

# LEASE HERE

## XYZ<sup>2</sup> CENTER

**4425** WEST  
SPRING MOUNTAIN ROAD  
**4415** LAS VEGAS  
89103

FLOORPLATES FROM  
+/- 8,487 TO 13,787 RSF

2ND GEN SPACES

UNDERGROUND AND COVERED PARKING

CLASS A BUILDING CONSTRUCTION

FACADE MODERNIZATION PENDING

Premiering a newly available  
option for creative office,  
entertainment, and commerce...  
...in the heart of the dynamic  
Las Vegas Chinatown

\*CONCEPTUAL RENDERING  
OF PENDING RENOVATION





The System CRE Team @ Simply Vegas, in conjunction with Colliers is excited to introduce the leasing opportunity for 4415, & 4425 West Spring Mountain Road, Las Vegas, Nevada (the "Property"), a +/- 75,341 gross square foot multi-building office campus on +/- 4.85 acres. This prime, infill location features over 460 feet of Frontage on Spring Mountain Road at a signalized intersection, right at the heart of Las Vegas' dynamic and world class Chinatown. The bustling district encompasses over 150 restaurants and 20 strip malls and is conveniently located just 1.5 miles west of the Las Vegas Strip. The complex currently comprises three distinct buildings and will undergo facade and interior renovations in 2024.

Building 4415, located on the southeast portion of the site, is a +/-18,864 SF two-story office building. Building 4425, situated at the northeast portion of the site at the intersection of West Spring Mountain Road and Arville Street, is a three-story +/-41,925 SF office building. Building 4455, on the western portion of the site, is a single-story +/-14,552 SF office building.

Formerly operating as single tenant assets, each of the main office buildings is now open for single or multi-tenancy. Building 4415 features eight exterior access points via exterior walkways on both the ground and second floor, with access to the second story via two stairwells and an elevator. Building 4425 offers four exterior access points on the ground floor, a central elevator core, and two stairwells.

A rare bonus is the connecting subterranean parking garage with a drive-in ramp on the south side of Building 4415, providing 63 parking spaces with direct access to the 4425 Building.

The Property comes with high-quality infrastructure and finishes, ready to accommodate new tenants. Its location in a trade area with minimal competitive class A and B office options makes this a standout opportunity. The Property also benefits from two access points off West Spring Mountain Road and one off Arville Street and offers multiple monument and building signage opportunities.

Wells Fargo currently occupies 6,106 SF for a retail branch on the first floor of Building 4425, The remaining space presents prospective tenants with a variety of possibilities. The Property is currently zoned Limited Commercial District (C-2) with the City of Las Vegas.



# XYZ<sup>2</sup> CENTER



## Attributes

SUBMARKET      USE      AVAILABLE      ZONING      RATE



Chinatown /  
West Las Vegas



Professional Office or  
Medical



+/- 8,487 to 26,973  
Rentable Square Feet



C-2 General  
Commercial Zone  
(City of Las Vegas)



Negotiable NNN Rents  
(TI & FREE RENT  
AVAILABLE)

POWER



All buildings have  
robust power for  
service  
(to be verified)

VISIBILITY



Unparalleled visibility  
with 460' of frontage on  
W Spring Mountain  
(32,000 CPD) & 300'  
on S Arville (13,700  
CPD) (2022 Data)

