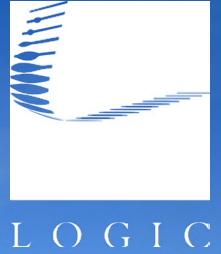


For Lease

# Patrick Business Park



**Available Today**

5178 W. Patrick Ln., Suite B  
Las Vegas, NV 89118

**Michael Keating Jr.**

Associate  
775.843.0125  
mkeatingjr@logicCRE.com  
S.0200781

**Amy Ogden, SIOR**

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# Listing Snapshot



**Contact Broker**  
Lease Rate



**± 3,135 SF**  
Available Square Footage



**\$0.24 NNN**  
Estimated NNN

## Property Highlights

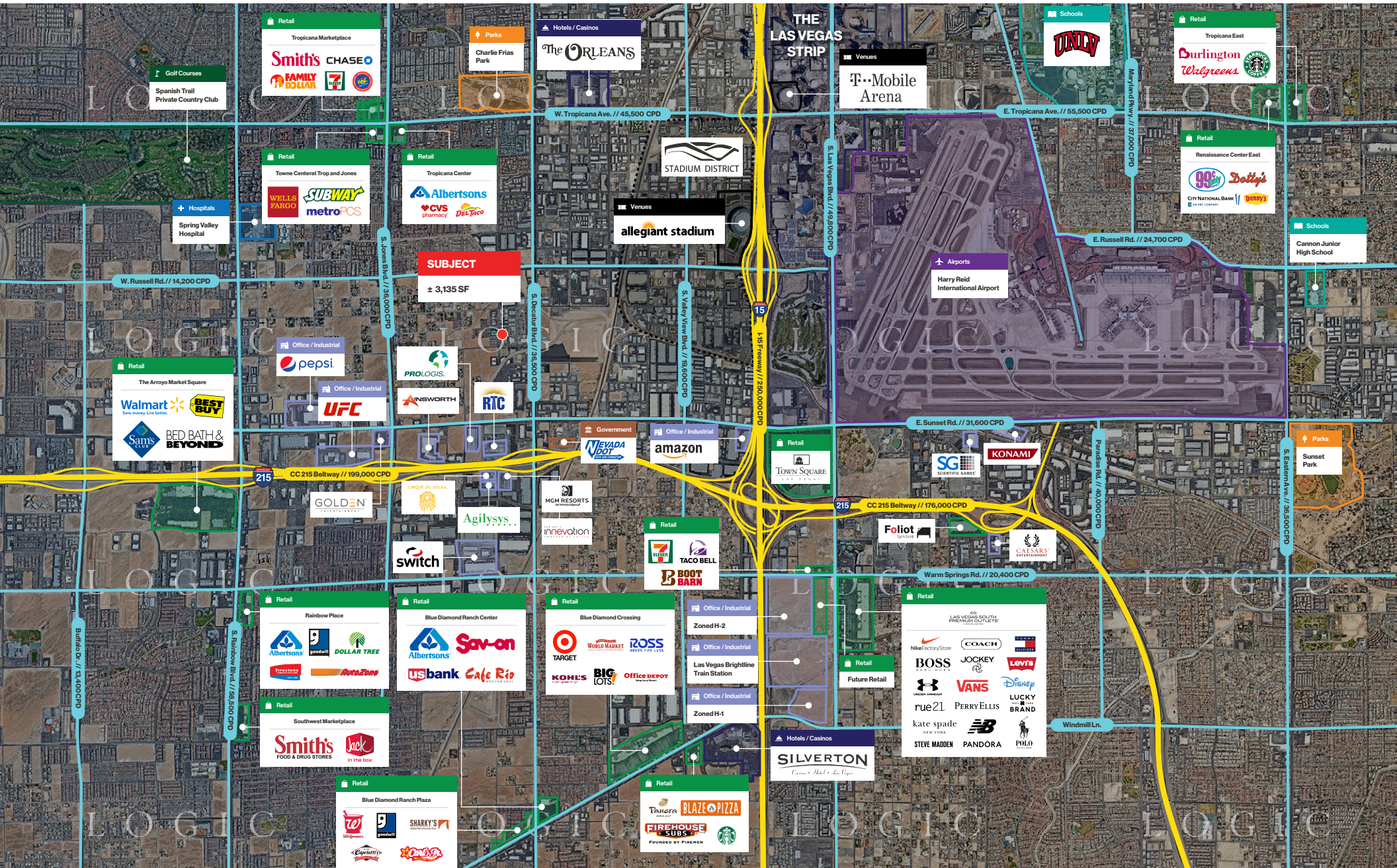
- Prime southwest Las Vegas location with excellent access to I-15, I-215, Harry Reid International Airport, and The Strip
- Concrete tilt-up
- Office space: ± 2,200 SF
- Year built: 2006
- Grade level doors: one (1) 12' x 18'
- Clear Height: 18'-19'
- Power: 250 Amp, 120/208v, 3-phase
- Sprinkler type: wet
- Zoning: industrial light (IL)

