

FOR LEASE

COURTYARDS @ HACIENDA
4495 W. Hacienda Ave.
Las Vegas, NV 89118

Lincoln | **GATSKI**
COMMERCIAL
REAL ESTATE SERVICES



Laramie Bracken

Executive Vice President, Brokerage Services

NRE License # S.0065576

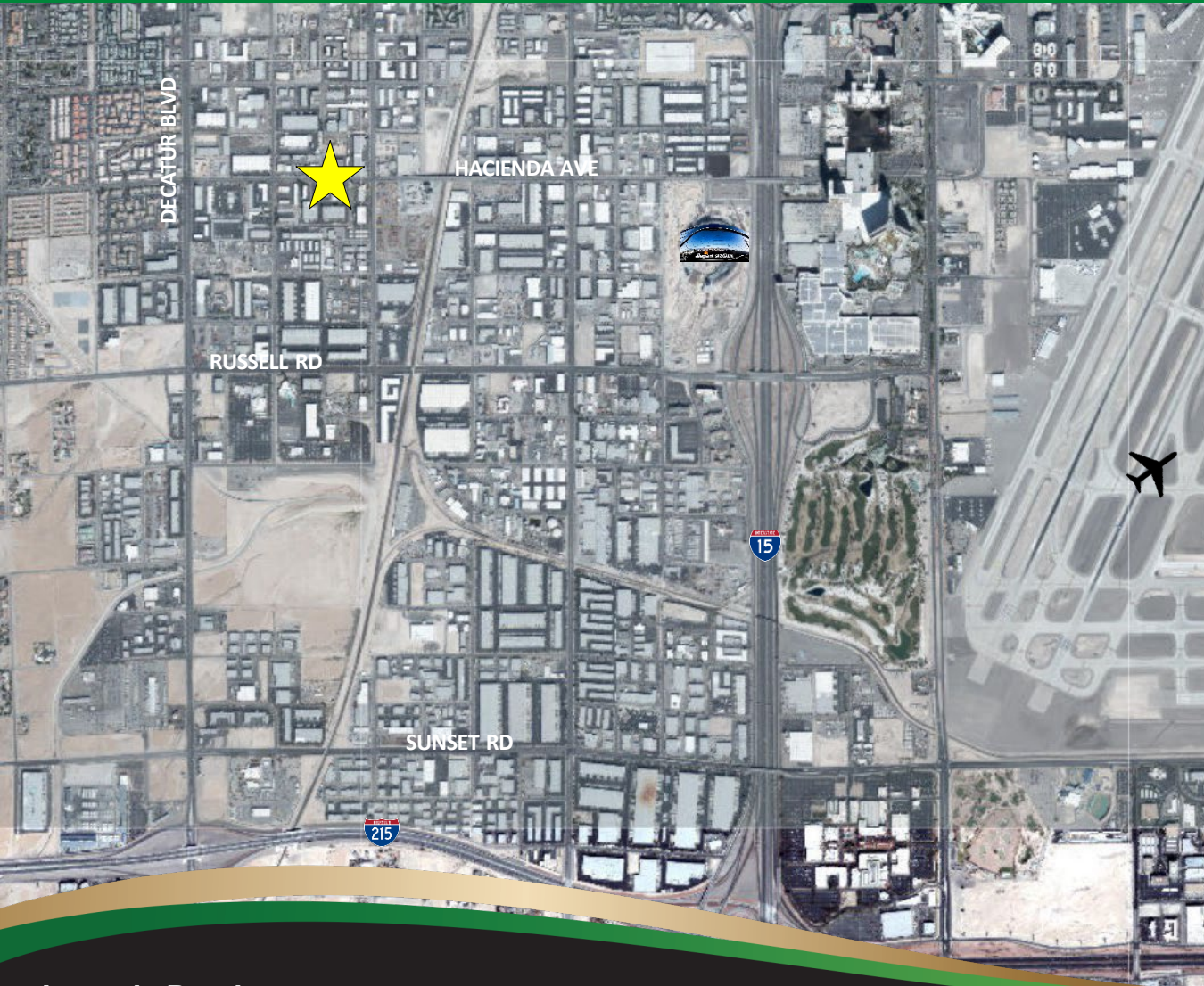
(702) 765-8888

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4755 DEAN MARTIN DRIVE | LAS VEGAS, NEVADA 89103 | P: 702.221.8226 | F: 702.221.1256 | GATSKICOMMERCIAL.COM

