

FOR LEASE

Professional Office in 89148

RARE Small Suite 1350 SF



5516 S Fort Apache Rd #120
Las Vegas, NV 89148

Wes Drown, CCIM

REMAX COMMERCIAL

702-287-6553

wes@officelv.com

1350 SF For Lease
5516 S Fort Apache Rd #120, Las Vegas , NV 89148



Updated this
year, just for
you!.
Excellent
Image
Property

- Modern Finishes
- Private Bathroom
- Private HVAC System
- Will go FAST
- 4 Offices
- Conference Room
- Kitchenette
- Team Room
- Owner is finishing Touchups
- Move in Ready this Month!

Incredible SW Location, with Direct Freeway-On Ramp access at Diablo.

No Lights, Right Turns Only!

One of the Best Drivetime locations in the whole Las Vegas Valley.

5516 Fort Apache Rd

Aerial View SW

RE/MAX
COMMERCIAL

Help

jas, NV



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South Summerlin Master Plan

South Summerlin Master Plan

Fort Apache

Russell Rd

Diablo

5576 S Fort Apache Rd

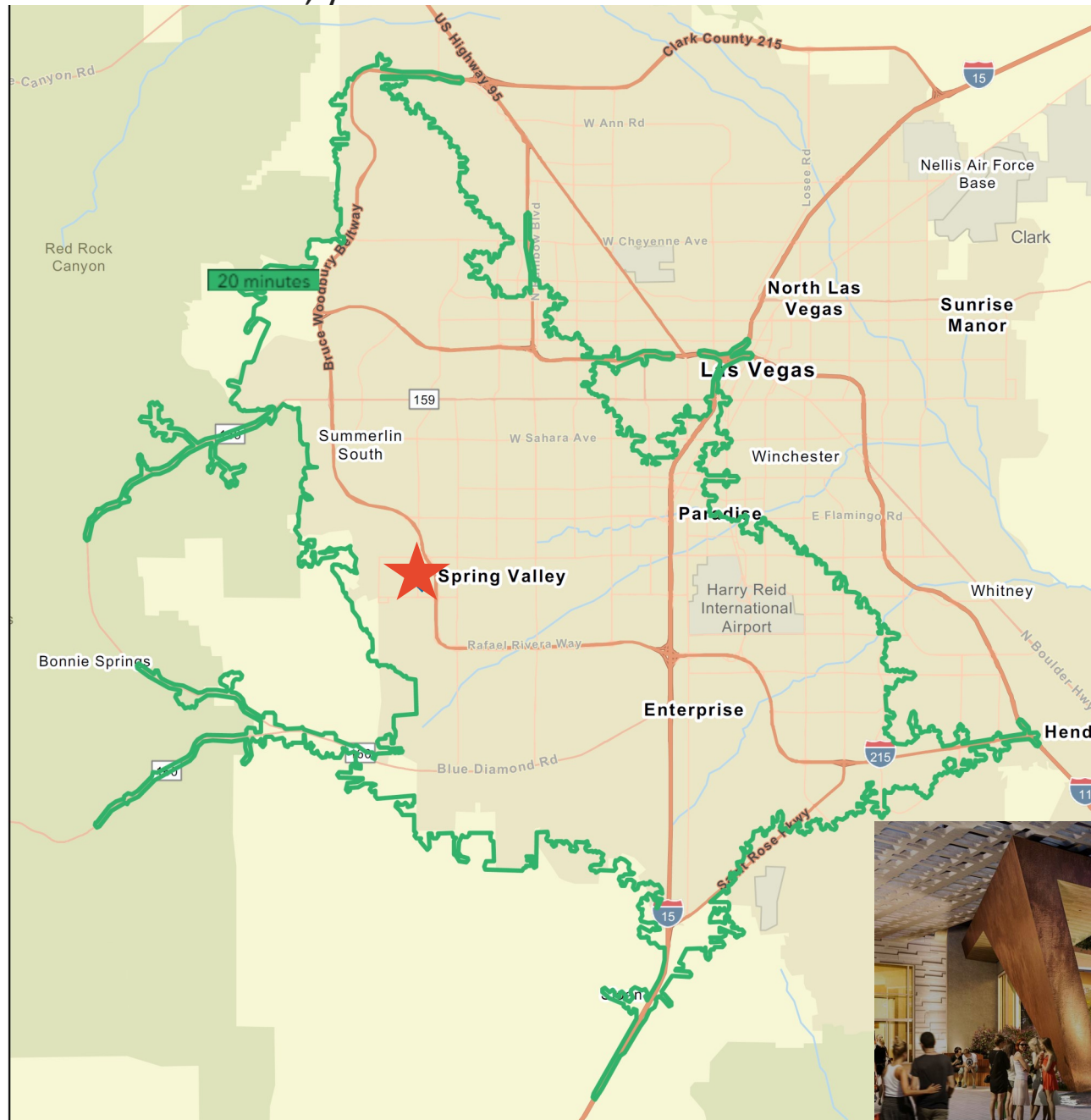
Russell
215 Beltway
Interchange

All highlighted parcels are either fully
built out, or under construction!!

at / Copernicus
mbia, NSF, No
S. Navy, NGA

Imagery Date: 3/27/2021 36°05'

Within 20 minutes, you can be...



Fort Apache Pointe was developed in 2006, by Desimone, and was sold as individual ownership of 23 buildings. With 3 hospitals within 5 miles it quickly became a Medical and Professional hub.

Its close proximity to the 215 Beltway, attributed to its continual success even during the great recession, when it stayed 90% Occupied while the whole valley saw vacancy rates in the 30% range.

