

±1,778 SF TOTAL | FOR SALE OR LEASE

608 S. 7TH STREET, LAS VEGAS, NV 89101



**BOB HAWKINS,**  **SIOR**

(702) 470-0785

BHawkins@rcadvs.com

NV-RE License: S.0072999



**REALCOMM**  
ADVISORS

608 S. 7TH STREET | LAS VEGAS, NV 89101

**FOR SALE OR LEASE**



- ±1,778 SF Professional Office Building
- Situated on ±0.16 Acres
- Secured Fenced Courtyard
- Zoning: P-0 (Professional Office)



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770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

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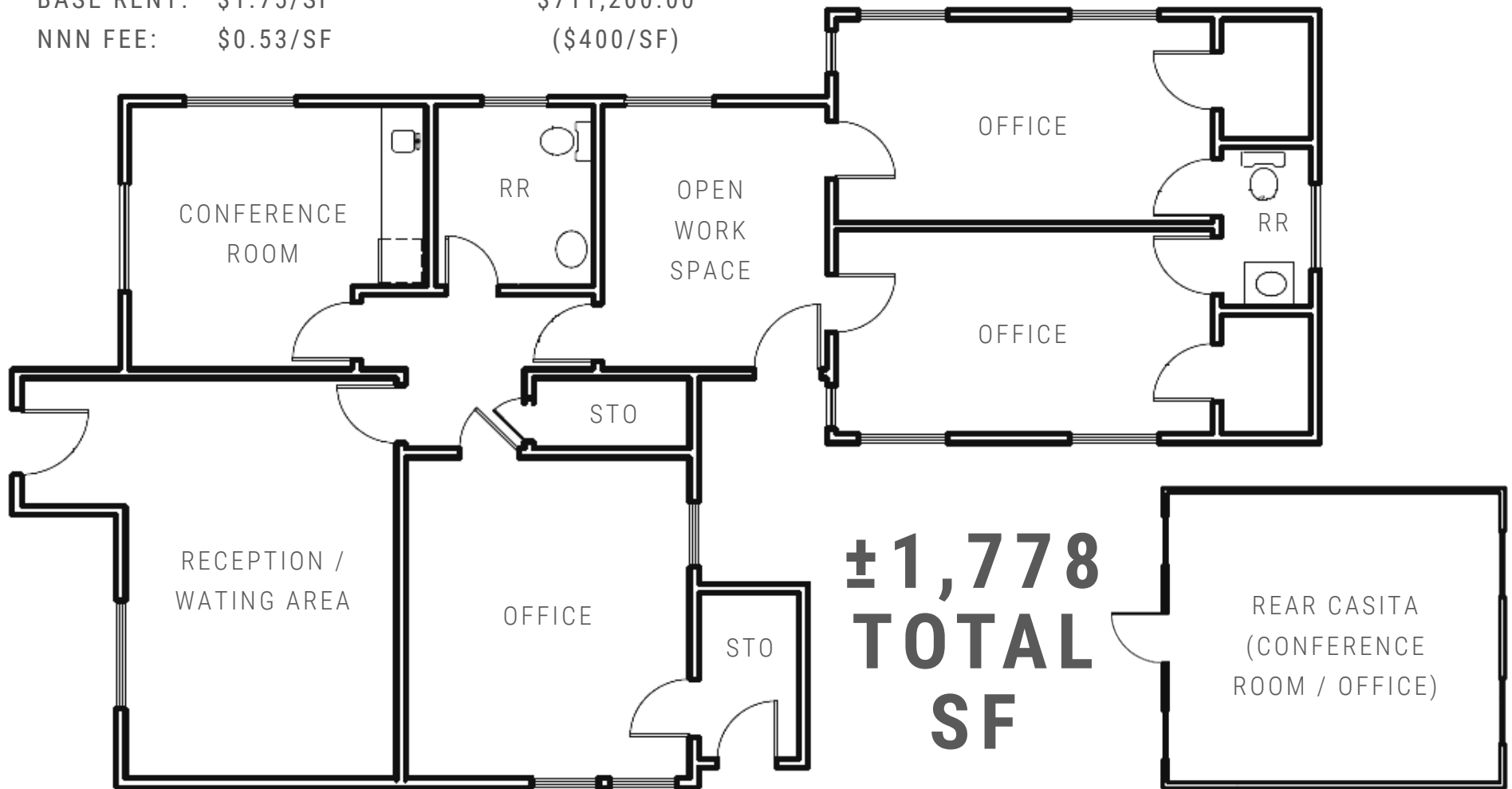
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**LEASE PRICE:**

BASE RENT: \$1.75/SF  
NNN FEE: \$0.53/SF

**SALE PRICE:**

\$711,200.00  
(\$400/SF)



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