



SPACE FOR LEASE 6,598 SF

# ARVILLE GATEWAY CENTER

4460 ARVILLE STREET, SUITE 4  
LAS VEGAS, NV 89103



CUSHMAN &  
WAKEFIELD

**N** NICOLA  
WEALTH



# ARVILLE GATEWAY CENTER

## 4460 ARVILLE STREET, SUITE 4 | LAS VEGAS, NV 89103

Arville Gateway Center is conveniently located in the premier Southwest Submarket just minutes from the Las Vegas Strip/Resort Corridor with frontage on Harmon Avenue and Arville Street. The property has immediate access to I-15 via Flamingo Road or Tropicana Avenue, and situated within close proximity to Harry Reid International Airport, Allegiant Stadium, and I-215. The property was renovated in 2020, which included a full roof replacement, new evaporative cooler and HVAC units, a freshly paint exterior facade, and new monument signage on Arville Street.



Space Available:	±6,598 SF
------------------	-----------

Office:	±592 SF
---------	---------

Optional Freezer/Cooler:	±1,625 SF
--------------------------	-----------

Clear Height:	20'
---------------	-----

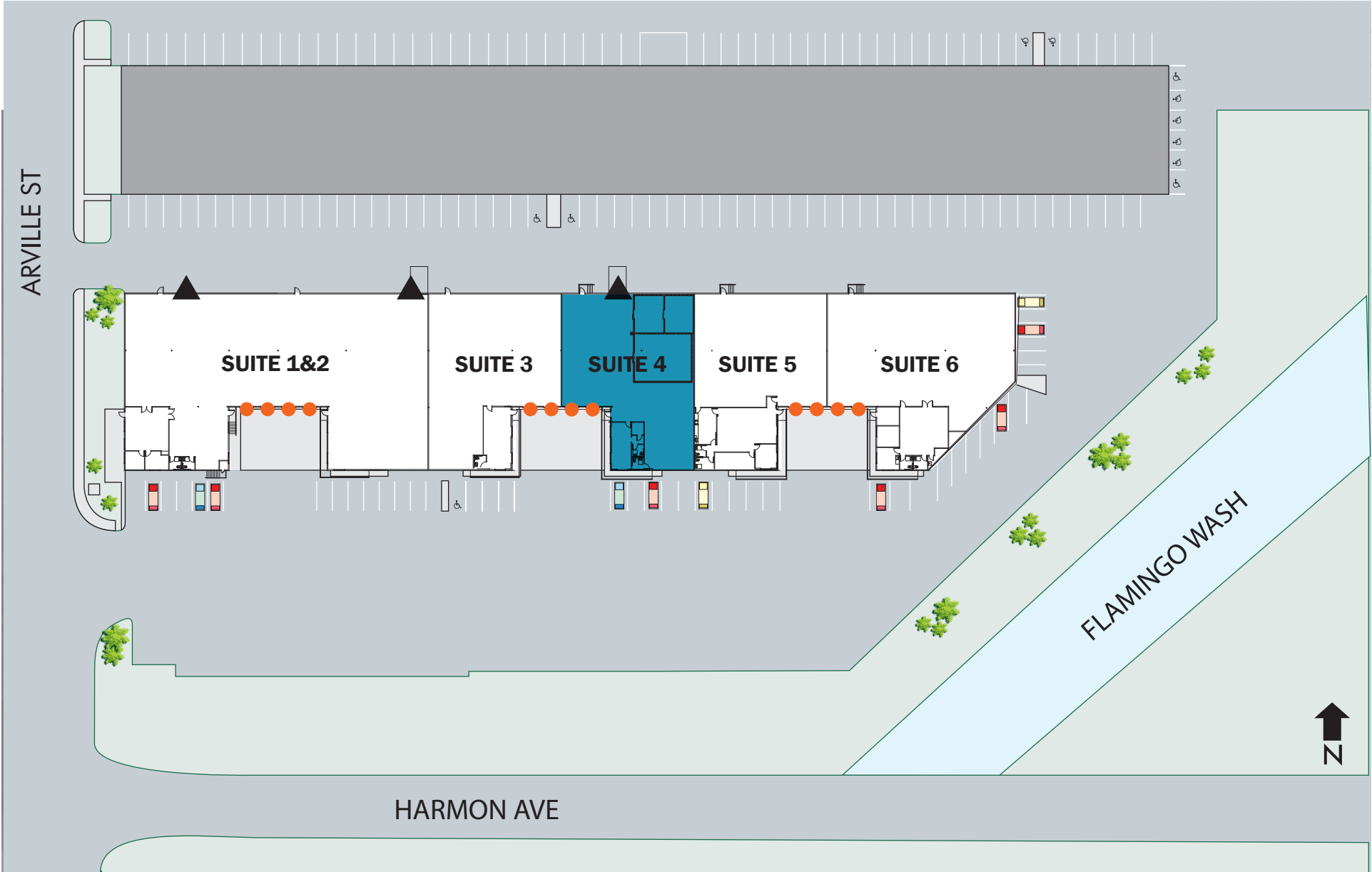
Dock High Loading:	2 Doors
--------------------	---------

