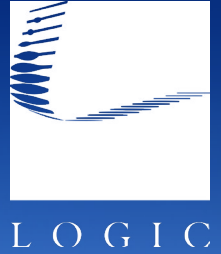


For Sublease

# S. Tenaya Way and W. Warm Springs Rd.




7255 S. Tenaya Way  
Suite 300  
Las Vegas, NV 89113


**Joanna Zirbes, CCIM**  
Vice President  
702.954.4163  
jzirbes@logicCRE.com  
S.0184741

**Brendan Leake**  
Senior Associate  
702.954.4132  
bleake@logicCRE.com  
S.0178140


Listing Snapshot



**\$2.40 PSF NNN**  
Lease Rate



**± 3,721 SF**  
Available Square Footage



**176-03-401-017**  
Parcel Number (APN)

Property Highlights

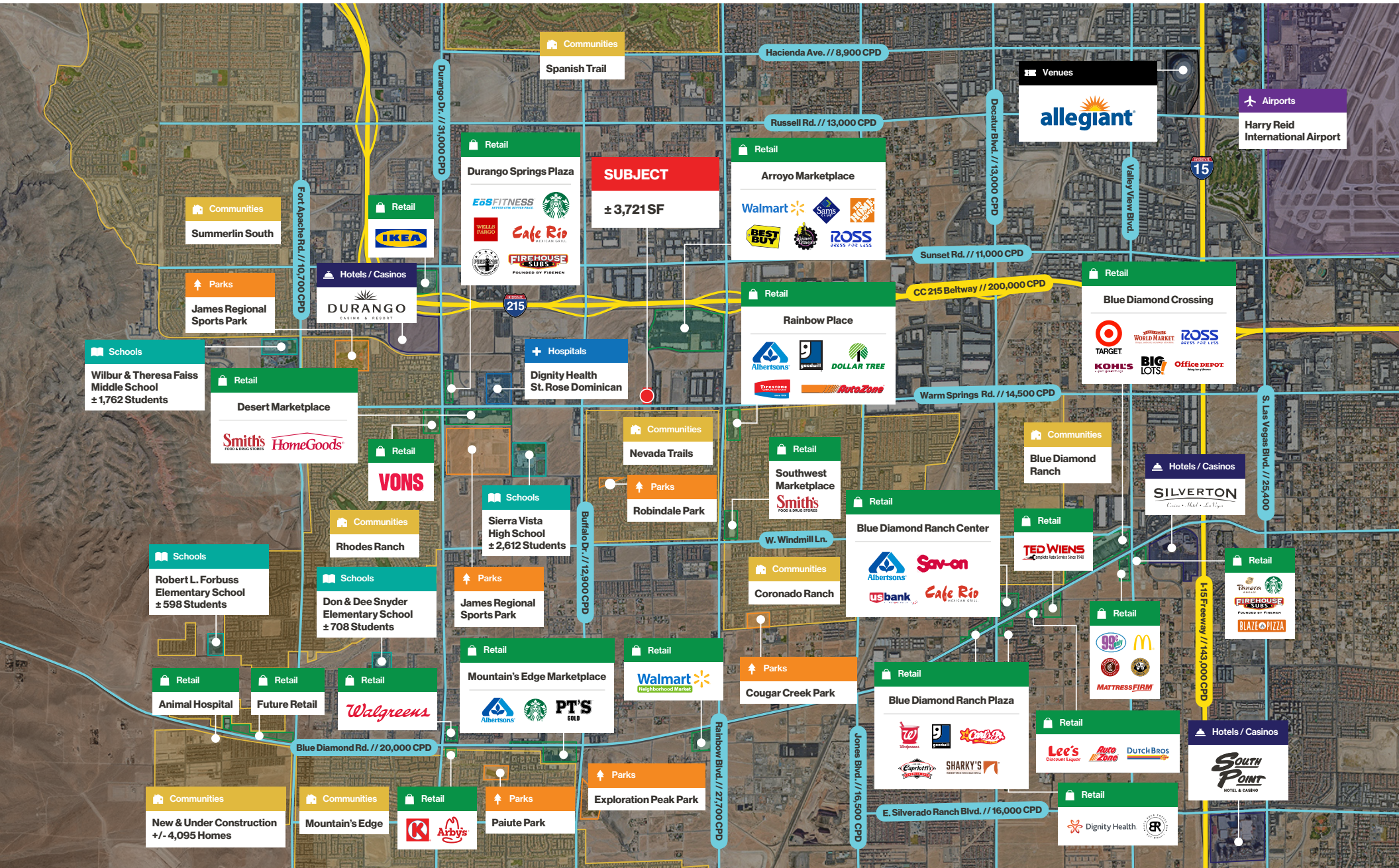
- Sublease term through June 30, 2025
- Located in the Arroyo Tenaya Office Park in Southwest Las Vegas
- 17 parking spaces allotted for subtenant
- Current budgeted operating expenses (NNNs) for 2024 are \$0.45 PSF monthly (subject to change)

