



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



**\$1.65 PSF NNN**  
Monthly Lease Rate



**± 16,669 RSF**  
Suite 103  
Can be demised!



**± 7,554 RSF**  
Suite 104



# FLOOR PLAN

SUITE 103 ± 16,669 RSF

Can be demised

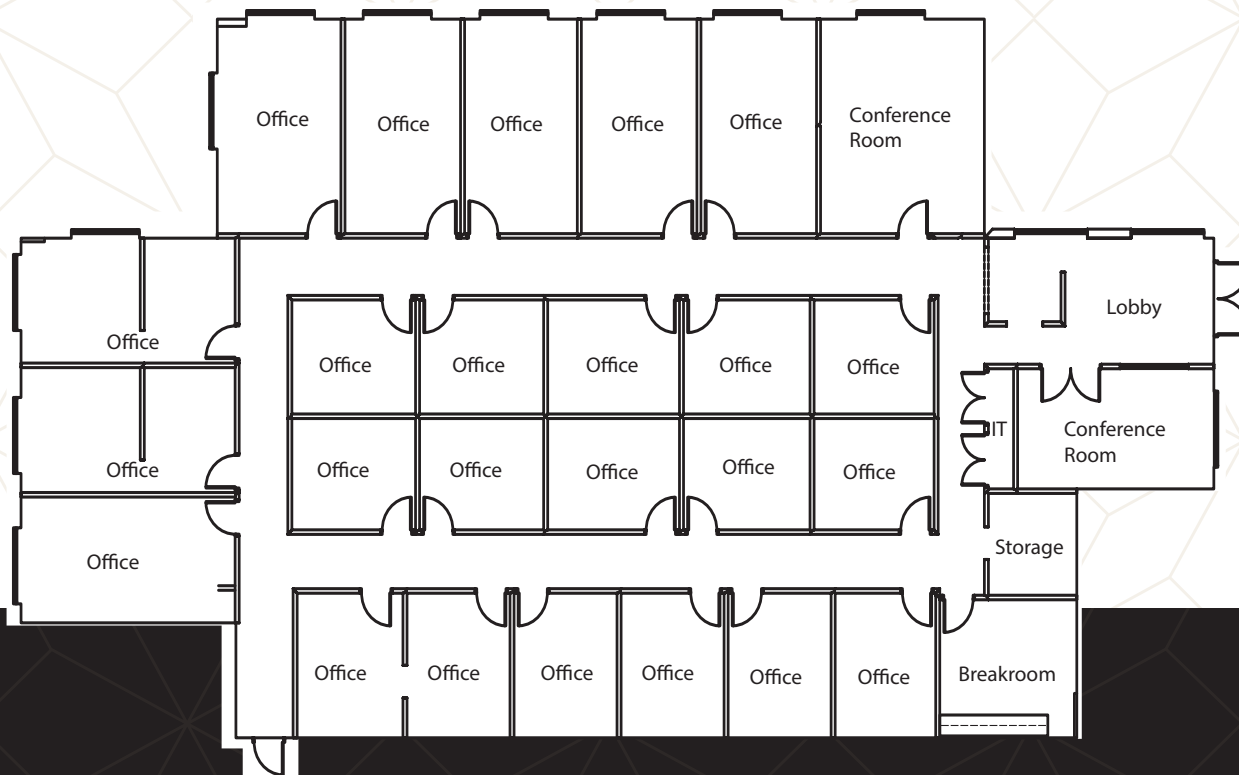




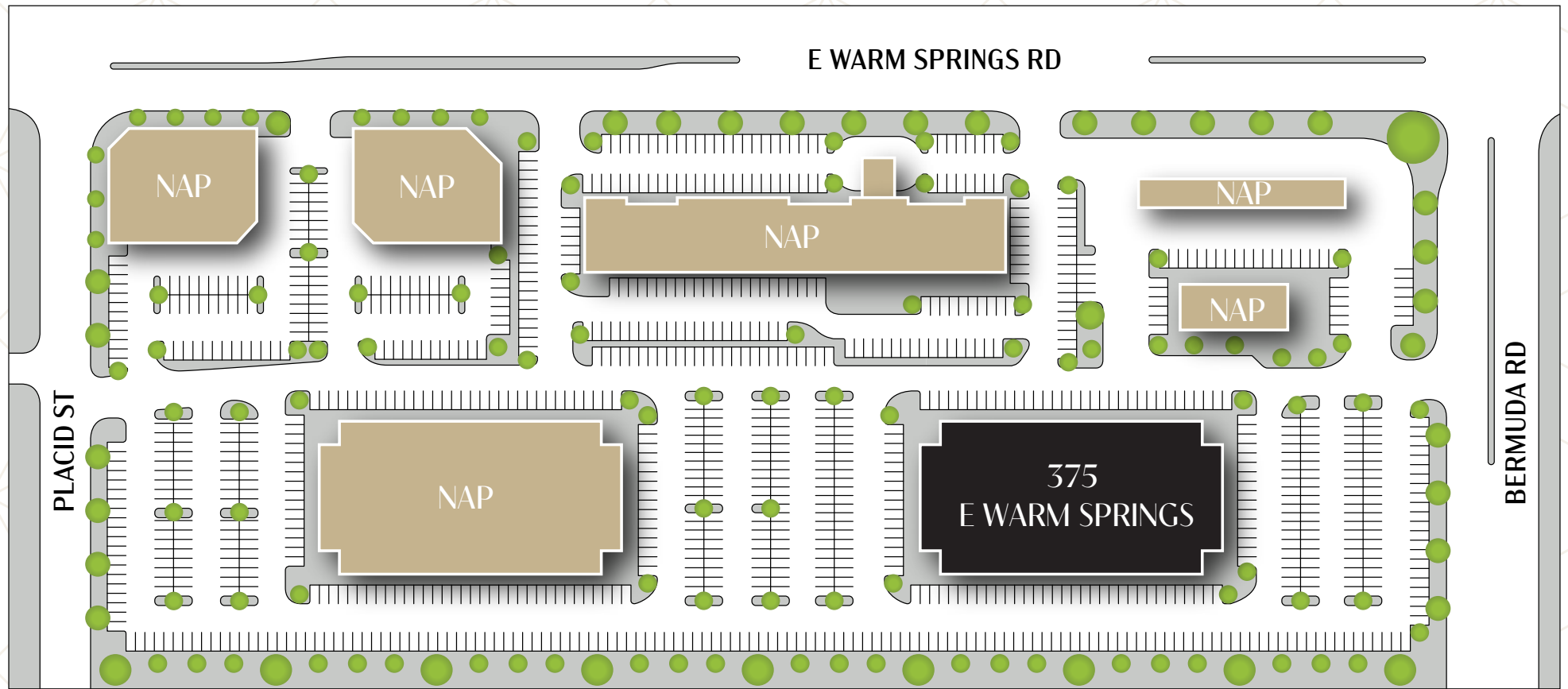
# FLOOR PLAN

SUITE 104 ± 7,554 RSF

Available April 1, 2026



# SITE PLAN





## AREA AMENITIES











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