

For Lease

Professional Office Suites and Second-Gen Restaurant Space



4160 S. Pecos Road, Las Vegas, NV 89121

Suite 7 ± 2,980 SF
\$1.50 PSF NNN Former Restaurant Space

Suite 8 ± 1,000 SF
\$1.15 PSF NNN Professional Office Space

Suite 11-13 ± 2,000 - 4,000 SF
\$1.15 PSF NNN Divisible Office Space

Suite 14-15 ± 5,145 SF
\$1.15 PSF NNN Shell Space

Suite 21 ± 1,500 SF
\$1.15 PSF NNN Professional Office Space with Private Offices



± 1,000 - 14,625 SF
Available Square Footage



\$1.15 PSF NNN
Lease Rate - Office Space



\$1.50 PSF NNN
Lease Rate - Restaurant Space

- Multiple office suite options available divisible to 1,000 SF
- Ample parking
- S. Pecos Road and E. Flamingo Avenue
- Pylon signage available on S. Pecos Road
- Zoned Commercial General (CG)



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Suite 8



Suite 21



Suite 7



Suite 7

