



OFFICE FOR LEASE

# 375 E WARM SPRINGS

Las Vegas, NV 89119

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**CBRE**

# PROPERTY HIGHLIGHTS

- » Excellent central location - located less than 1 mile to CC-215 and approximately 1.5 miles to the I-15 from the Warm Springs interchanges
- » Approximately 4 miles to Harry Reid International Airport
- » Ample surrounding amenities including quick-serve and sit-down restaurants, coffee shops, and retail outlets
- » Interior and exterior renovation completed in 2020 with modern, high-end finishes
- » Covered parking available and ample surface parking



	<b>\$1.65 PSF NNN</b> Monthly Lease Rate		<b>± 16,669 RSF</b> Suite 103 Can be demised!		<b>± 7,554 RSF</b> Suite 104
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# FLOOR PLAN

SUITE 103  $\pm$  16,669 RSF

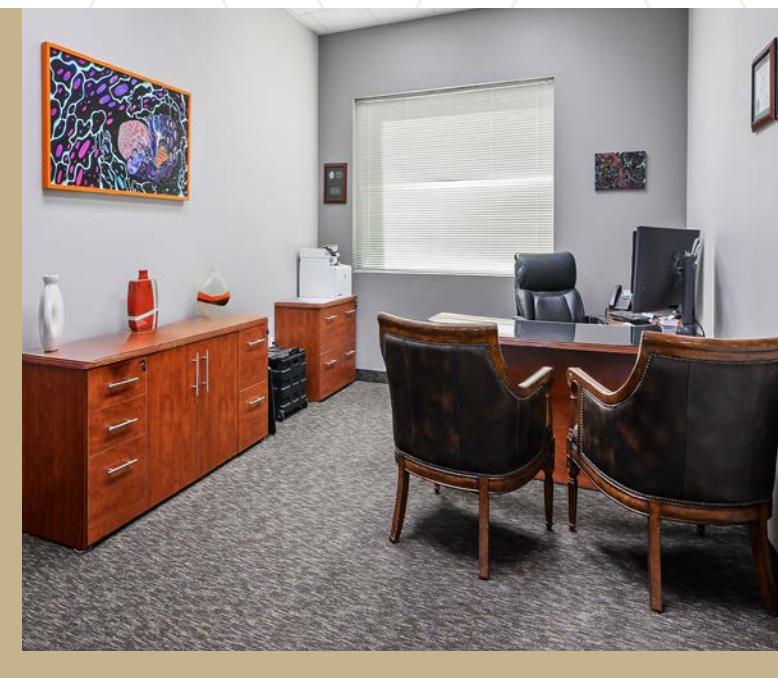
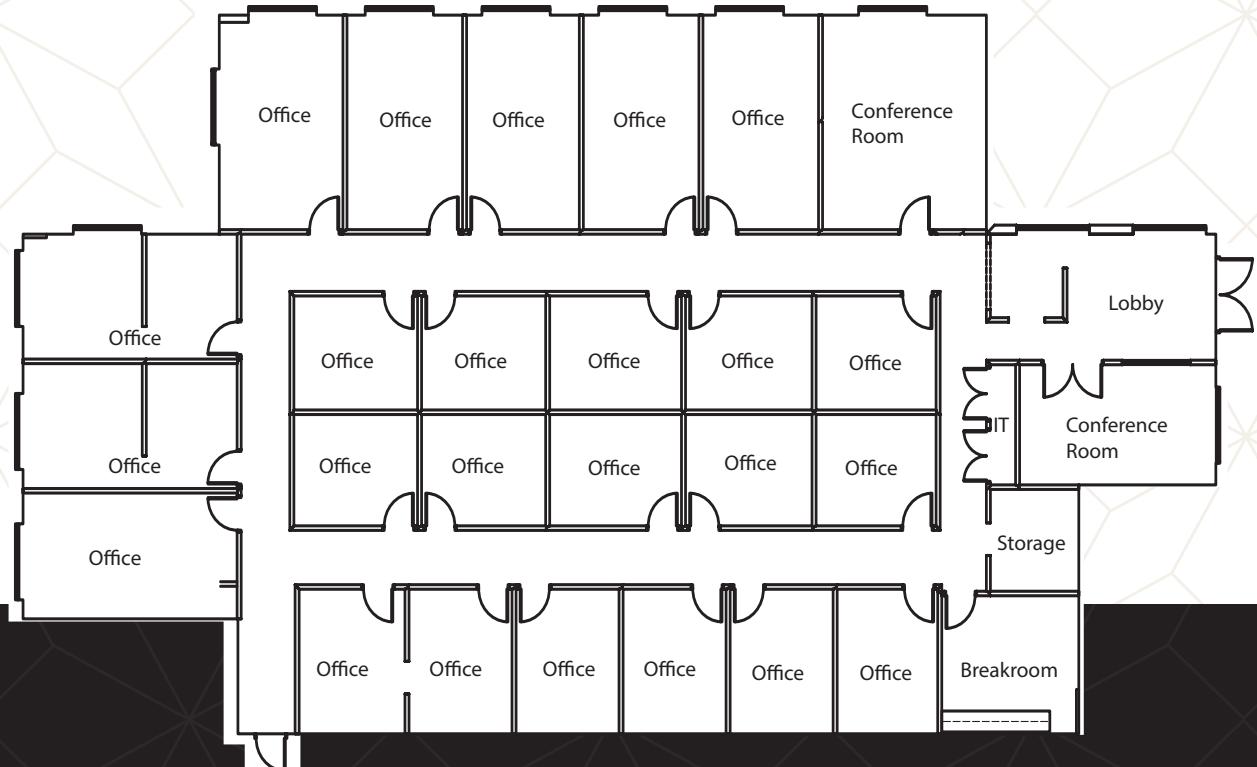
Can be demised