Grade Level Loading:	1 Door
----------------------	--------

Zoning:	IL (Industrial Light)
---------	-----------------------

Est. NNN Expenses:	\$0.22 PSF
--------------------	------------

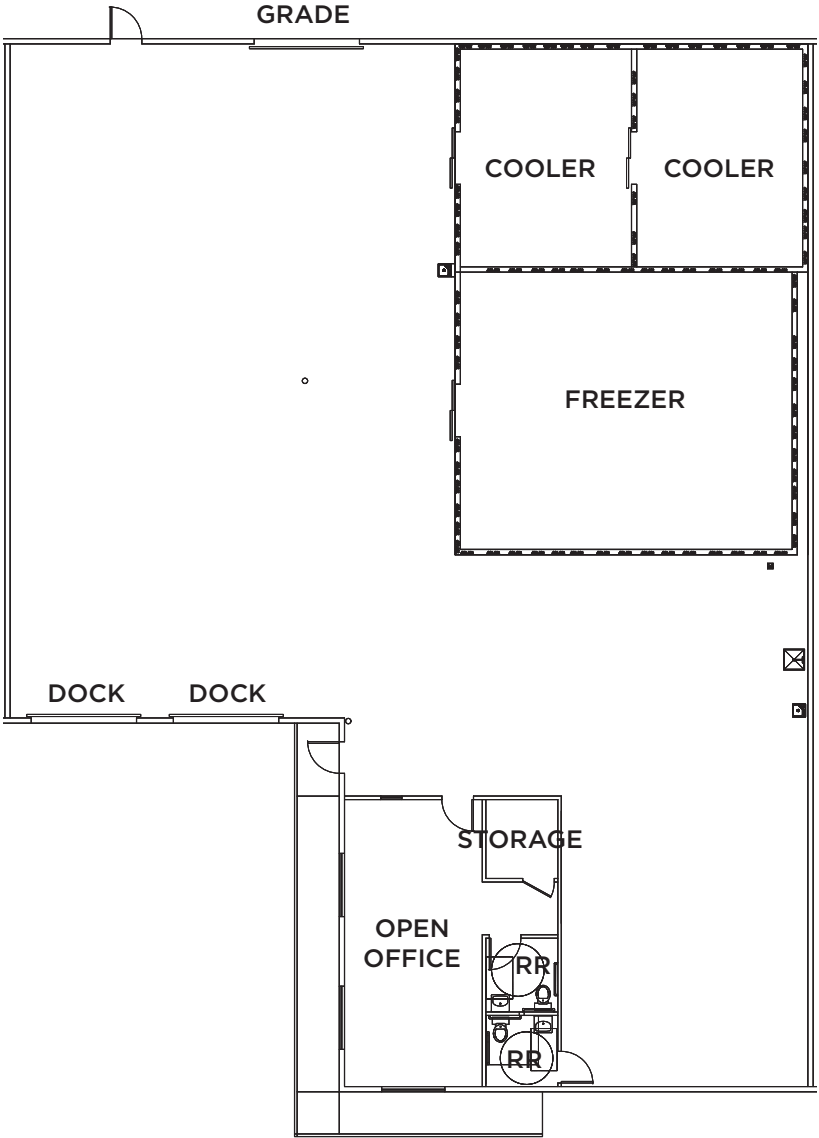
**ARVILLE GATEWAY CENTER**  
4460 ARVILLE STREET, SUITE 4 | LAS VEGAS, NV 89103