Today, the park has virtually no vacancy other than Tenant Turnover, due to the massive residency increase in the surrounding 5 miles. The Largest Master-planned communities are Summerlin (still under development by the Hughes Corporation) Rhodes Ranch, and Mountains Edge. These developments along with dozens of traditional in-fill subdivisions, have created huge local office demand.

Fort Apache Pointe is now surrounded by Retail, Apartments, and other Office Buildings.

Southern Hills Hospital, 1 mile south is expanding their main tower, and have built a large on-campus MOB since Fort Apache Pointe was built.

Station Casinos Newest Venture Durango Station is less than 1 mile away ; and with 1-year since opening, is **already announcing a Large Expansion**. This entertainment Venue will be a welcome addition to the Neighborhood!



5516 S Fort Apache #120

PHOTOS

RE/MAX
COMMERCIAL

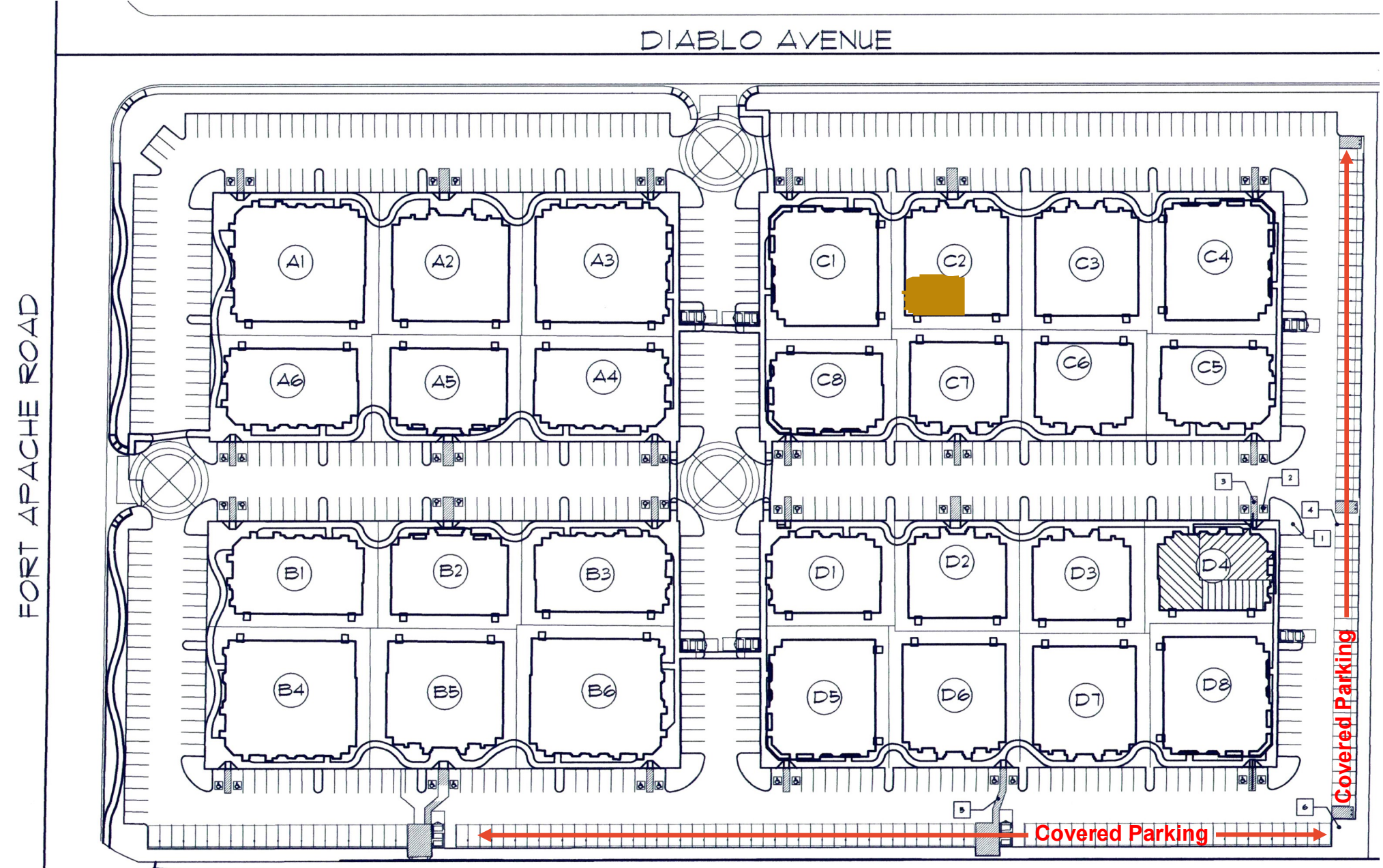


Ready for Move in THIS MONTH

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Floor Plan

1350 SF



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Expansion Growth Diverse Young

Entertainment

Sports

Aerospace

DOD

#1 State and Metro in the West US for Business

\$13B of New construction on the Strip alone

One Day Drive to 60-million citizens.

Most Secure Area in the US (FEMA)

Prime Tech Company Migration

A's Facility Under Construction

MSG Sphere Grossing \$2,000,000 PER DAY

BORING Company Tunneling in Progress

#1 State for Job Growth

Welcome! NHL, NFL, WNBA, UFC, MLB

Over 44,000,000 Visitors in 2024

#1 Best State for Infrastructure

Top Quality of Life

1/3 COLA of San Francisco

3 Times national average for Population Growth

99% Indoor water supply Recycling

7,453 MILES of Fiber Optic Cable-installed

Civilian & DOD proving grounds