$1.15 PSF, Month

NNN Fees

\$0.25 PSF, Month

Total Monthly

\$7,215.60

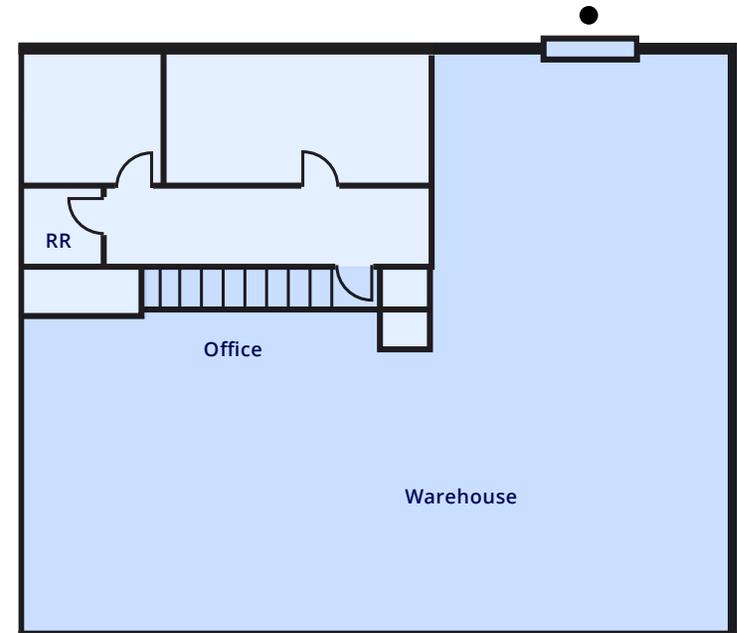
*Lease to be written as Modified Gross Lease on AIR Form*

## Suite C

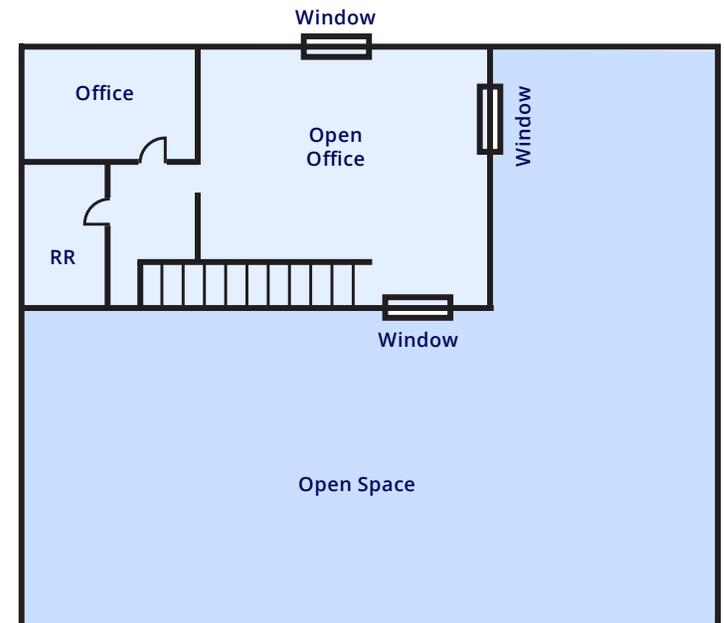
For illustration purposes only. Not to scale.

### First Floor

● = Grade Loading Door



### Second Floor



# Site Aerial

Located within the Designated Stadium District



## Chase Pavlov

Associate Vice President  
Direct: +1 702 836 3731  
chase.pavlov@colliers.com  
License # NV-S.0186416

## Brian Riffel, SIOR

Executive Vice President  
Direct: +1 702 836 3773  
brian.riffel@colliers.com  
License # NV-S.0043752