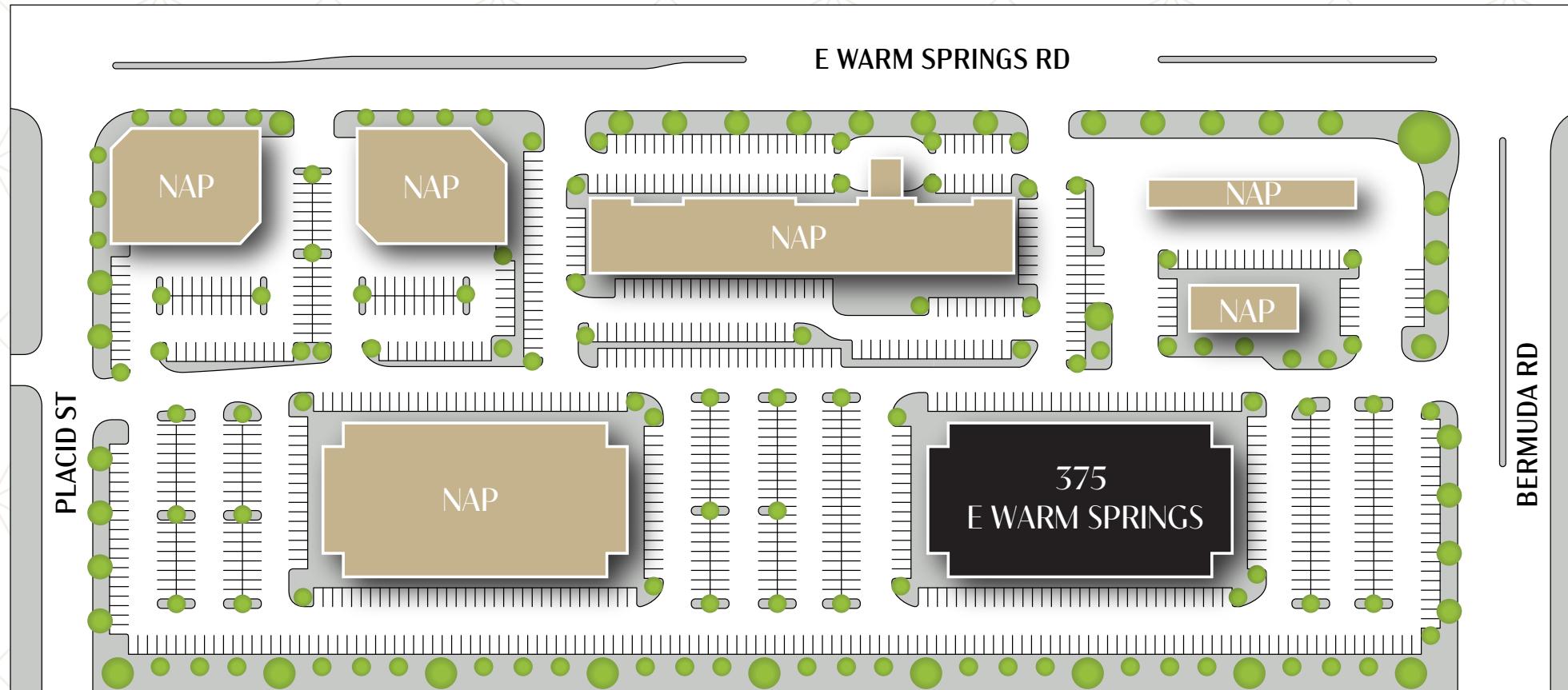
# FLOOR PLAN

SUITE 104  $\pm$  7,554 RSF

Available April 1, 2026



# SITE PLAN



# AREA AMENITIES







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