



4544 W. RUSSELL ROAD

SUITE H-J

LAS VEGAS, NV 89118



FOR SUBLEASE

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

LISTING LEAD

ELIZABETH MOORE

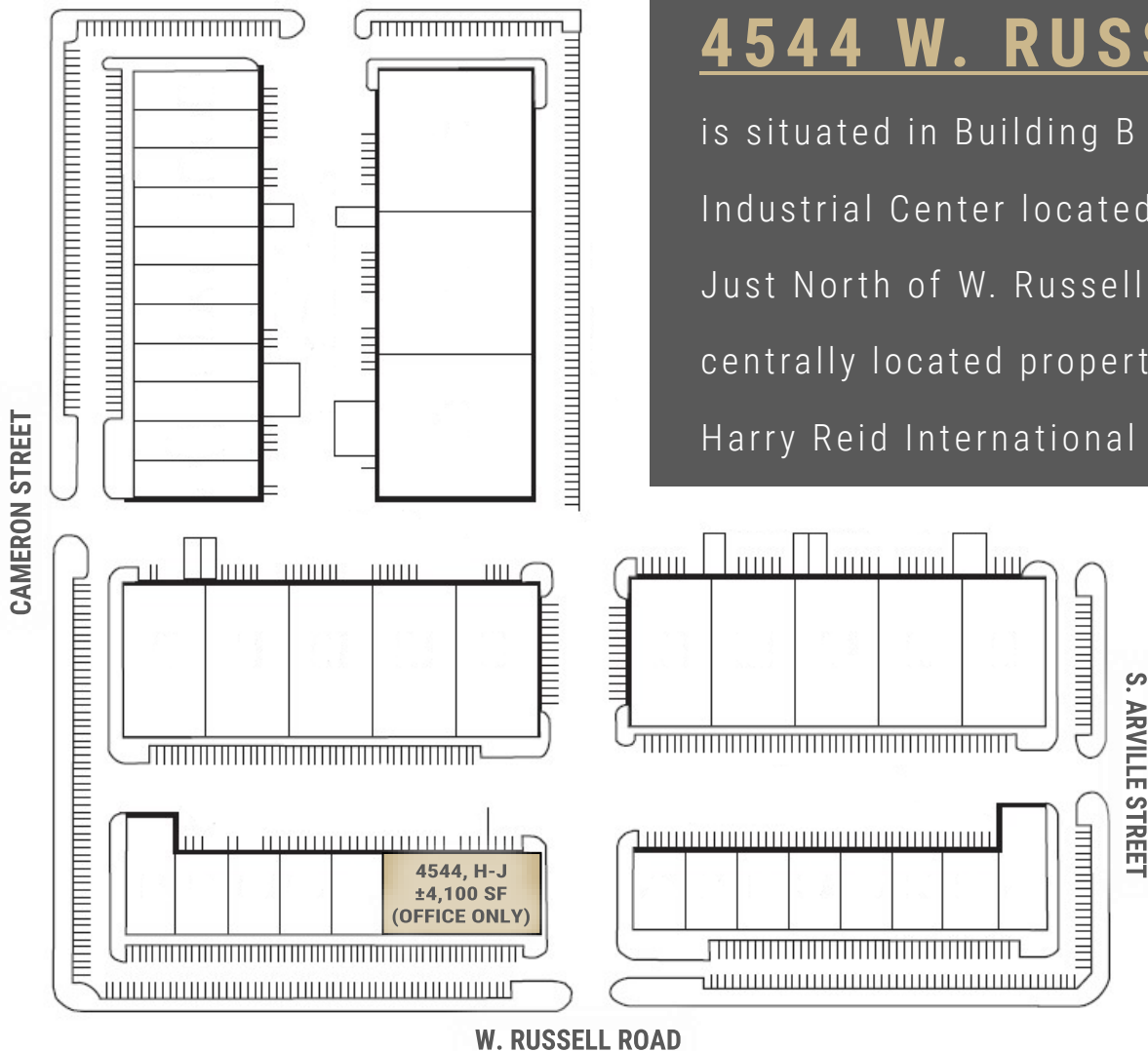
(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.0062500

4544 W. RUSSELL ROAD, SUITE H-J

is situated in Building B @ Diablo Industrial Center, a ±499,720 SF Industrial Center located in the heart of the Southwest Submarket. Just North of W. Russell Road & West of S. Arville Street, this centrally located property is minutes from the Las Vegas Strip, Harry Reid International Airport, and the I-15 & I-215 Interchanges.



JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



4544 W. RUSSELL ROAD SUITE H-J

100% OFFICE

SUBLEASE EXPIRES: 04/30/2030

- ±4,100 SF Total
 - ⇒ Large Reception / Showroom
 - ⇒ Six (6) Private Offices
 - ⇒ Large Open Office Area
 - ⇒ Break Room
 - ⇒ Storage Room
 - ⇒ Two (2) Private Restrooms
 - ⇒ Electricity is Covered in the Base Rent

- TOTAL MONTHLY RENT: \$6,068**
 - ◇ **BASE RENT: \$1.25/SF**
 - ◇ **NNN FEE: \$0.23/SF***

*NNN Fee Includes HVAC Maintenance, Trash Disposal & Recycling



Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it.

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

REALCOMM ADVISORS
770 E. Warm Springs Road
Suite 120
Las Vegas, NV 89119
(702) 515-1010
www.rcadvs.com



DIABLO INDUSTRIAL CENTER



FOR SUBLEASE



DRIVE TIMES

Harry Reid International Airport	5 Minutes
Town Square Las Vegas	10 Minutes
Interstate 11	10 Minutes
Allegiant Stadium	13 Minutes
Henderson Hospital	14 Minutes
Interstate 215	14 Minutes
The Las Vegas Strip	20 Minutes



JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

E Moore@rcadvs.com

NV-RE License: S.0062500

REALCOMM ADVISORS
770 E. Warm Springs Road
Suite 120
Las Vegas, NV 89119
(702) 515-1010
www.rcadvs.com