## Demographics

|                               | 1-mile    | 3-mile   | 5-mile   |
|-------------------------------|-----------|----------|----------|
| 2025 Population               | 5,670     | 112,591  | 362,153  |
| 2025 Average Household Income | \$113,501 | \$98,805 | \$99,087 |
| 2025 Total Households         | 2,275     | 45,510   | 148,927  |



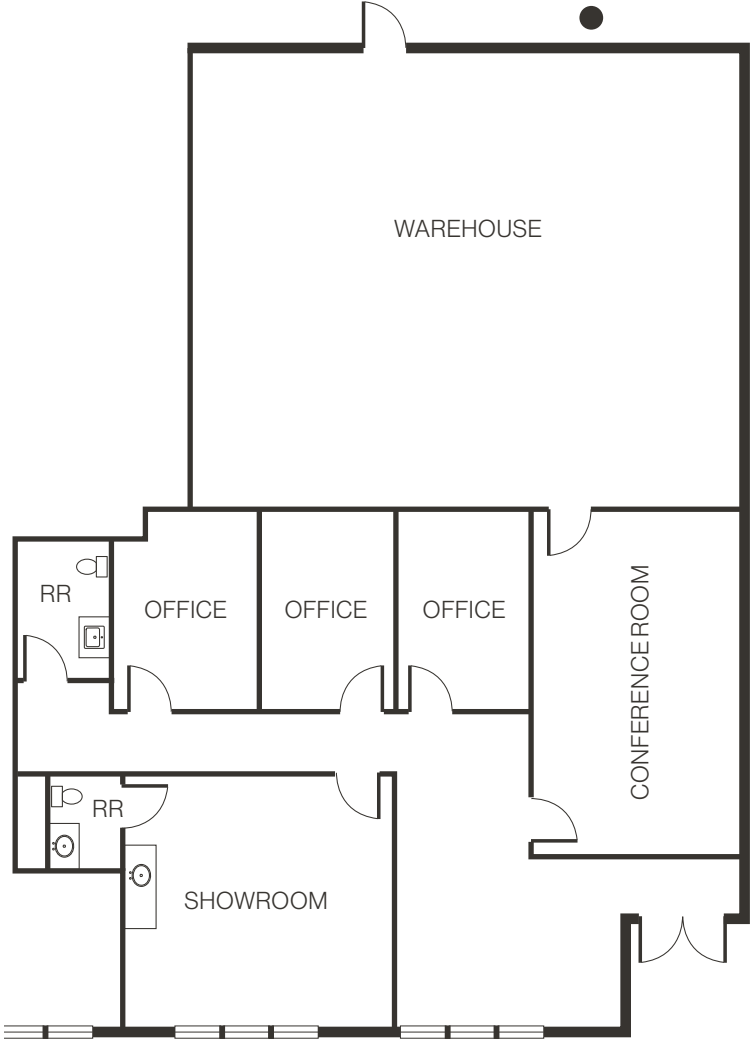






Floor Plan | Suite B  
± 3,135 SF

● Grade Level Door



Property Photos



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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