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- \$0.99 NNN INTRO RATE – 1st YEAR
- 1,325 SF - 1,956 SF available
- Centrally Located
- Proximity to Allegiant Stadium, & Harry Reid International Airport
- Easy Access to I-15 & 215 Freeways
- Shaded Common Areas
- Reserved Parking
- Monument Signage Available

	1 mile	3 miles	5 miles
Population	6,802	97,849	314,497
Avg. Household Inc.	\$57,224	\$73,274	\$71,707
Total Housing Units	3,274	41,388	127,350

W. Hacienda Ave.	S. Decatur Blvd.	13,658 VPD
S. Decatur Blvd.	W. Dewey Dr.	31,952 VPD
W. Russell Rd.	Cameron St.	22,029 VPD

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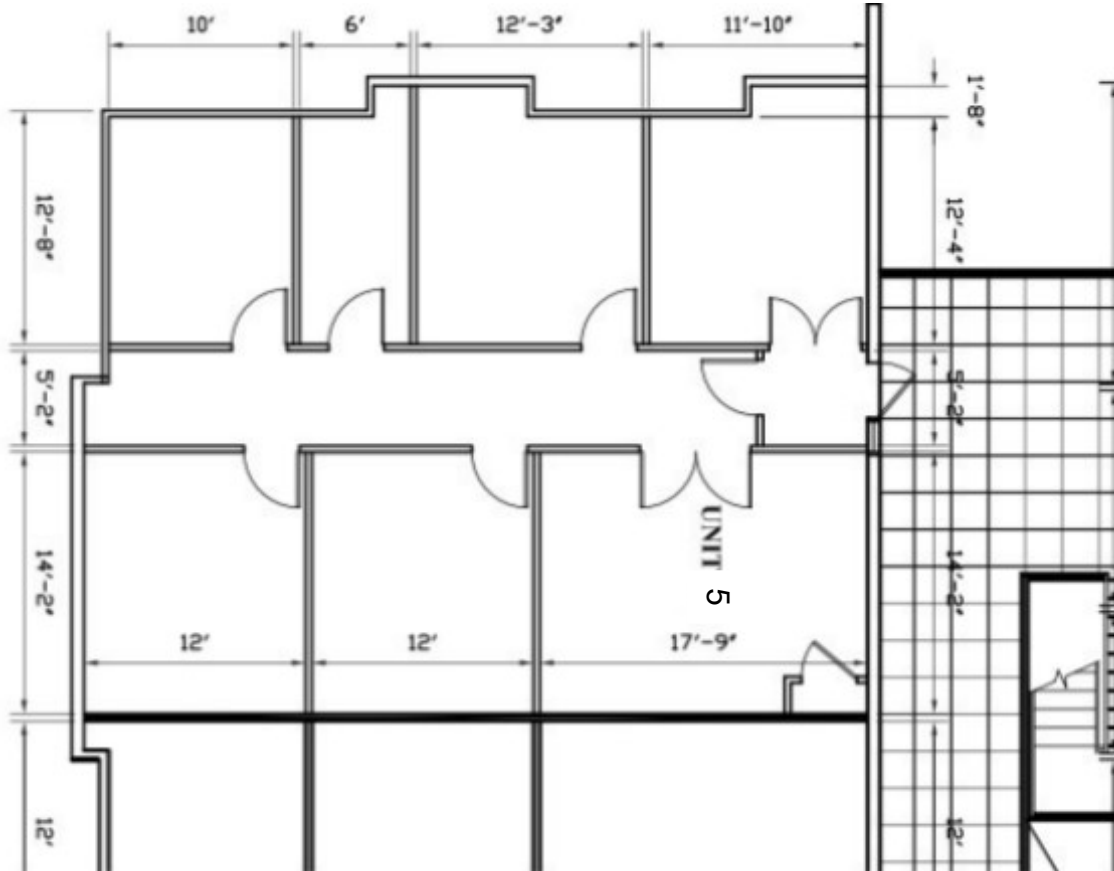
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AVAILABLE SPACE

Suite	Square Feet	Space Description	Rate	ESTIMATED CAM
5	1,542	2 nd generation office space, 2nd Floor	*\$0.99 intro rate 1 st year	\$0.25



