



**FOR LEASE**

4120 W Patrick Ln  
Las Vegas, NV 89118

**±2,028 SF | OFFICE**

**NAIExcel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Specs

FULL SERVICE GROSS LEASE RATE	<b>\$1.25/SF</b>
MONTHLY RENT	<b>\$2,535.00/Mo FSG</b>
TOTAL AVAILABLE	<b>±2,028 SF</b>
YEAR BUILT	<b>2007</b>
TYPE	<b>Office</b>

- 2,028 SF Exclusive Second Floor Office Space
- Layout Consists of
  - Four (4) Private Offices
  - One (1) Open Work Areas
  - Two (2) Restrooms
- Break Area with Sink
- Parking Includes 3-4 Parking Spaces
- Shared Occupancy with Ownership who Operates within the building and Yard
- Tenant Responsibilities
  - Internet
  - Janitorial Cleaning
- Lease Rate Includes all Utilities and Trash



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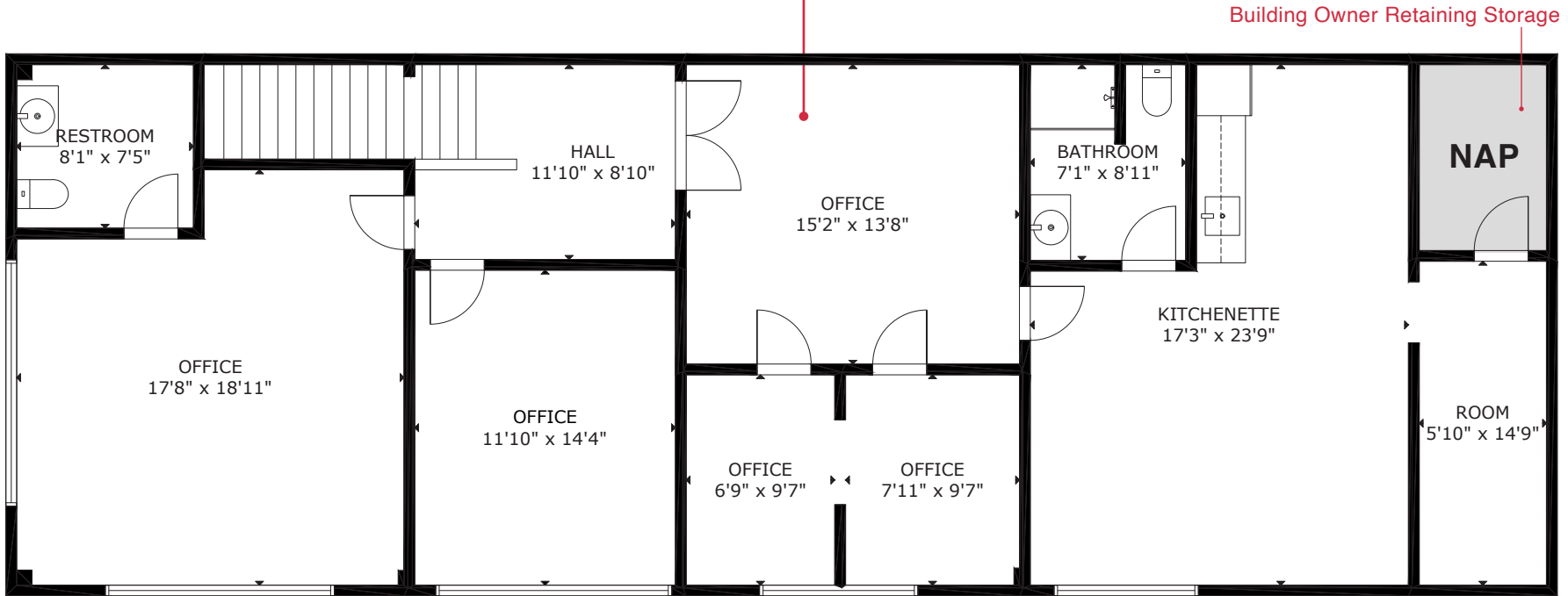


