



## Prime Southwest location

ADDRESS	8548 Rozita Lee Ave., Las Vegas, NV 89113
SF AVAILABLE	± 7,000 rsf (portion of Suite 300)
LEASE RATE	\$4.00/sf MG
AVAILABLE	Within 30 days
PARKING	Ample surface and covered parking

- Premium quality office space with top-tier amenities and facilities.
- Situated in the sought-after UnCommons area in the southwest 215 Beltway corridor.
- Prominent visibility and easy access to the freeway, enhancing convenience for commuting and business exposure.
- Onsite dining options offer convenience and a range of choices; and surrounding abundant retail options provide easy access to shopping and services.
- Close to the exciting new Durango Hotel and Casino and the innovative Narrative office building, positioning the property in a vibrant growth area.
- Convenient access to the 215 Beltway via Durango Drive
- Master lease expires July 31, 2033

**For more information,  
please contact:**

**SCOTT DONAGHE**

*Principal*

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C 310.880.8054

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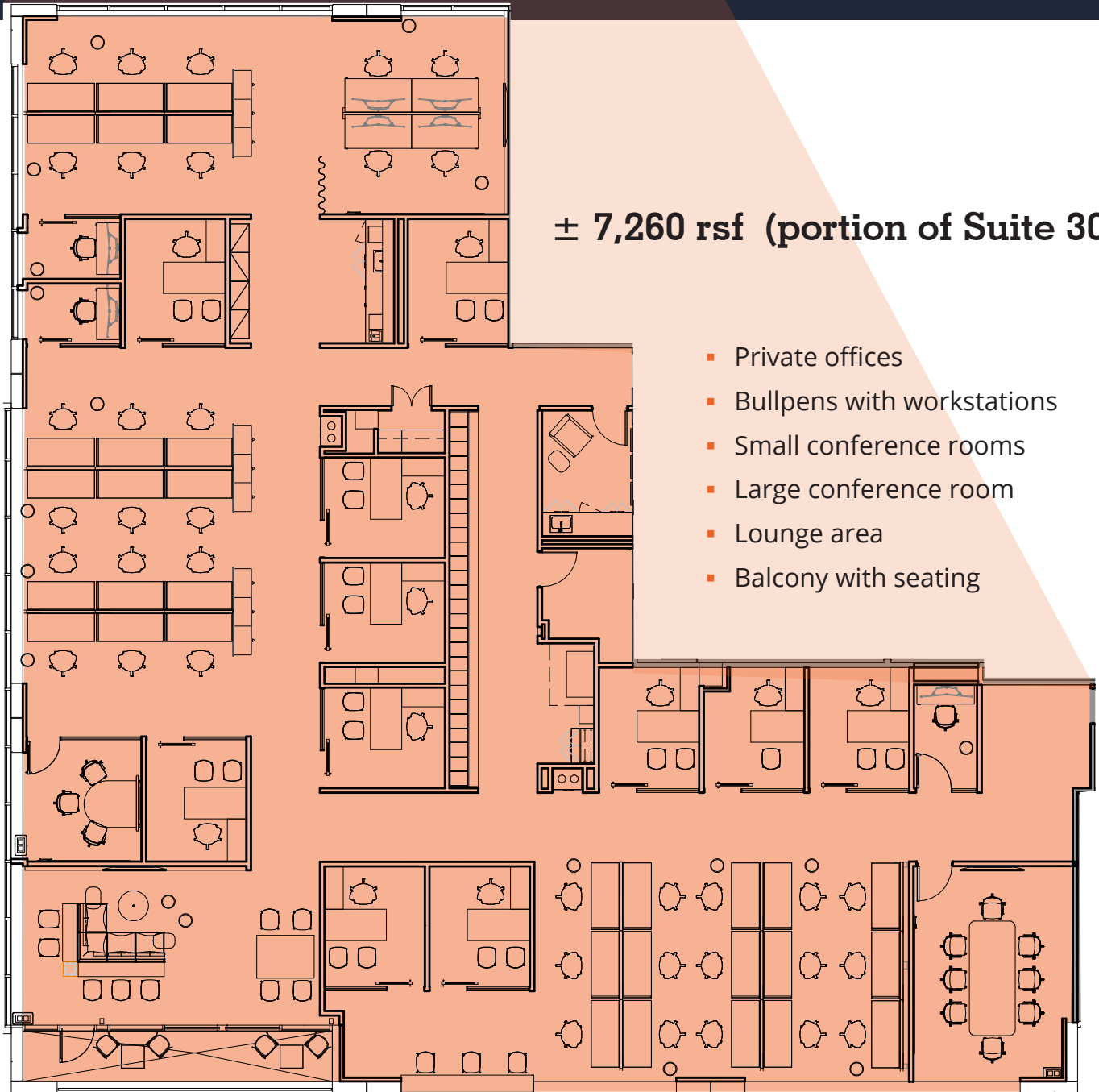
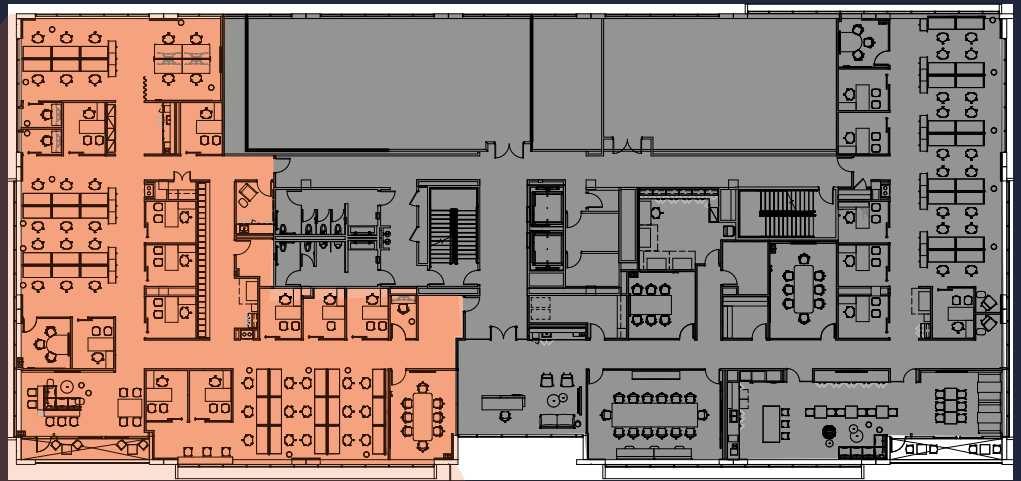
NV RE Lic#: S.0172934