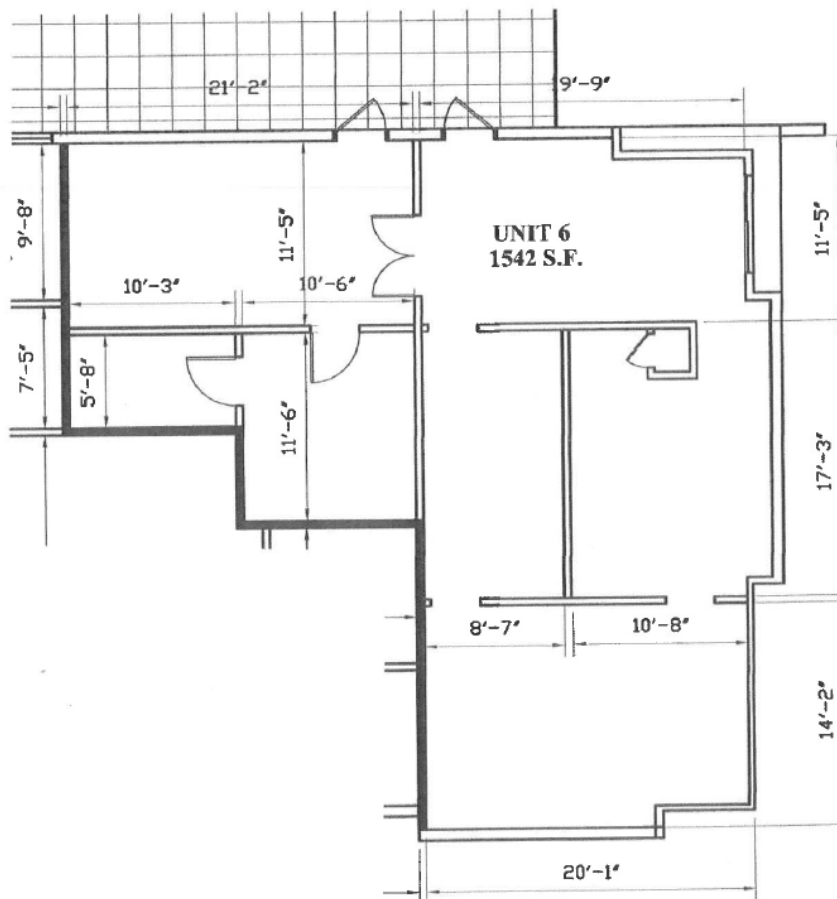
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AVAILABLE SPACE

Suite	Square Feet	Space Description	Rate	ESTIMATED CAM
6	1,542	2 nd generation office space, 1 st Floor	*\$0.99 intro rate 1 st year	\$0.25



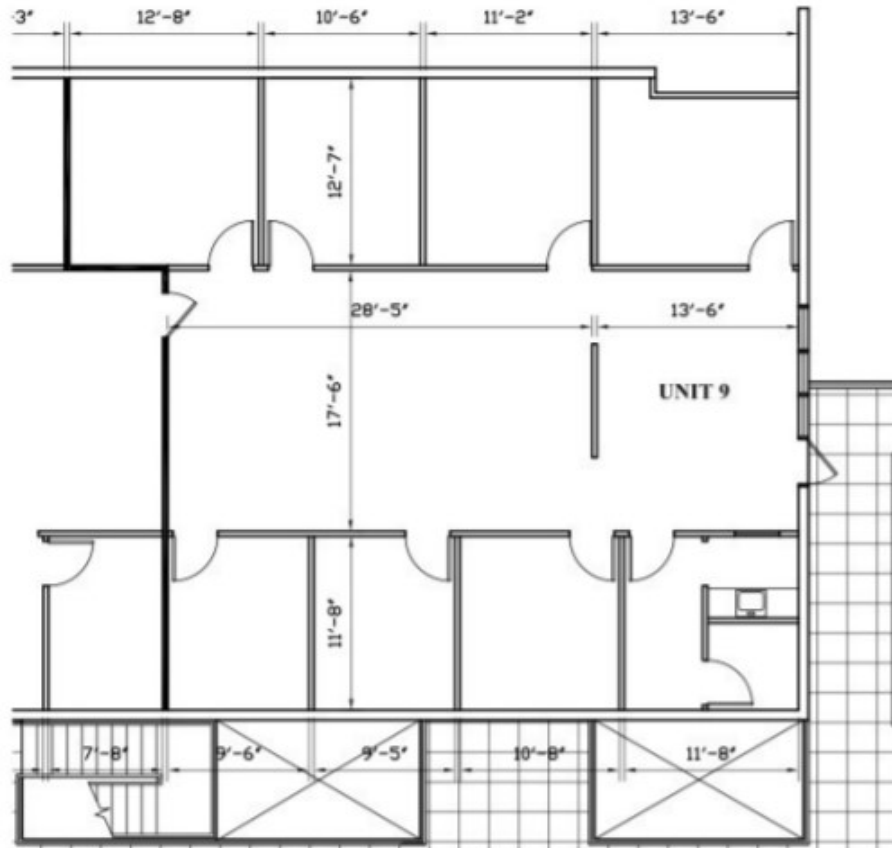
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AVAILABLE SPACE

