

FOR LEASE



**3097 E Warm Springs Rd
Las Vegas NV, 89120**

**1,769 SF
FULLY BUILT OUT**

Devon Sansone

(702) 321-1927
Devon@SansoneInvestments.com
LIC B.0144024



Ben Atias

(725)600-1064
Ben@SansoneInvestments.com
S.0200404

Property Details

SQFT: 1,769 SF

3 Private Offices

1 Break Area

2 Work Areas

Lease Rate: \$1.80/ SF
Modified Gross

Property Highlights

- Instant Access to I-215 Freeway
- Parking Available
- Turn Key Office
- Open Layout
- High Traffic Counts on Warm Springs Rd
- Located in between Southwest & Henderson Corridor.
- Seeking Professional Services, Real Estate, Tech, Insurance agency, Consulting, Attorney, and more!!

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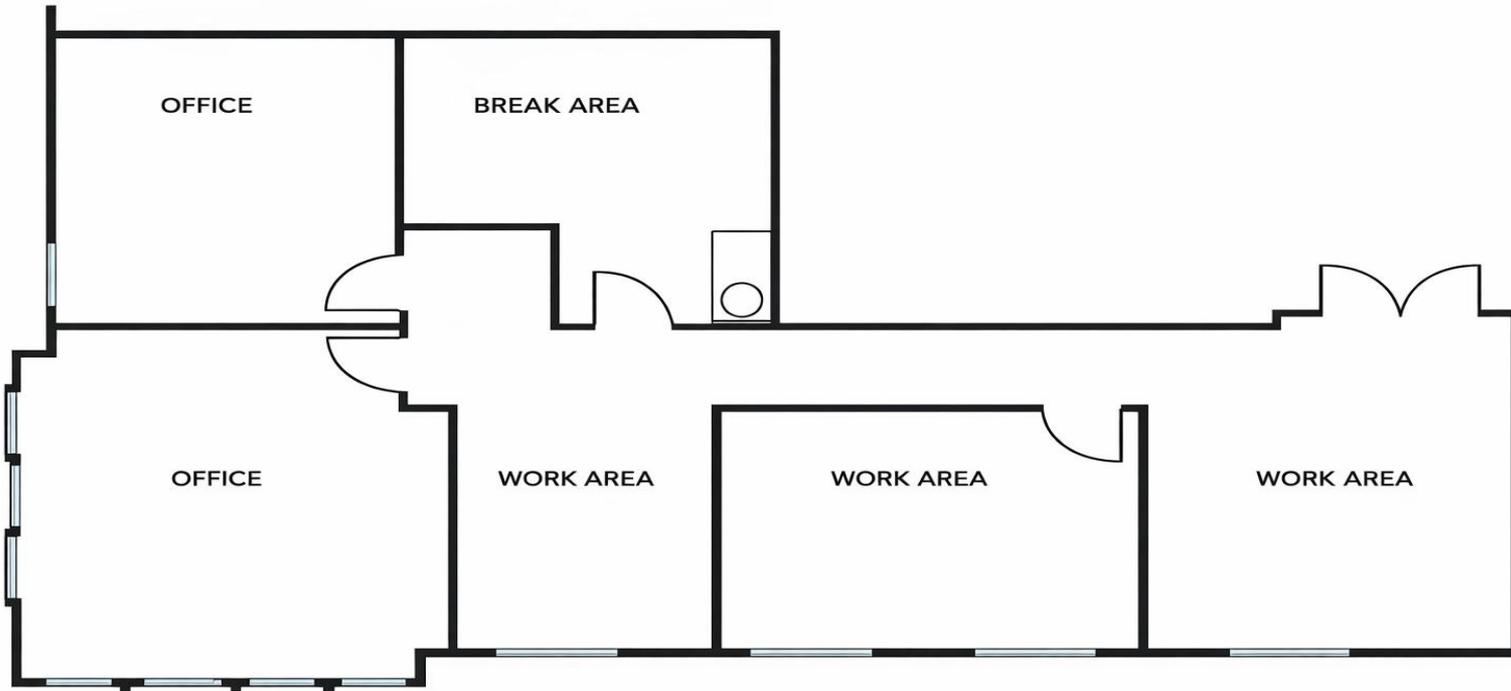
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Floor Plan