## Tyler Jones

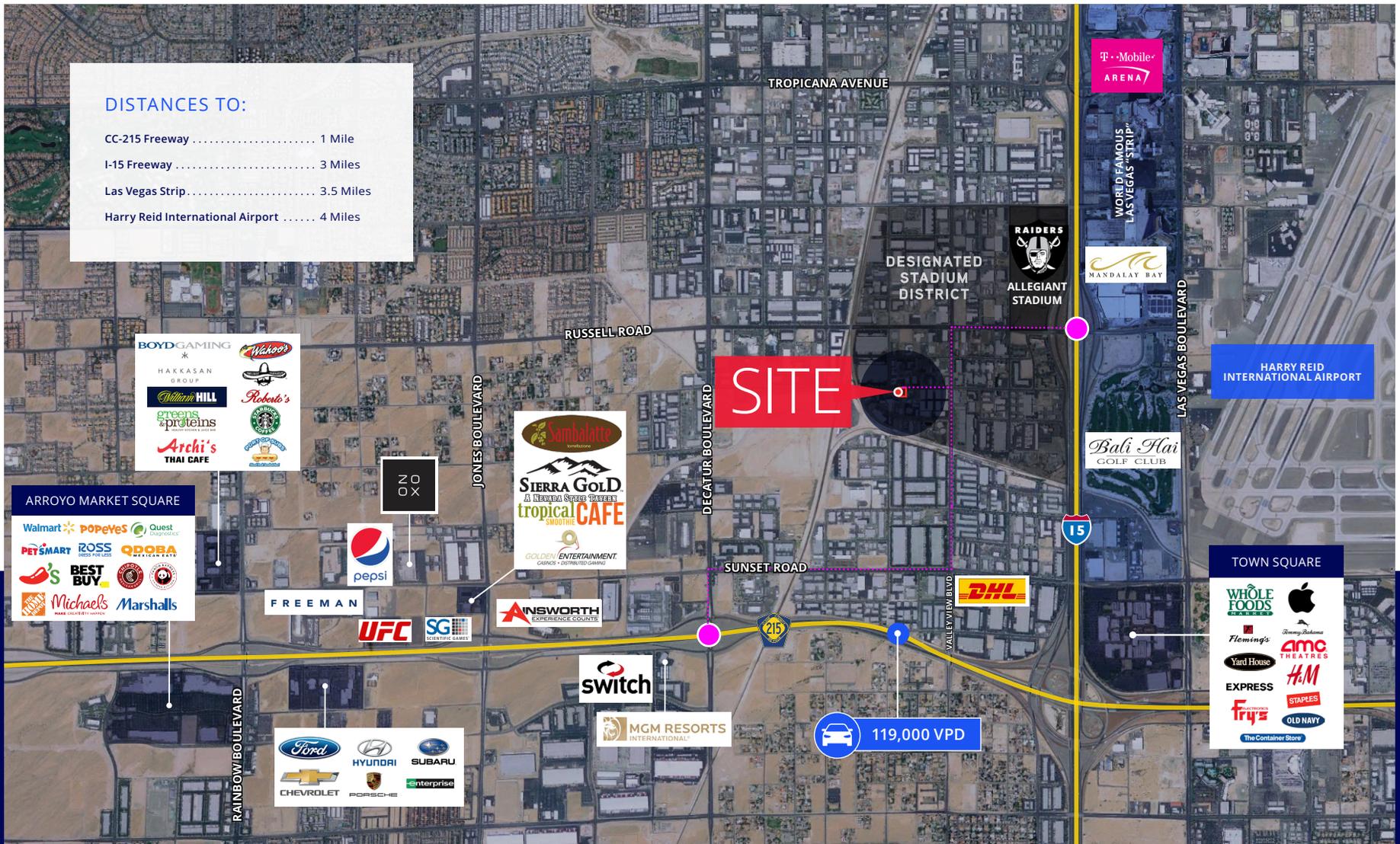
Vice President  
Direct: +1 702 836 3754  
tyler.jones@colliers.com  
License # NV-S.0169145



# Location Map

Situated in the heart of the highly desirable southwest submarket

 For illustration purposes only. Not to scale.



## ABOUT COLLIERS

\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals



*Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at [corporate.colliers.com](http://corporate.colliers.com), X @Colliers or LinkedIn.*

*©2025 Colliers Las Vegas. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.*

## CONTACT US

### Chase Pavlov

*Associate Vice President*

Direct: +1 702 836 3731

[chase.pavlov@colliers.com](mailto:chase.pavlov@colliers.com)

License # NV-S.0186416

### Brian Riffel, SIOR

*Executive Vice President*

Direct: +1 702 836 3773

[brian.riffel@colliers.com](mailto:brian.riffel@colliers.com)

License # NV-S.0043752

### Tyler Jones

*Vice President*

Direct: +1 702 836 3754

[tyler.jones@colliers.com](mailto:tyler.jones@colliers.com)

License # NV-S.0169145