Suite	Square Feet	Space Description	Rate	ESTIMATED CAM
9	1,956	2 nd generation office space, 2nd Floor	*\$0.99 intro rate 1 st year	\$0.25



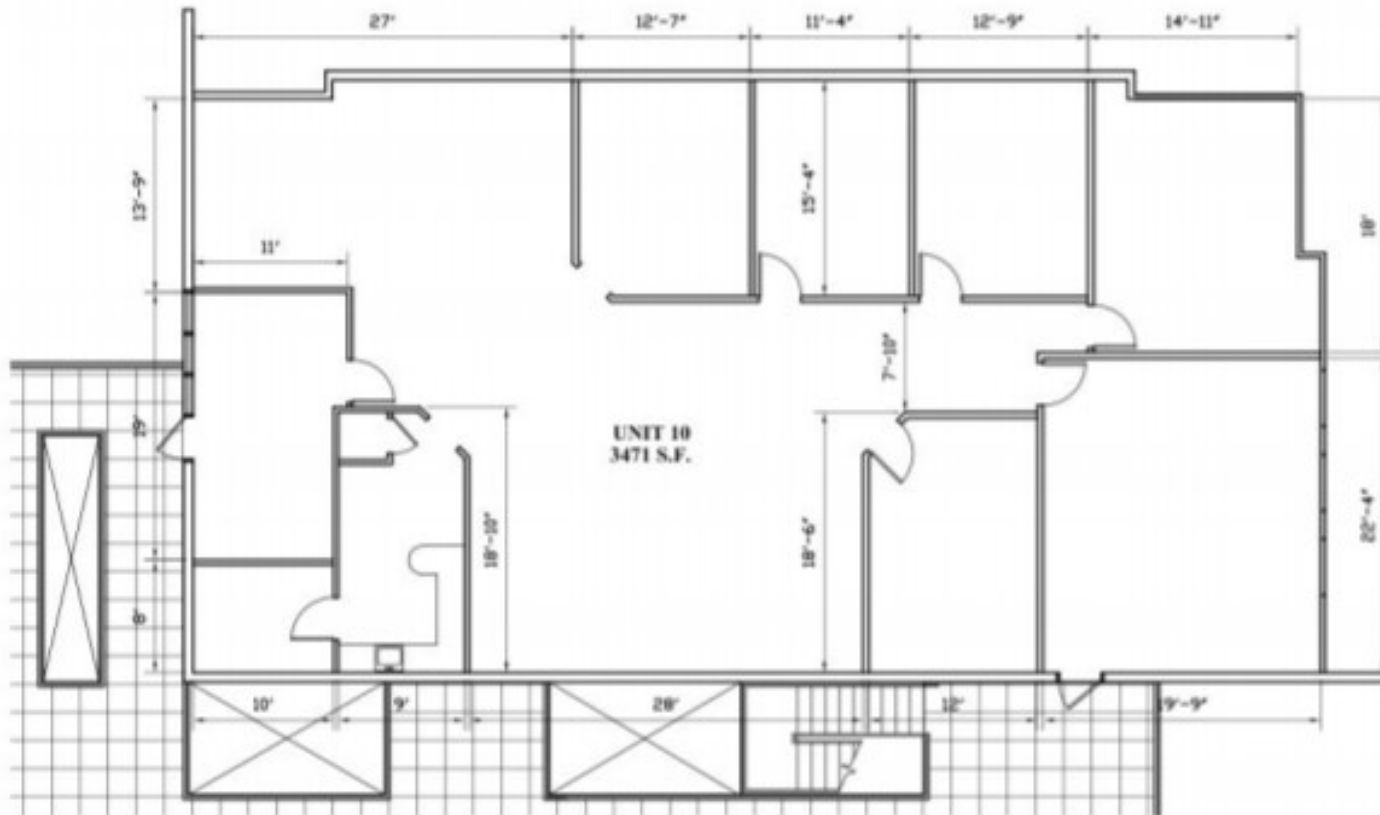
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AVAILABLE SPACE

Suite	Square Feet	Space Description	Rate	ESTIMATED CAM
10	3,741	2 nd generation office space, 2nd Floor	*\$0.99 intro rate 1 st year	\$0.25



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AVAILABLE SPACE

Suite	Square Feet	Space Description	Rate	ESTIMATED CAM
11B	1,325	2nd generation office space, 2nd Floor	*\$0.99 intro rate 1st year	\$0.25