RESTROOMS



Common area with  
keycode, some suites  
feature en suite  
restrooms

SIGNAGE



Building signage or  
new monument sign  
placement on the  
signalized corner

PARKING

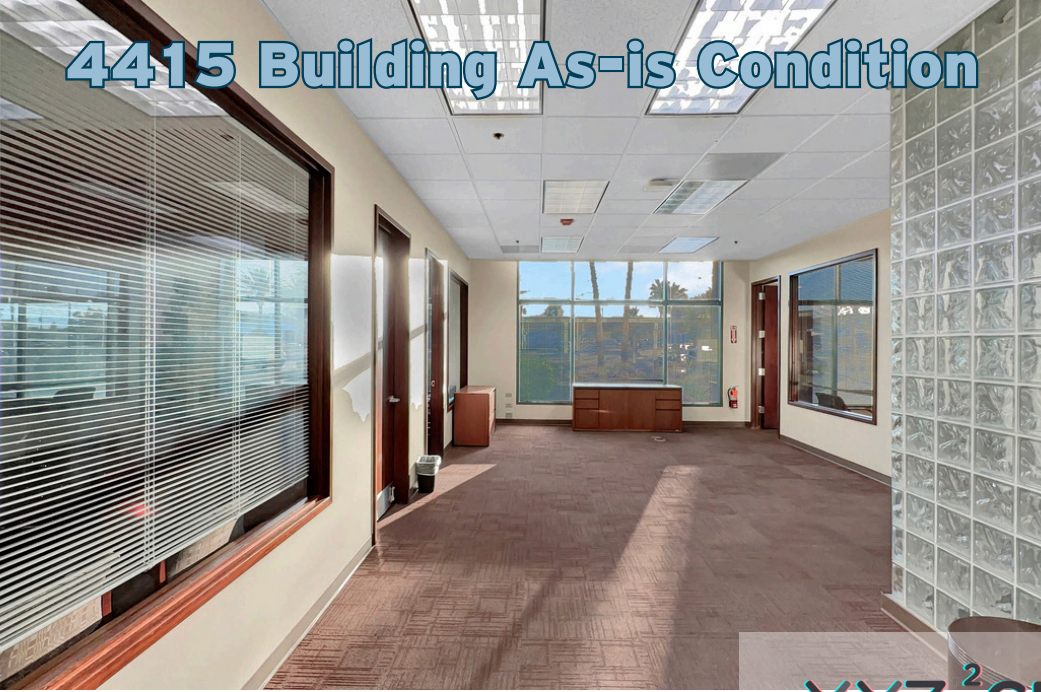


Ample 4.3:1000  
Parking with covered  
& garage parking  
available





# 4415 Building As-is Condition



XYZ<sup>2</sup>CENTER





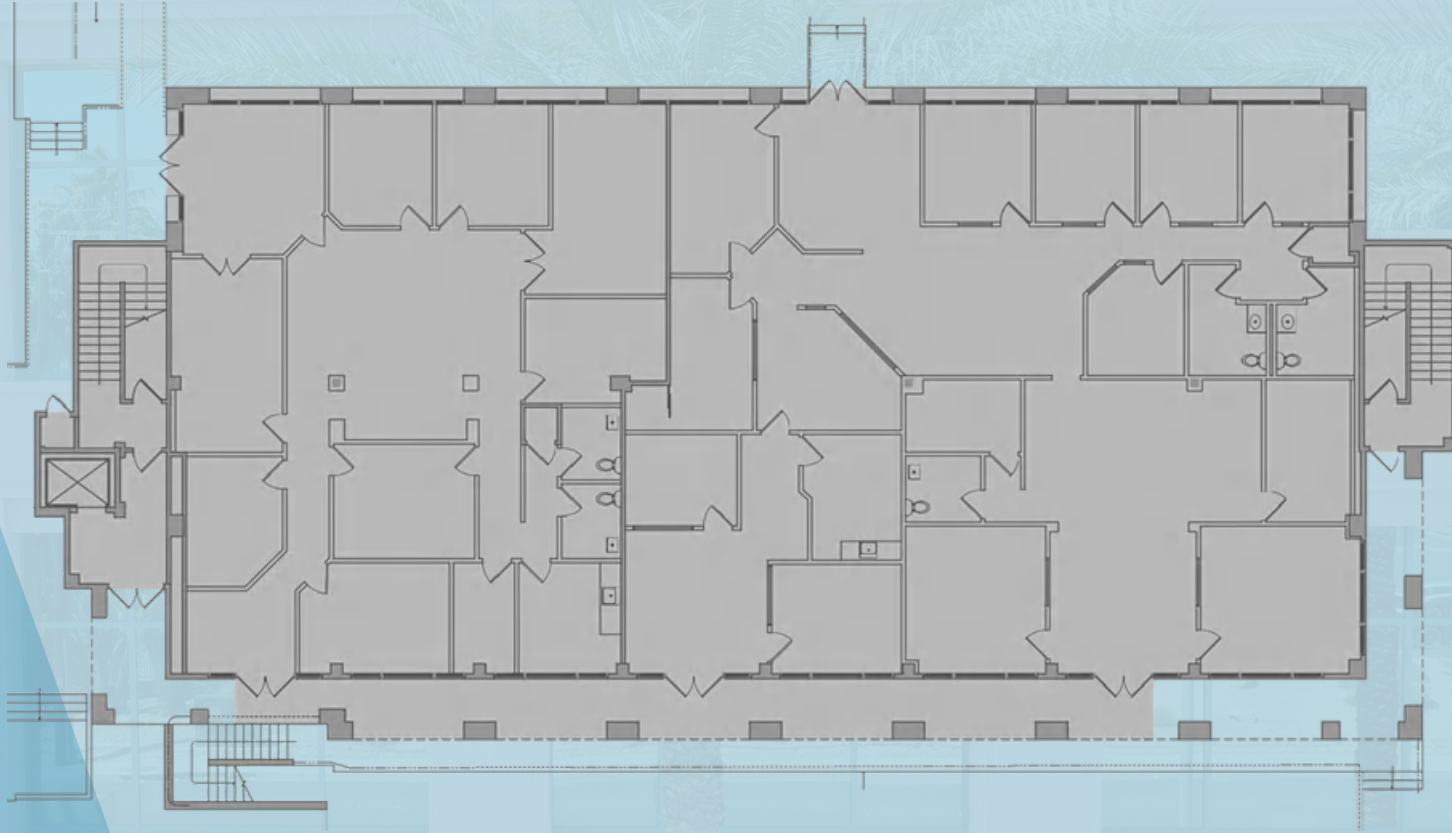


# XYZ<sup>2</sup> CENTER





## 4415 Spring Mountain Ground Floor



| Suite # | Use Type | RSF | USF | Load Factor | Base Rent | NNNs | Total Monthly | About This Space |
|---------|----------|-----|-----|-------------|-----------|------|---------------|------------------|
|---------|----------|-----|-----|-------------|-----------|------|---------------|------------------|

4415 - Ground Floor

Office / Medical  
or Retail

8,487

7,395

14.7%

NEGOTIABLE  
(NNN)