# ARVILLE GATEWAY CENTER

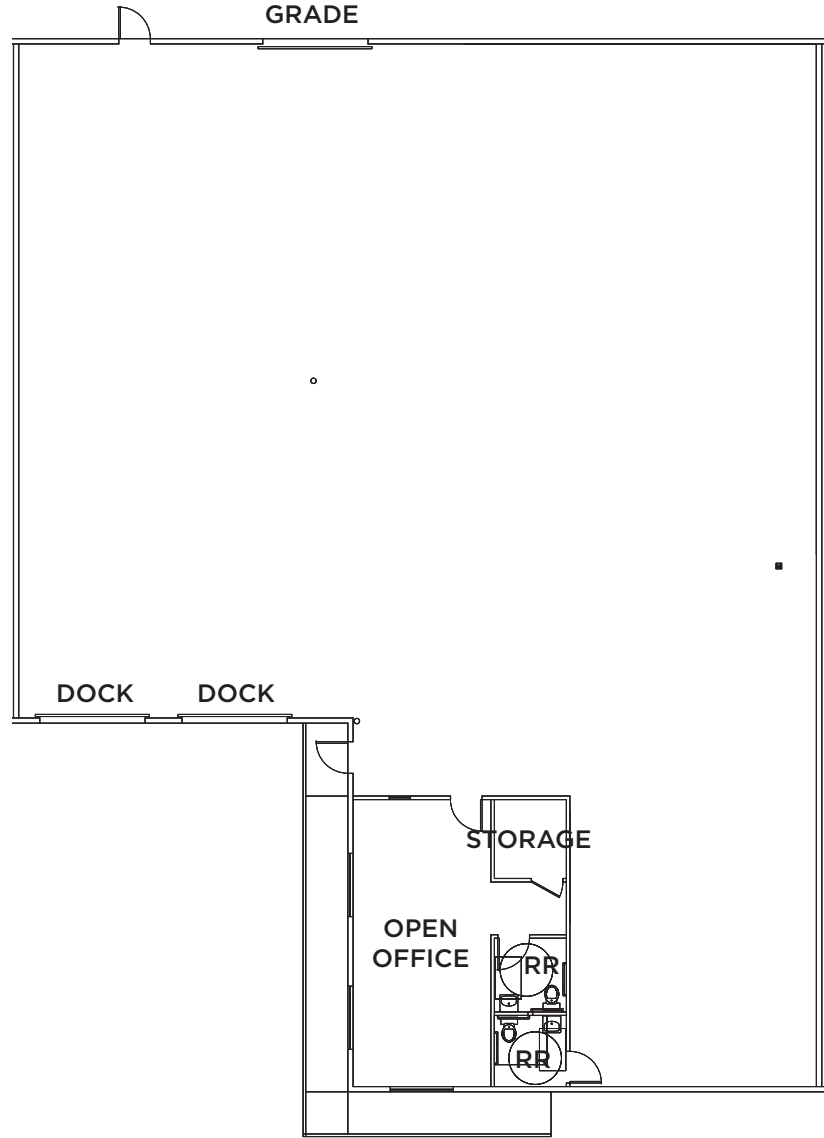
4460 ARVILLE STREET, SUITE 4 | LAS VEGAS, NV 89103