10845 Griffith Peak Drive, Suite 100  
Las Vegas, NV 89135

O 702.472.7979 F 702.475.7545

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# Floorplan



**± 7,260 rsf (portion of Suite 300)**

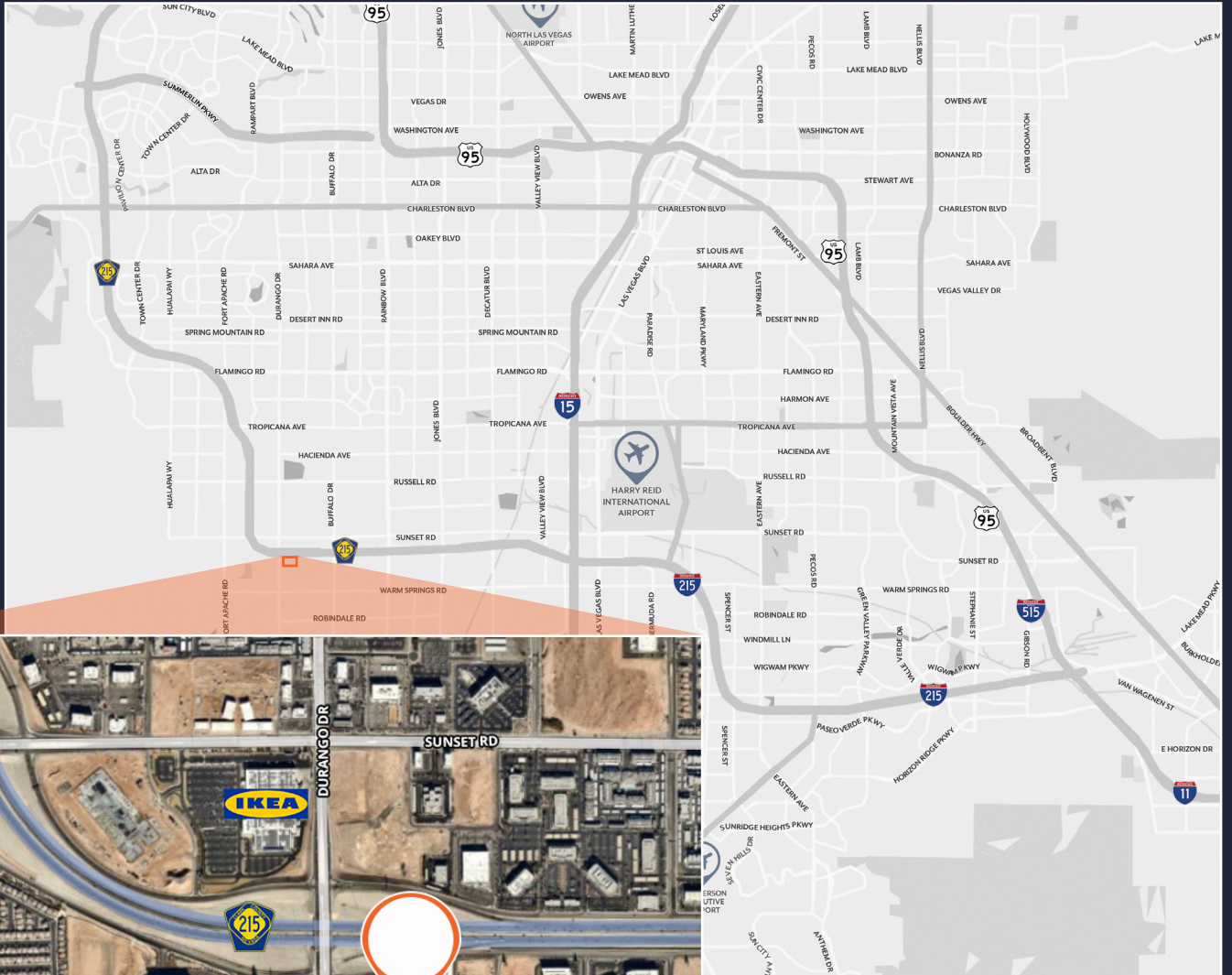
- Private offices
- Bullpens with workstations
- Small conference rooms
- Large conference room
- Lounge area
- Balcony with seating

# Photos



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