

Office | For Sublease

CBRE

Fort Apache Point

Near Southern Hills Hospital

5524 S. Fort Apache Rd.
Bldg. C-4, Ste. 100
Las Vegas, NV 89148
www.cbre.us/lasvegas

Garden-Style Office



Fort Apache Point

5524 S. Fort Apache Rd.

Bldg. C-4, Ste. 100 | Las Vegas, NV 89113

For Sublease

Property Information

CBRE is pleased to offer for Sublease, Building C-4, Suite 100 at Fort Apache Point. The office suite comes complete with nine (9) private offices, one (1) large conference room with a sink, two (2) private restrooms, a breakroom with a sink and dishwasher, and a beautiful lobby.

Fort Apache Point is located in the heart of the highly desirable Southwest sub-market offering both building and monument signage, and covered parking is available.

Nearby amenities include an dining, shopping, and offers easy access to the 215-Beltway via Russell Road. The property offers close proximity to South Summerlin, The Gramercy, the mixed-use development of UnCommons, and the Durango Casino & Resort. Also, the office park is located near Southern Hills Hospital and Medical Center, managed by Sunrise Health Systems.

Highlights

- + \$2.05/SF, NNN, Estimated CAMs \$0.40/SF
- + Lease rate beginning August 1st, 2026: \$2.11/SF, NNN
- + Suite 100, +/-2,450 Square Feet
- + Parcel# 163-29-410-008
- + Zoning: C-P
- + Parking Ratio: 4:41/1000
- + Year Built: 2006
- + Professionally Managed
- + Ample and Covered Parking Available
- + Building and Monument Signage Available
- + Minutes from the west 215-Beltway



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Property Photos



Fort Apache Point

5524 S. Fort Apache Rd.

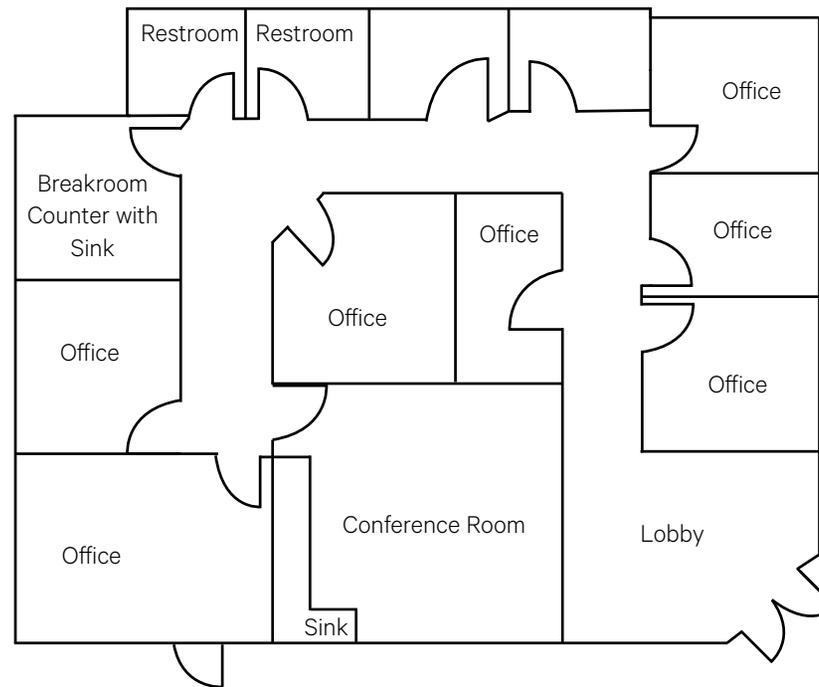
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Space Plan