Demographics

|                               | 1-mile    | 3-mile    | 5-mile    |
|-------------------------------|-----------|-----------|-----------|
| 2024 Population               | 15,134    | 137,214   | 365,703   |
| 2024 Average Household Income | \$112,476 | \$115,652 | \$112,899 |
| 2024 Total Households         | 5,912     | 51,315    | 138,178   |


















Retail

Rhodes Ranch Town Center



Retail

Durango Springs Plaza



Retail

Desert Marketplace



Hotels / Casinos



Office / Industrial



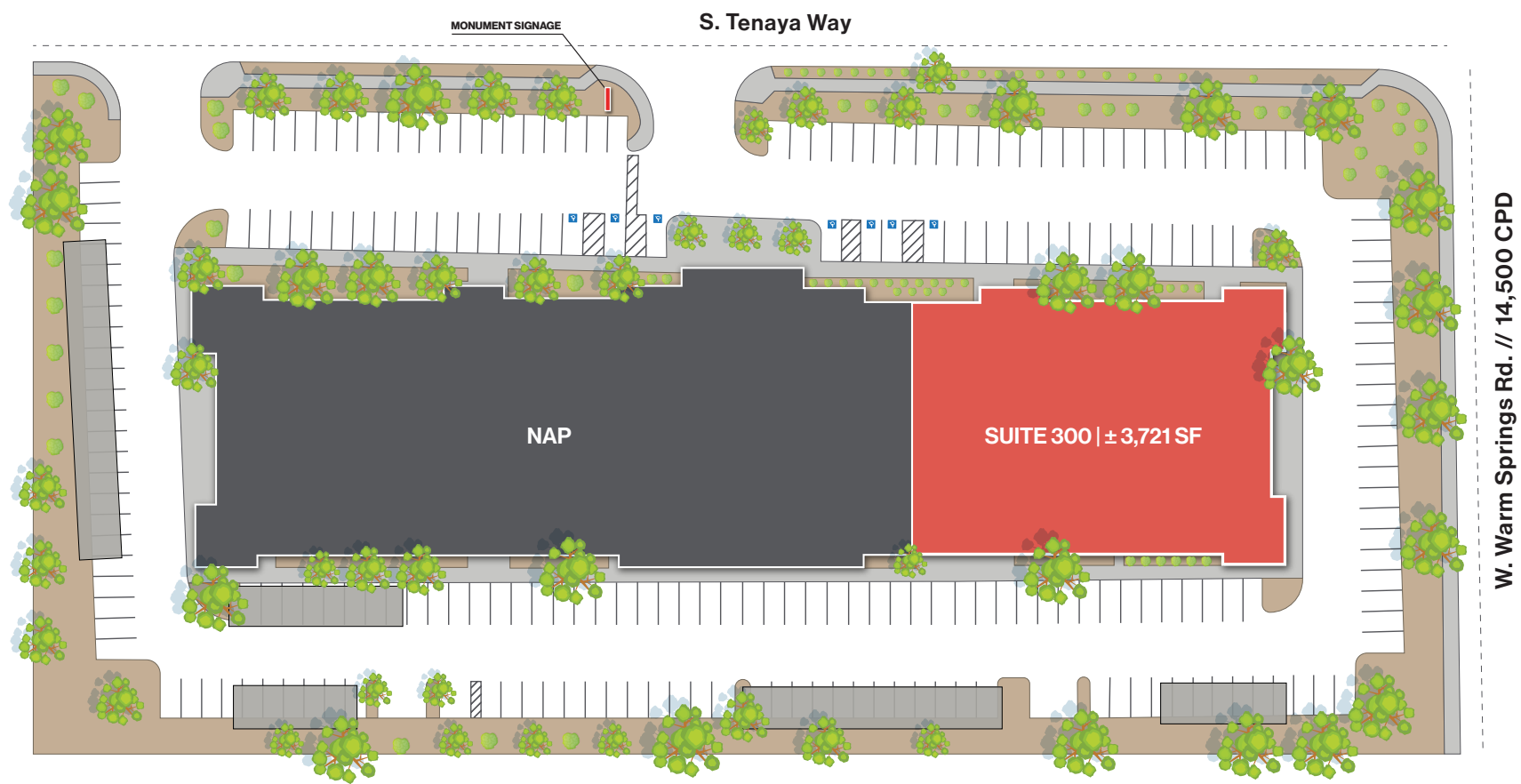
SUBJECT

± 3,721 SF

W. Warm Springs Rd. // 14,500 CPD

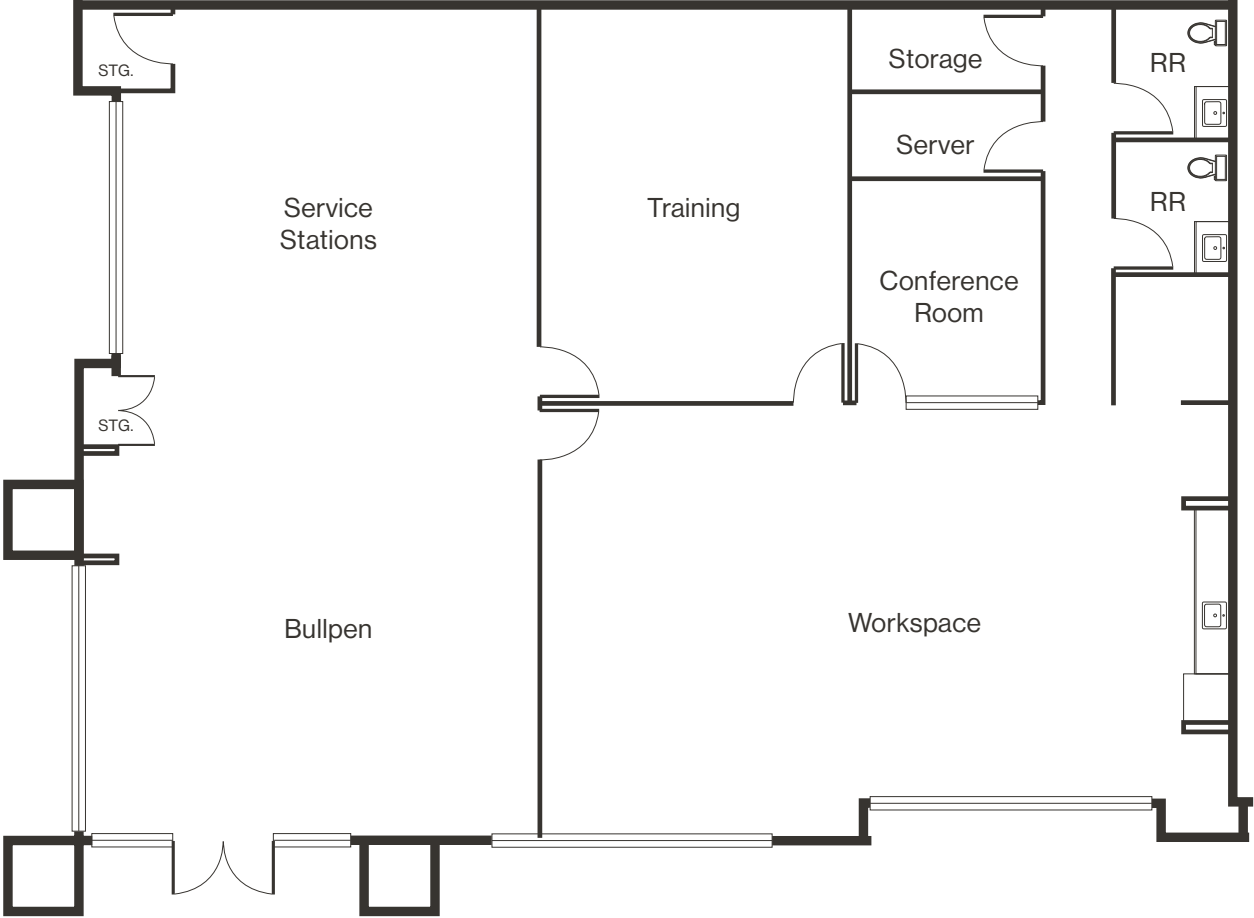
S. Tenaya Way







Floor Plan | Suite 300  
± 3,721 SF





Property Photos





# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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