# SUMMARY

# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR



Building Owner Retaining Storage

# PHOTOS





PHOTOS



# AREA MAP



allegiant stadium

TROPICANA AVE

DECATUR BLVD

RUSSELL RD

SITE

VALLEY VIEW BLVD

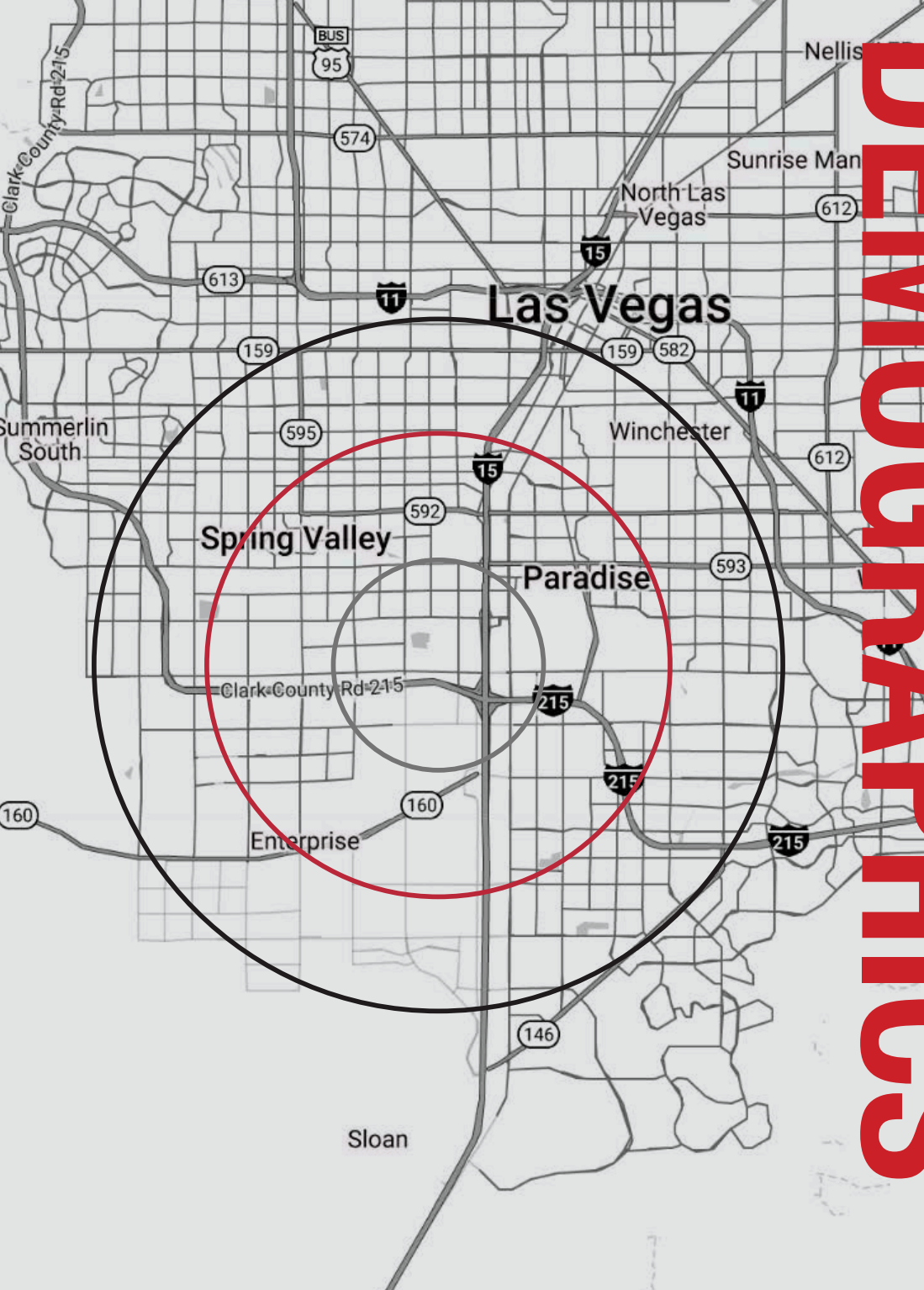
LAS VEGAS BLVD

THE LAS VEGAS STRIP

HARRY REID INTERNATIONAL AIRPORT

SUNSET RD

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	437	88,902	364,759
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	41	37,570	152,669
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$124,924	\$92,630	\$96,271

## Traffic Counts

STREET	AADT
South Valley View Boulevard	19,600
West Sunset Road	37,500

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## **Financial Information**

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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