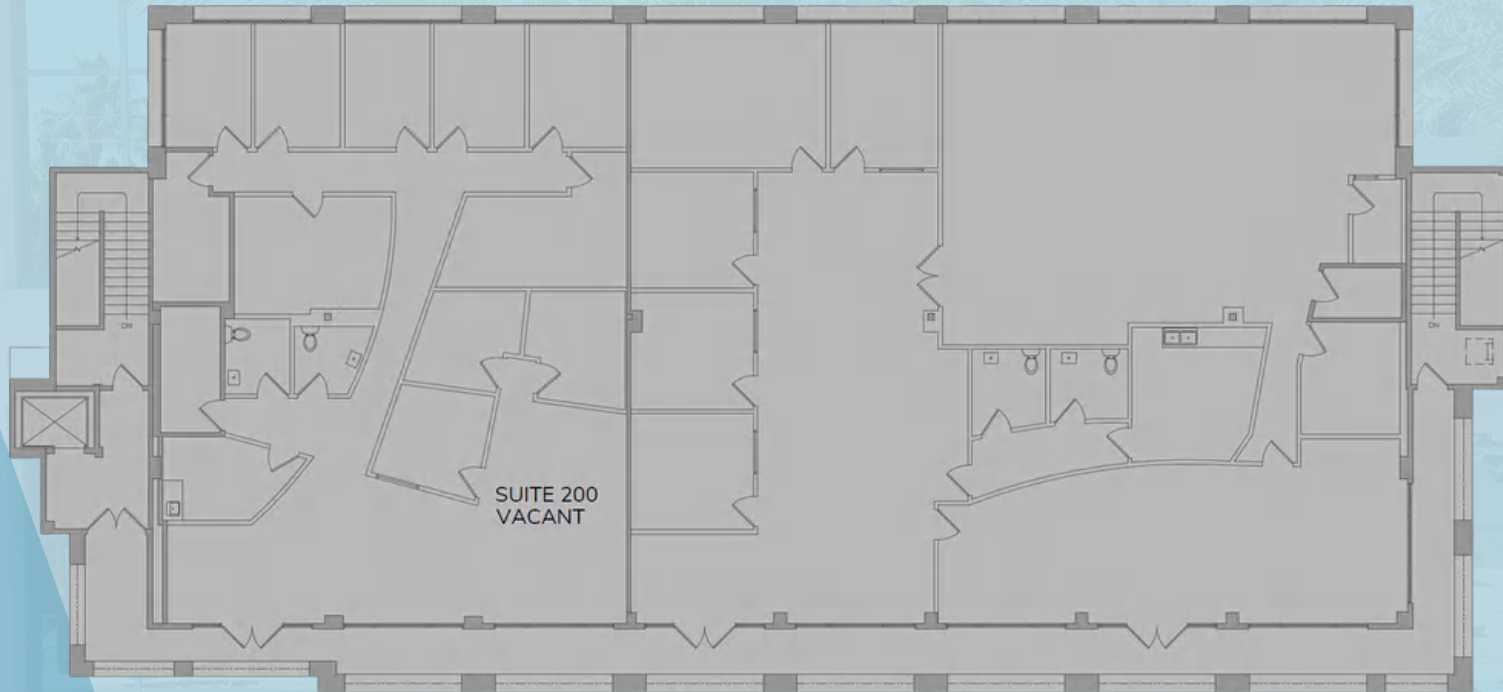
Est. \$0.50

NEGOTIABLE

Demised into two functional suites currently, the ground floor space has multiple entrances on the north and south sides of the property. Also available for retail uses (please contact Colliers)



# 4415 Spring Mountain Second Floor



| Suite #             | Use Type                         | RSF   | USF   | Load Factor | Base Rent        | NNNs        | Total Monthly | About This Space   |
|---------------------|----------------------------------|-------|-------|-------------|------------------|-------------|---------------|--|
| 4415 - Second Floor | Medical Office / Standard Office | 8,824 | 7,173 | 14.7%       | NEGOTIABLE (NNN) | Est. \$0.50 | NEGOTIABLE    | Currently demised into two functional sections, the second floor features corner views of the Strip with large open areas, and is serviced by an exterior elevator on the west end of the building |



# 4425 Spring Mountain Second Floor



| Suite #             | Use Type                         | RSF    | USF    | Load Factor | Base Rent        | NNNs        | Total Monthly | About This Space  |
|---------------------|----------------------------------|--------|--------|-------------|------------------|-------------|---------------|---|
| 4425 - Second Floor | Medical Office / Standard Office | 13,787 | 10,776 | 28%         | NEGOTIABLE (NNN) | Est. \$0.50 | NEGOTIABLE    | Class A hybrid open plan / private office floorplate which can be divided into up to six (6) suites of various sizes. Excellent views of Chinatown and the Strip. Central elevator core and restroom vestibule. |



