

±2,500 SF Office & Warehouse

4225 W Teco Avenue, Las Vegas, NV 89118

Colliers



FOR LEASE

Property Overview

Colliers is pleased to present **4225 W Teco Avenue**, a $\pm 2,500$ SF Office & Warehouse Space. The property has an excellent Southwest location with easy access to Las Vegas Boulevard, I-15 and I-215.



Asking Rent:
\$1.75 PSF Gross

$\pm 2,500$ Total SF



$\pm 1,000$ Two-Story Office SF



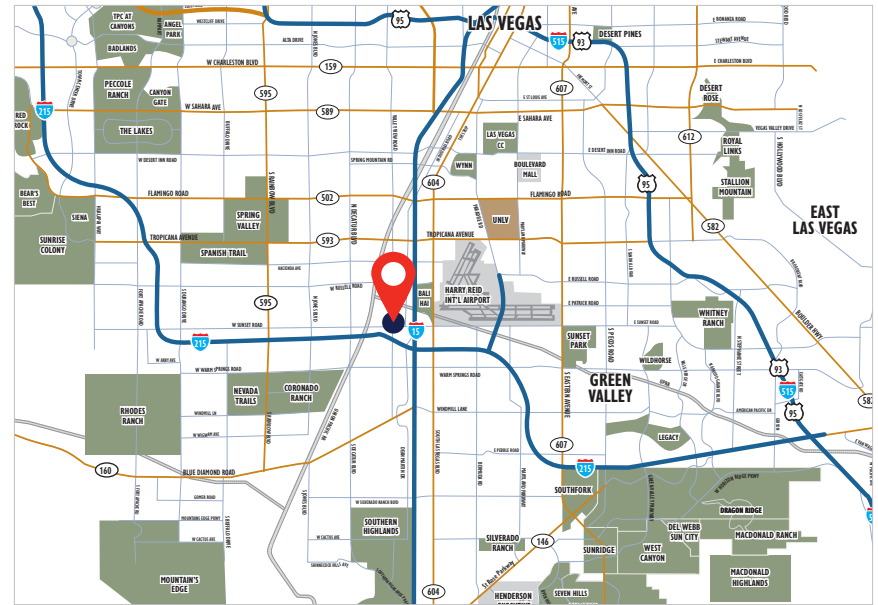
$\pm 1,500$ Warehouse SF



One (1) $\pm 12'$ x $\pm 14'$ Grade Level Door



$\pm 20'$ Clear Height



Property Highlights

- Two (2) Offices, One (1) Reception and One (1) Bathroom
- Metal Halide Lighting
- Two (2) Swamp Coolers
- 13 Standard Parking Spaces
- Gas
- Sprinklers
- Paved / Fenced Shared Yard

CONTACT US

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Floor Plan

For illustration purposes only. Not to scale.



±2,500 Total SF

- ±1,000 Two-Story Office SF
- ±1,500 Warehouse SF



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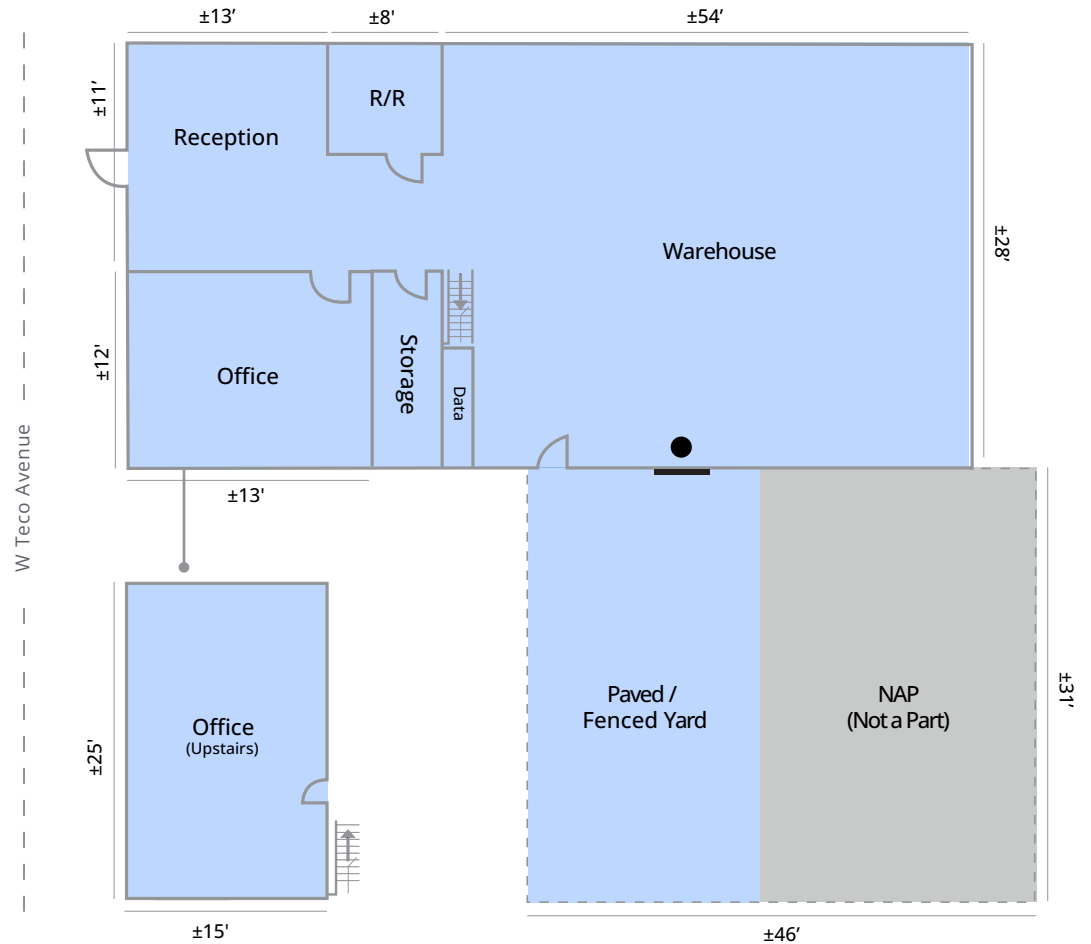
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● = Grade Doors ■ = Available ■ = NAP



Property Images

±2,500 Total SF
Office & Warehouse



Location Map

▲ For illustration purposes only. Not to scale.

Located in the Heart of the Southwest Las Vegas,
what is considered to be the premier submarket
in Southern Nevada.



ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

27,000 Professionals



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