

# LEASE HERE

# 4520 S PECOS ROAD

Las Vegas, NV 89121

Professional Offices  
On the South Pecos Corridor

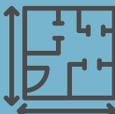
Suites from  
+/-1,735 to 3,421 RSF  
with up to  
+/-9,715 RSF  
combined

4:1000 parking with  
covered spaces  
available

LAW OFFICES  
KOCH & BRIM, LLP



## Turn key spaces, direct suite access, and professional management

SUBMARKET	USE	AVAILABLE	ZONING	RATE
 Eastern / Pecos Central Las Vegas Office Corridor	 Professional Office or Medical	 +/-1,735 to 3,421 Individually, or up to 9,715 Contiguous Rentable Square Feet	 C-P Clark County Commercial Professional	 \$1.55 NNN with \$0.38 NNNS (TI & FREE RENT AVAILABLE)

## ABOUT THIS PROPERTY

Freestanding building with direct walk-up suites

4:1000 Parking ratio with covered spaces available

Monument signage on Pecos available (21,800 CPD)

Tenant improvement available for qualified tenants

Rent concessions available for qualified tenants



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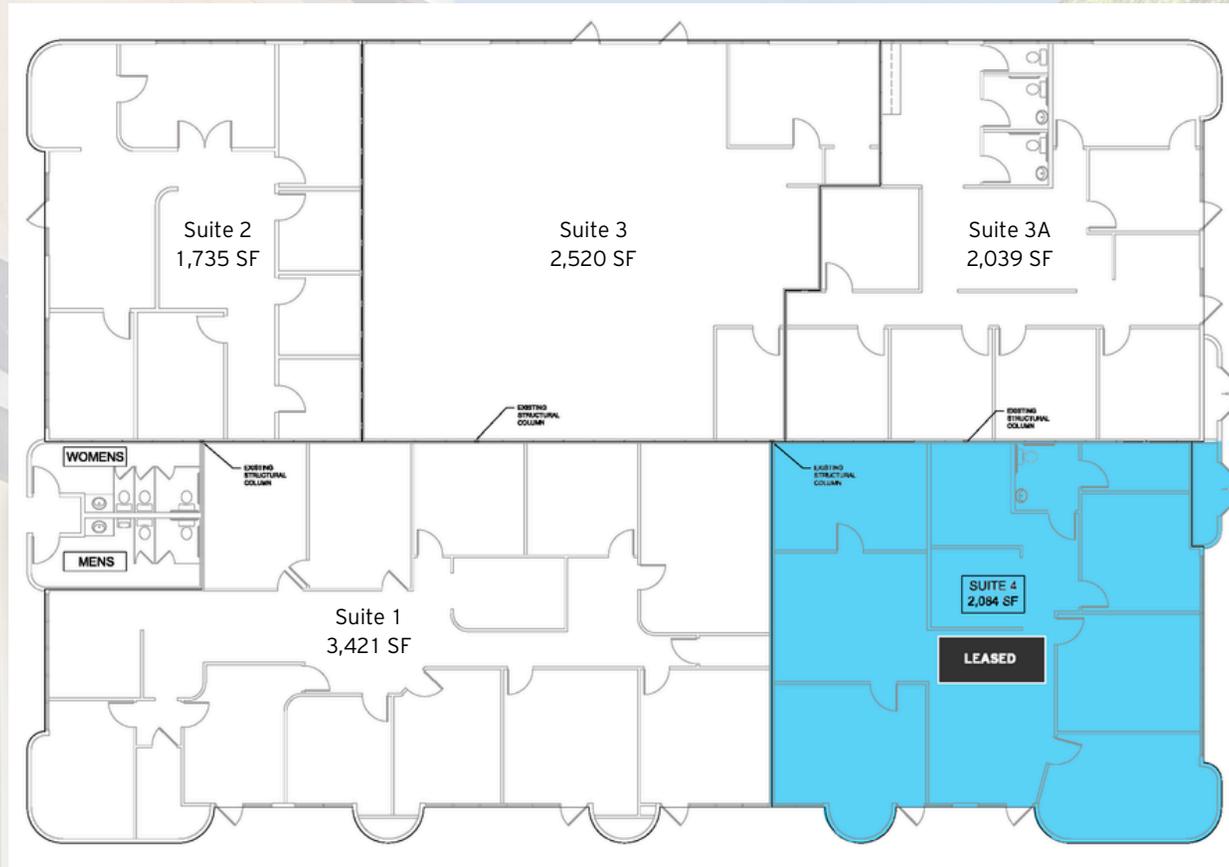




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# Current Availabilities



Suite #	Use Type	RSF	Base Rent	NNN	Total Monthly	About This Space
Suite 1	Office/ Professional	3,421	\$1.55/ SF NNN	\$0.38 Est	\$6,170	9 Private offices, 2 admin corrals, copy room, IT room. Reception / Reception built in desk, individual offices with direct exterior access, storage, direct entry into men's common area restroom. Currently combined with Suite 2
Suite 2	Office/ Professional	1,735	\$1.55/ SF NNN	\$0.38 Est	\$3,349	6 offices, front entry lobby area with service window / counter, double door conference room. Direct access to common area women's restroom. Currently combined with Suite 1.
Suite 3	Office/ Professional/ Events	2,520	\$1.55/ SF NNN	\$0.38 Est	\$4,864	Open space with entry lobby and single private office. Currently combined with Suite 3A
Suite 3A	Office/ Professional	2,039	\$1.55/ SF NNN	\$0.38 Est	\$3,935	Dual entry lobby with corner conference room, 4 inline offices along wall, single floating office, bullpen area, 2 full restrooms, 1 separate single WC, break sink / break area. Currently combined with Suite 3

# FOR MORE INFO OR TO TOUR:

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