



# PERFECT CORPORATE

**Dean Martin Business Center**

**PRIME LOCATION / BUILD TO SUIT**

Prime location, frontage on I-15 Freeway near the heart of the Las Vegas Strip surrounded with amenities, this build-to-suit two story building will offer flexibility, convenience, luxury, & modern architecture. Commute is a breeze with easy access to and from I-15, I-215 freeways, The Strip, & Harry Reid International Airport. Conveniently located near abundant options of dining, shopping, leisure, hotels and convention centers.

# DEAN MARTIN | BUSINESS CENTER



## FOR LEASE: OFFICE | FLEX | SHOWROOM

8620 Dean Martin Drive

Perfect HQ | Build To Suit | Flexible | Prime Location

- Frontage On I-15 Freeway
- Minutes From The Las Vegas Strip
- Easy Access To I-15, I-215 Freeways
- Minutes From Harry Reid Int'l Airport
- Nearby Dining | Shopping | Entertainment
- Zoned IP | Office | Showroom | Warehouse
- 32 Ft Clear Height Warehouse
- 16 Ft Clear Under Mezzanine
- Abundant Parking
- Generous Tenant Improvement Allowance
- Build-To-Suit. Permit-Ready.
- Two Story | 52,371 SF Building
- Elevator
- Lots Of Store Front Glass
- 277/480V 3 Phase Power
- 12x14 Grade Level Doors
- Community Dock
- Free Use Of Forklift



Theresa Vinuya  
702.320.4400  
[theresa@hellercompanies.com](mailto:theresa@hellercompanies.com)  
[www.hellercompanies.com](http://www.hellercompanies.com)

LIC # S.1067199

**HELLER**  
COMPANIES  
Providing Quality Business Centers

**YORK**  
INVESTMENTS