# 4425 Spring Mountain Third Floor

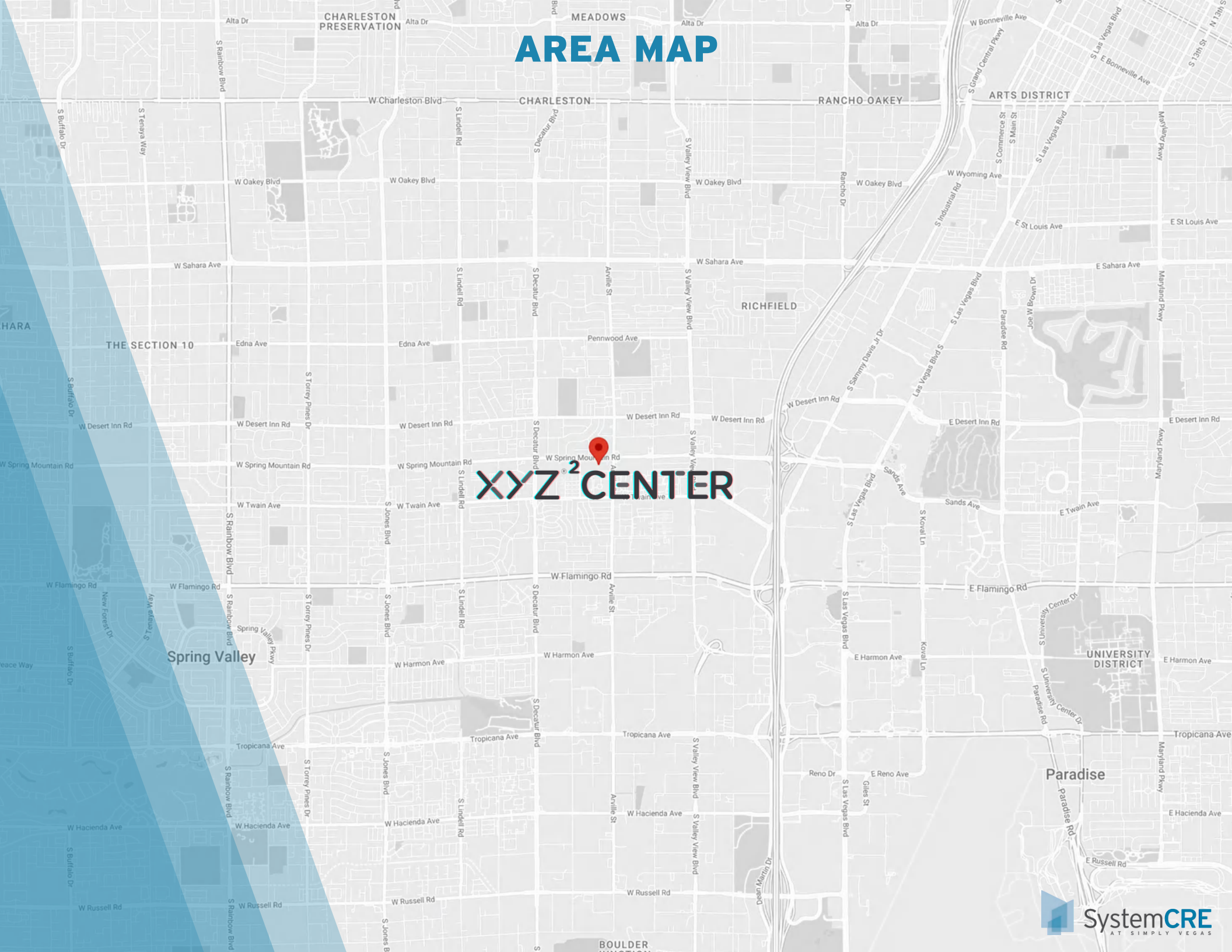


| Suite #            | Use Type                         | RSF    | USF    | Load Factor | Base Rent        | NNNs        | Total Monthly | About This Space  |
|--------------------|----------------------------------|--------|--------|-------------|------------------|-------------|---------------|---|
| 4425 - Third Floor | Medical Office / Standard Office | 13,186 | 11,476 | 14.9%       | NEGOTIABLE (NNN) | Est. \$0.50 | NEGOTIABLE    | Top floor expansive bullpen uninterrupted by corridors. Few private offices, work vestibule areas, and balconies surrounding a central elevator core. |



# AREA MAP

**XYZ<sup>2</sup>CENTER**





# FOR MORE INFO OR TO TOUR:

Ryan Misaresh, LEED® AP | Managing Director

213.309.3279 cell

[ryan@systemcrelv.com](mailto:ryan@systemcrelv.com)

NVRED# S.0174644.LLC | CA DRE# 01858655

Kate Chandler

714.306.6213 cell

[kate@systemcrelv.com](mailto:kate@systemcrelv.com)

NVRED# S.0199912

# FOR RETAIL RELATED INQUIRIES:

Steve Neiger | Vice President

702.592.7187 cell

[steve.neiger@colliers.com](mailto:steve.neiger@colliers.com)

XYZ<sup>2</sup>CENTER

The contents of this offering memorandum are thought to be accurate at the time of publishing. However, we makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

© 2023 The System CRE Team at Simply Vegas - Ryan Misaresh | Chris Beets  
[www.systemcrelv.com](http://www.systemcrelv.com)