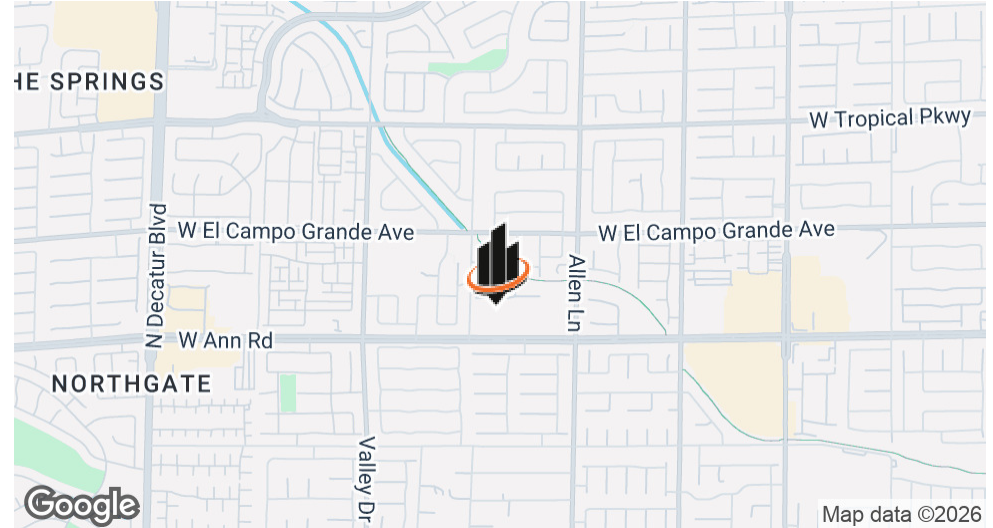


FOR LEASE

3920 W Ann Road, North Las Vegas, NV 89031



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.20 SF/month (MG)
AVAILABLE SF:	1,175 SF
ZONING:	General Commercial (C-2)
LOT SIZE:	5,076 SF
BUILDING SIZE:	5,220 SF

PROPERTY HIGHLIGHTS

- Contemporary design with flexible floor plans
- State-of-the-art amenities
- Ample parking and easy access to transportation routes
- Professional landscaping and well-maintained exterior
- Spacious and versatile layout for customization
- Modern exterior with an inviting aesthetic
- Prime location for business in North Las Vegas

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3920 W ANN RD | North Las Vegas, NV 89031

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LEASE SPACES

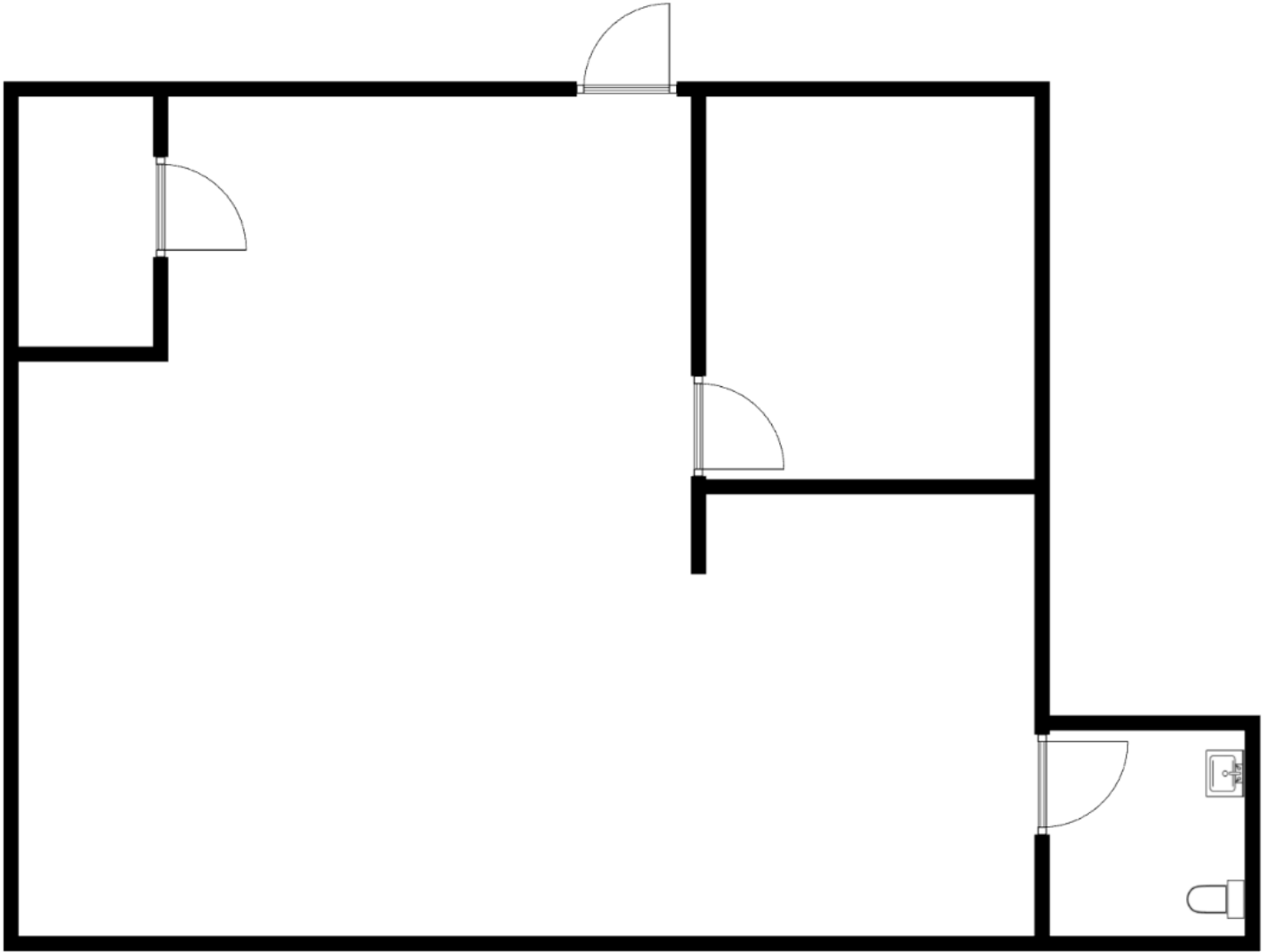


AVAILABLE SPACES					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 120	Available	1,175 SF	Modified Gross	\$2.20 SF/month	Second generation office space with insuite restroom.

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SUITE 120 FLOOR PLAN - 1,175 SF



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