Floor Plan
5524 S. Fort Apache Rd
Suite 100
Las Vegas, NV, 89148

±2,450 SF



* Floor Plan is not to Scale *

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Aerial Map



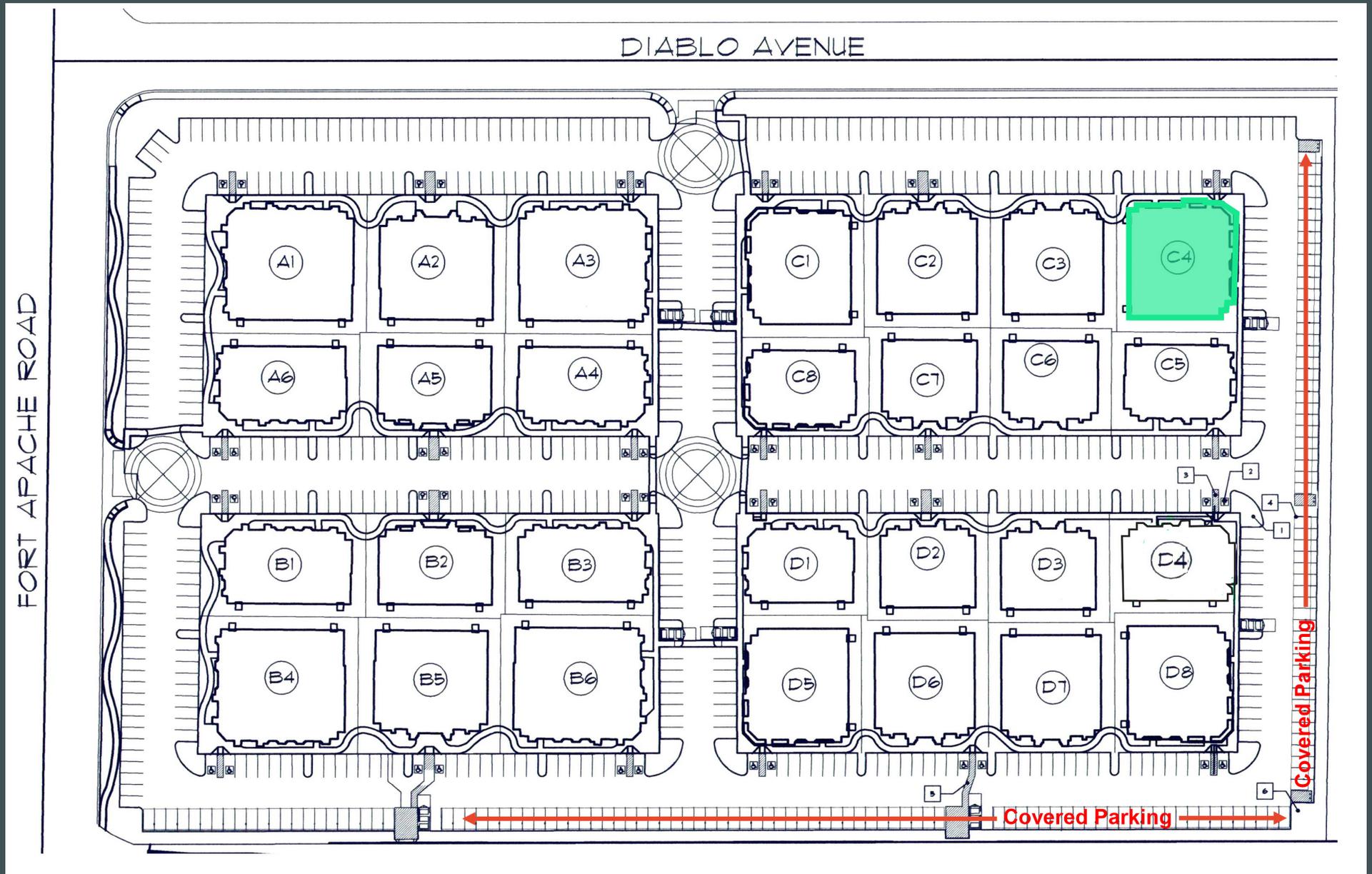
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Site Plan



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Contact

Linda Gonzales

Vice President

+1 702 369 4924

linda.gonzales@cbre.com

Lic. BS.0049667



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