

# LEASE

## OFFICE SPACE FOR LEASE - 2,152 SF

7375 S Pecos Road Suite 101 Las Vegas, NV 89120



**LEASE RATE:** \$1.85/SF/Month  
**NNN FEES:** \$0.65/SF/Month  
**TOTAL MONTHLY RENT:** \$5,380.00  
**DATE AVAILABLE:** March 1, 2025

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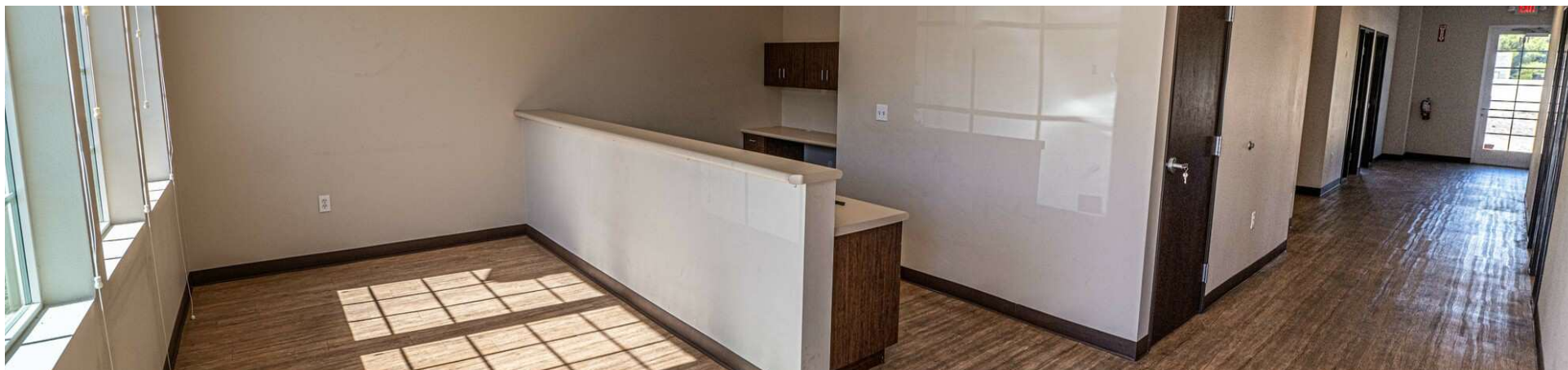


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### PROPERTY DESCRIPTION

Suite 101 is 2,152 square feet and has four large offices approximately 15 x 12 with two additional offices 14 x 10. There is a large reception area, break room, two restrooms and storage closets.

### PROPERTY HIGHLIGHTS

- Close to Green Valley
- Reception area
- Six offices
- Breakroom
- Restrooms

### OFFERING SUMMARY

Lease Rate:	\$1.85 SF/Month
NNN Fees:	\$0.65/SF/Month
Total Monthly Rent:	\$5,380.00
Available SF:	2,152 SF
Date Available:	3/1/2025
Number of Units:	4
Lot Size:	0.184 Acres
Building Size:	7,950 SF