1st Floor Office

Three Private Offices

Lounge Area



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POPULATION	1-mile	3-mile	5-mile
2024 Population	13,300	129,800	397,000

HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,300	52,500	161,900

INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$100,900	\$94,600	\$86,200

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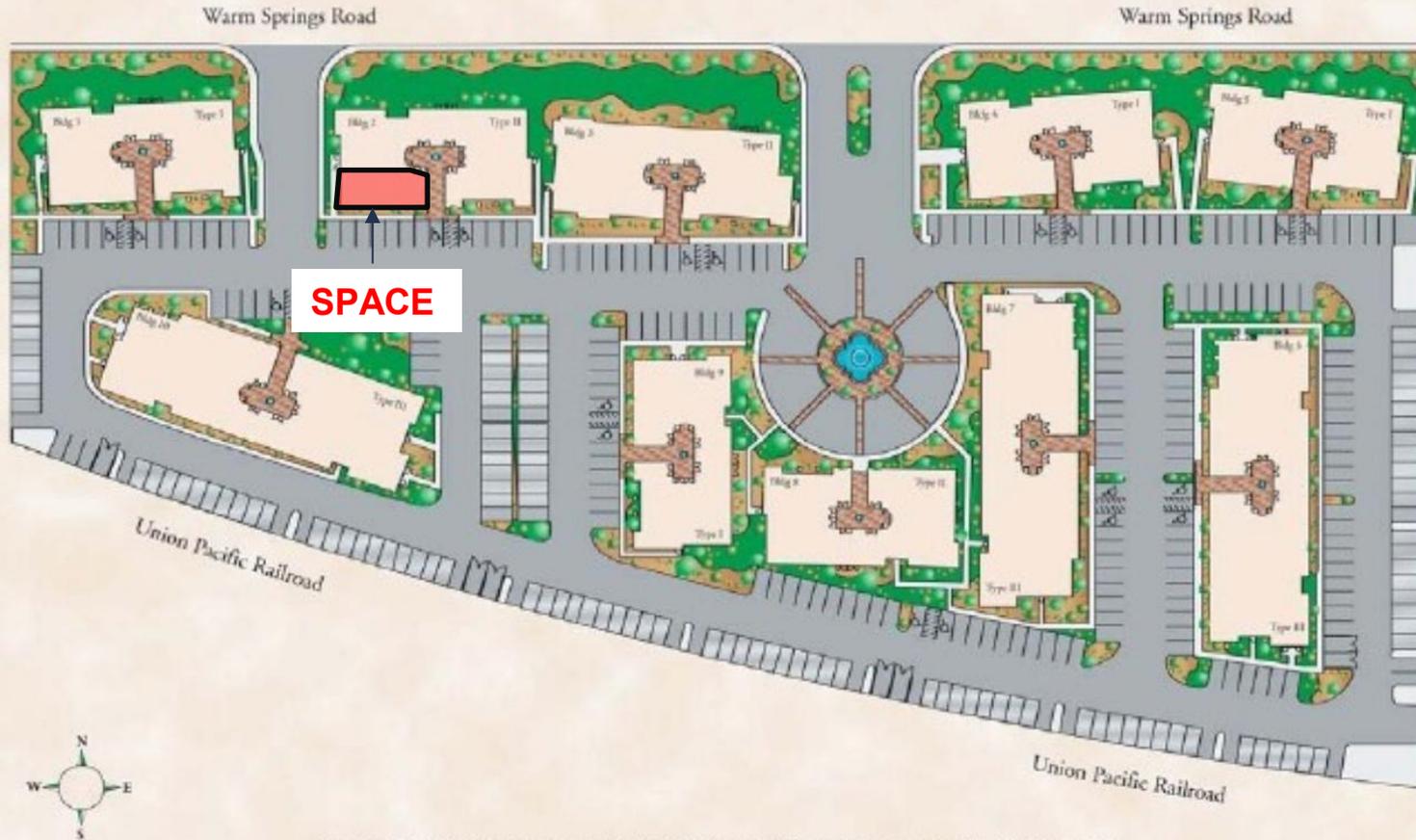
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Interior Photos

Longford Plaza I



SPACE

The common areas on this map are an artist's conception only and should not be relied upon as a precise representation of the completed landscape plan.

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**Contact us for more information on commercial spaces or
development in the Vegas Valley.**

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