



G SMOKES & VAPES

ELEGANCE  
SALON & BEAUTY SUPPLY



FOR SUBLEASE  
171 N GIBSON ROAD STE 130  
LAS VEGAS, NEVADA 89014





## Description

North American Commercial is pleased to exclusively market 171 N Gibson Road ste 130 for sublease.

The unit consists of  $\pm 973$  square feet and features Three (3) offices, a kitchenette and a restroom. The space is suitable for all types of office or Medical users. This is a second generation retail/medical office for sublease.

Parking is ample and the unit is located in a busy retail corridor, the property benefits from heavy foot traffic and great visibility from the street. The unit is in close proximity near the 215 Freeway which services Hundreds of Thousands daily drivers in the Las Vegas Market.

\*Sublessee to verify all building specifications

## Property Specifications

Property Address: 171 N Gibson Road Ste 130

Parcel Number: 178-15-511-052

Office SF:  $\pm 973$

Number of Offices: Three (3)

Lease Rate: \$1.65

CAMs: \$0.81

End Of Lease: September of 2029

Annual Increases: 3%

Year Built: 2007

Parking: Festival Parking



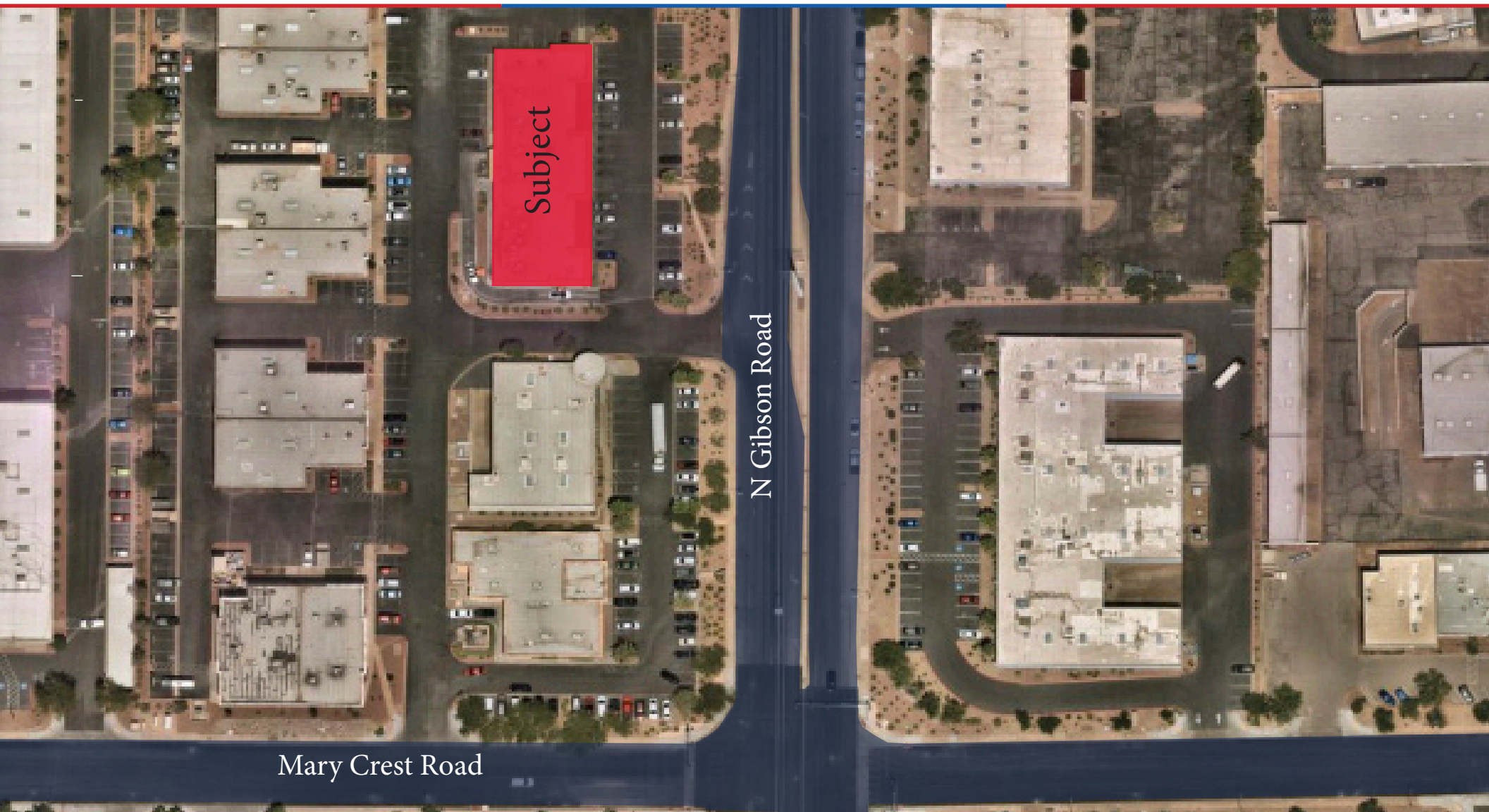








# Property Map



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