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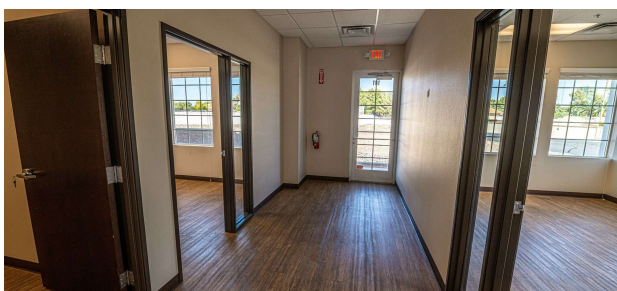
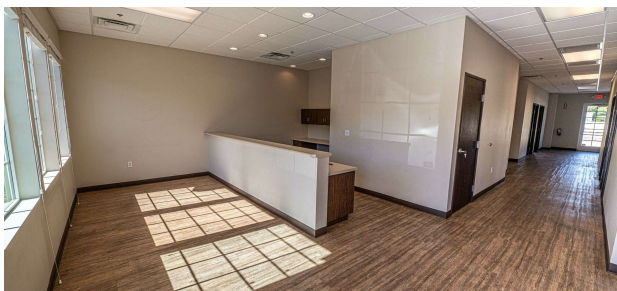
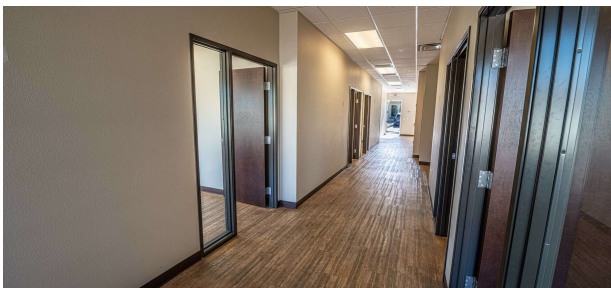
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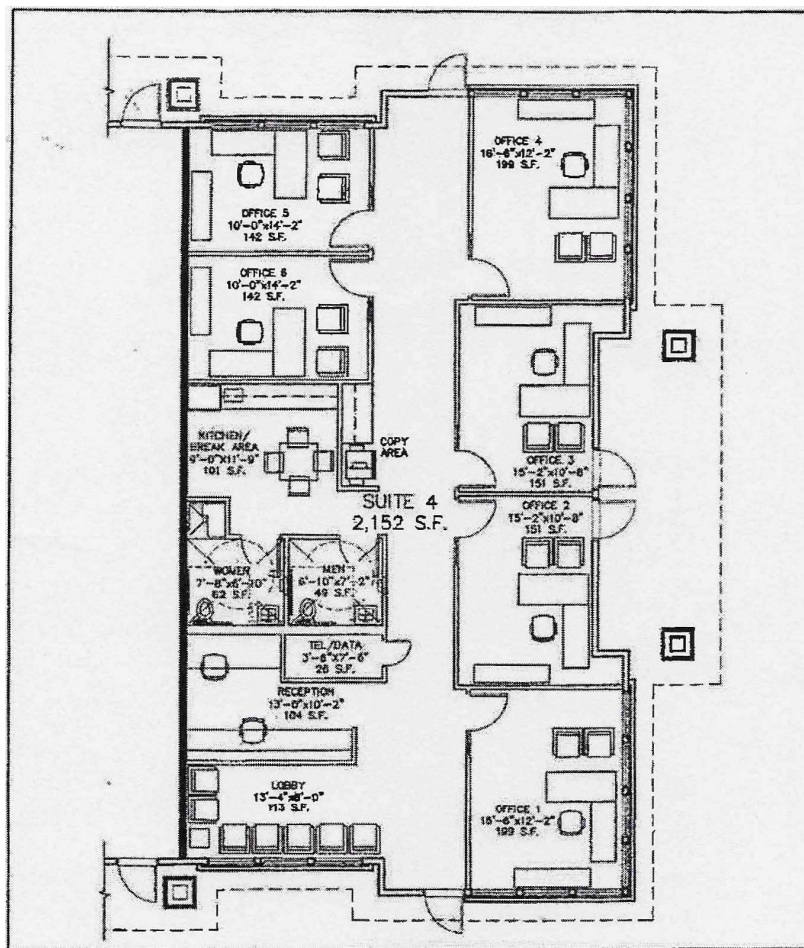
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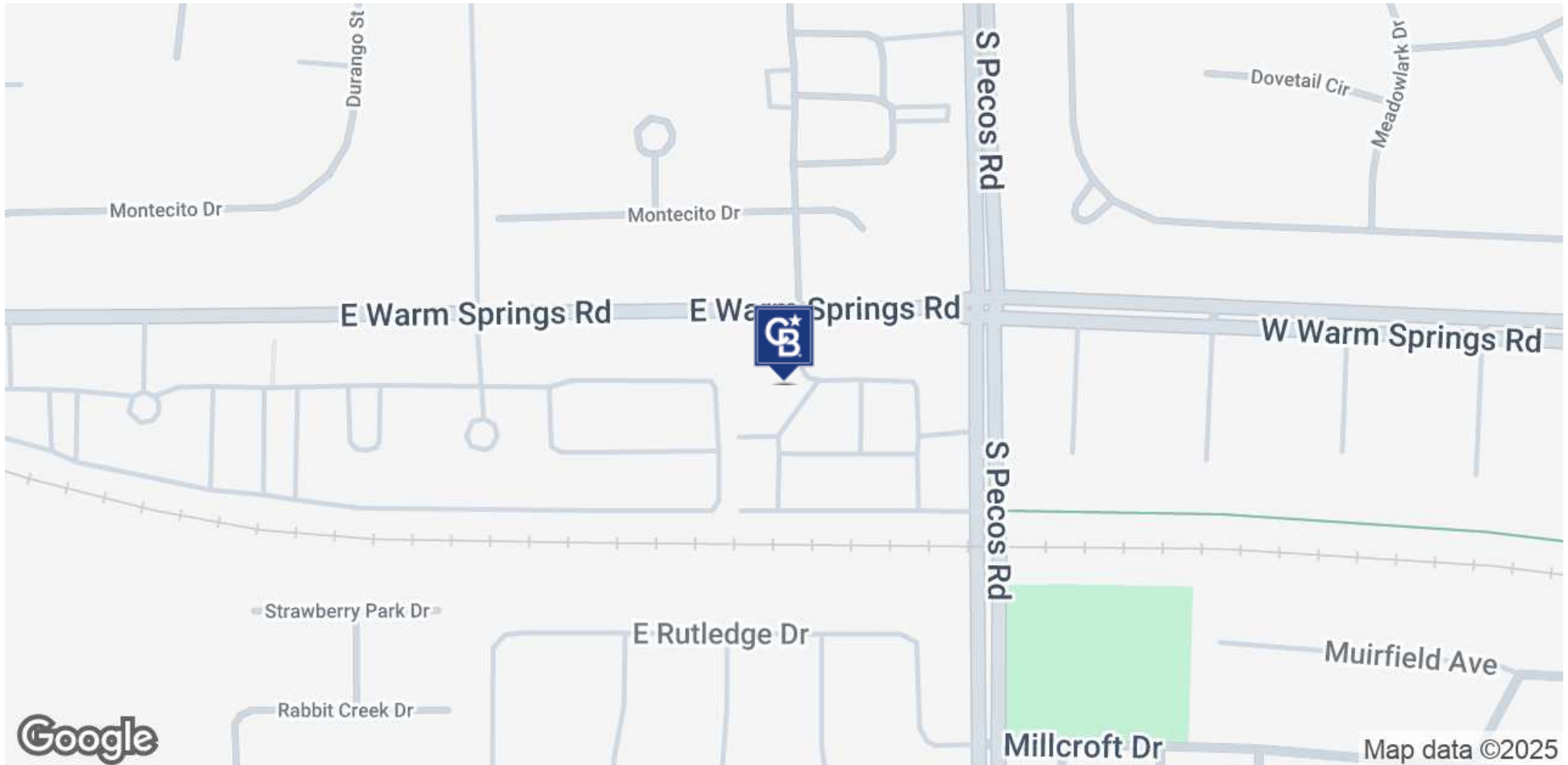




