



**FOR LEASE**

**900** SOUTH PAVILION DRIVE STE 200  
LAS VEGAS, NV 89144

**Laramie Bracken**  
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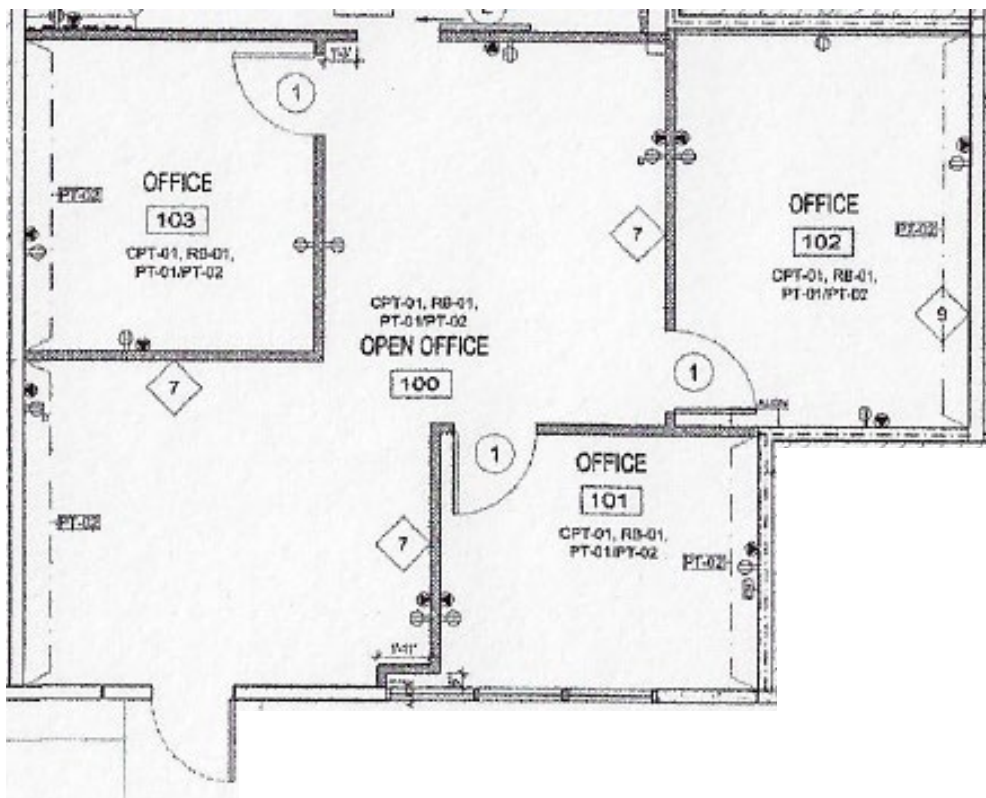
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## FLOOR PLAN

# 900

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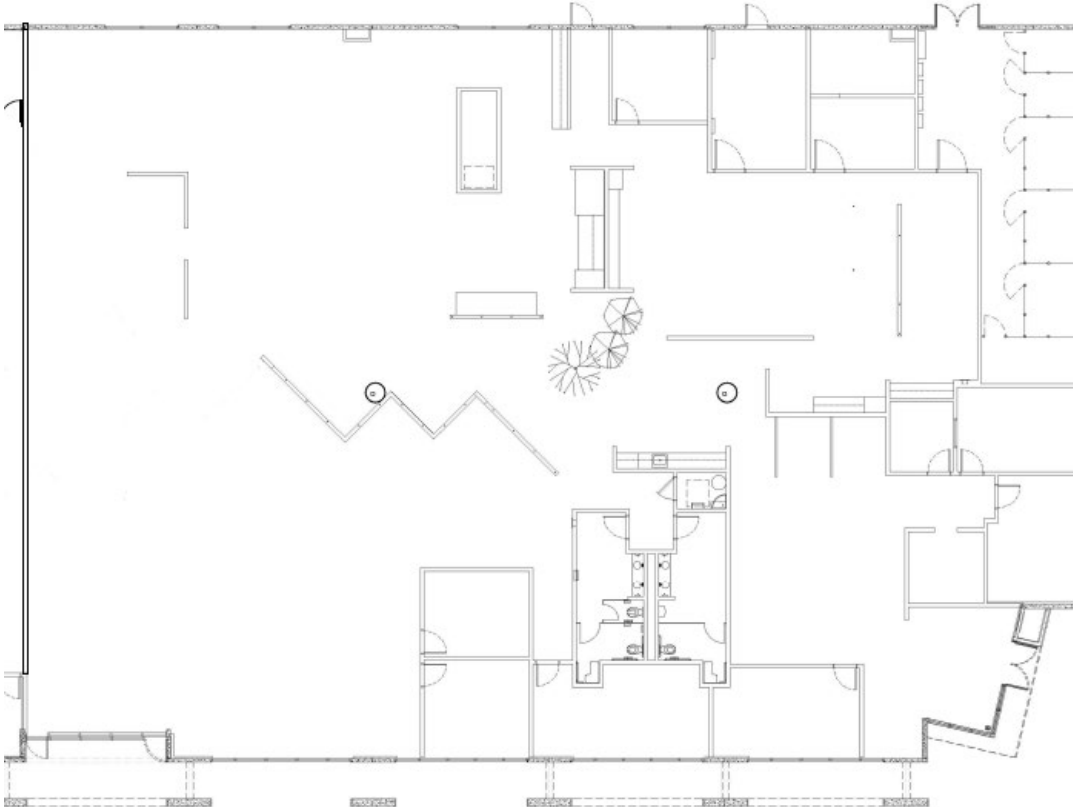
<b>Address</b>	900 South Pavilion Dr Suite 200
<b>Space Available</b>	977 SF Office
<b>Zoning</b>	Planned Community District (P-C)
<b>Year Built</b>	2002
<b>Availability</b>	Currently Available
<b>Parking Ratio</b>	4.13:1,000
<b>Rate PSF</b>	\$2.50
<b>Monthly CAMs</b>	\$0.45
<b>Annual Increases</b>	4%
<b>Building Features</b>	Three private offices and a reception area. Directly adjacent to shared restrooms.

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**GATSKI COMMERCIAL**  
REAL ESTATE SERVICES

  
An Affiliate of  
**SPERRY**  
Link Office International, Inc. & Associated



<b>Address</b>	900 South Pavilion Dr Suite 200
<b>Space Available</b>	14,252 SF Office
<b>Zoning</b>	Planned Community District (P-C)
<b>Year Built</b>	2002
<b>Availability</b>	Currently Available
<b>Parking Ratio</b>	4.13:1,000
<b>Rate PSF</b>	\$2.50
<b>Monthly CAMs</b>	\$0.45
<b>Annual Increases</b>	4%
<b>Building Features</b>	Mix of open creative space, bullpen/ cubicle space, and private offices. Complete with separate private entrance, restrooms, and break area.

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**Location** 900 S Pavilion Dr is located in the heart of Summerlin with immediate access to 215 Beltway from Charleston Blvd., along with close access to Summerlin Parkway.

**Surrounding Amenities** Amenities located within a 1-mile radius include Downtown Summerlin, Red Rock Casino, Las Vegas Ballpark, and major shopping centers. The surrounding sites cater to shopping, dining, and entertainment.

**Las Vegas Growth** Las Vegas has experienced significant growth in population over the last two years, along with diversification in the local economy.

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