CURRENT SPACE PLAN



MODIFIED SPACE PLAN

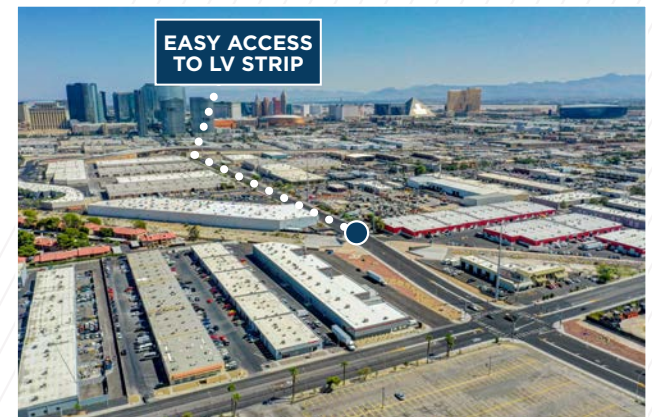
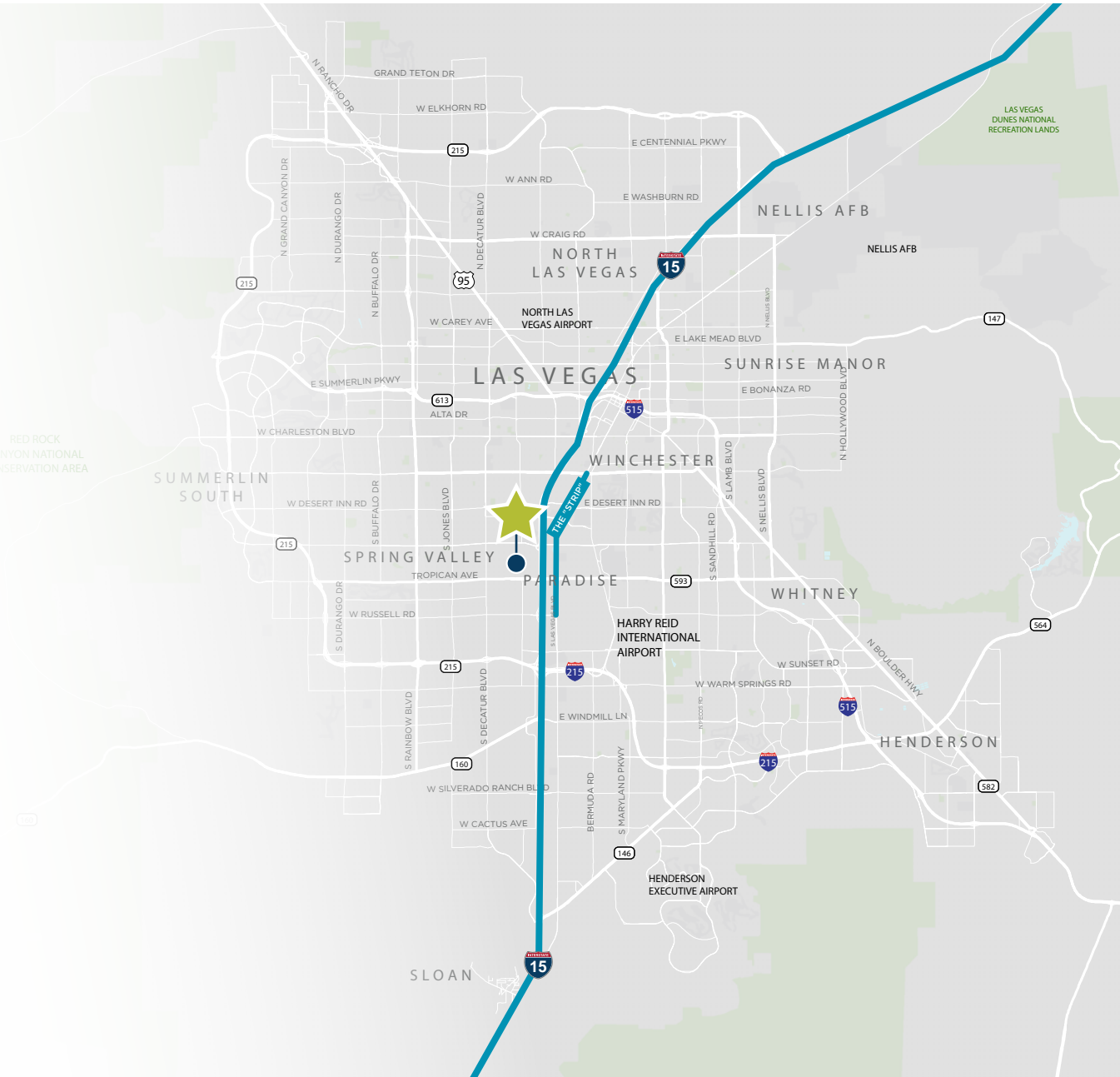
Landlord willing to remove existing freezer and cooler and restore to standard warehouse space





# ARVILLE GATEWAY CENTER

4460 ARVILLE STREET, SUITE 4 | LAS VEGAS, NV 89103







## FOR MORE INFORMATION, CONTACT:

### **NICK ABRAHAM, SIOR**

Senior Director  
+1 702 605 1620  
[nick.abraham@cushwake.com](mailto:nick.abraham@cushwake.com)

### **GREG TASSI, SIOR**

Vice Chair  
+1 702 605 1713  
[greg.tassi@cushwake.com](mailto:greg.tassi@cushwake.com)

### **COLTON BERNDES**

Associate  
+1 702 688 6886  
[colton.berndes@cushwake.com](mailto:colton.berndes@cushwake.com)

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