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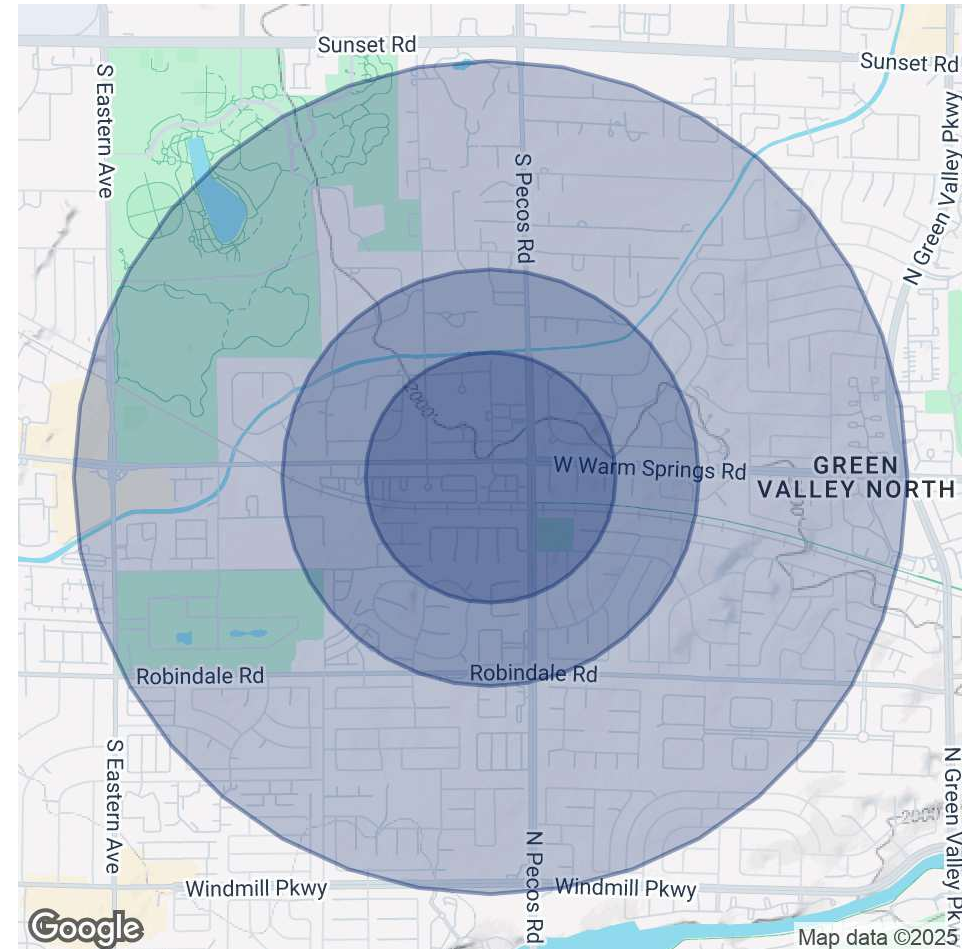
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	799	3,330	12,200
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	318	1,282	4,714
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$119,859	\$120,008	\$120,737
Average House Value	\$724,427	\$629,978	\$634,340

Demographics data derived from AlphaMap



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