

# 3210 E. Tropicana Avenue

Las Vegas, NV 89121

FOR LEASE

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±3,500 – ±13,138 SF

Freestanding Commercial Building  
or Warehouse Flex Space with Yard

*Conversion to Medical is Possible*

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## PROPERTY HIGHLIGHTS

The Property lends itself to a variety of uses that include:

- Medical/Office
- Contractor's Warehouse/Flex Space with secured yard
- Educational space with secured outside play area

### Fully Secured Yard

- Ability to fence parking lot for additional private secured yard area

## PROPERTY DETAILS

Property Address:	3210 E. Tropicana Avenue Las Vegas, NV 89121
Product Type:	Professional Office Building, Office Warehouse Flex or Conversion to Medical
Construction Type:	Masonry
Building Size:	±13,138 SF
Acreage:	±2.40 Acres
# of Floors:	1
Zoning:	C-1 (Clark County)
Available SF:	±3,500 – ±13,138 SF
Monthly Operating Expenses:	100% Direct Pass Through to Single Tenant
TI Allowance:	Negotiable
Parking:	Total Parking Spaces: 105 Standard Spaces: 96 ADA Compliant Spaces: 9 Parking Ratio: 7.96/1000
Available:	Q2 2024

Starting Lease Rate:  
**\$1.55 PSF/Month NNN\***

\*Lease rate based on professional office or warehouse flex. Conversion to medical office negotiable.

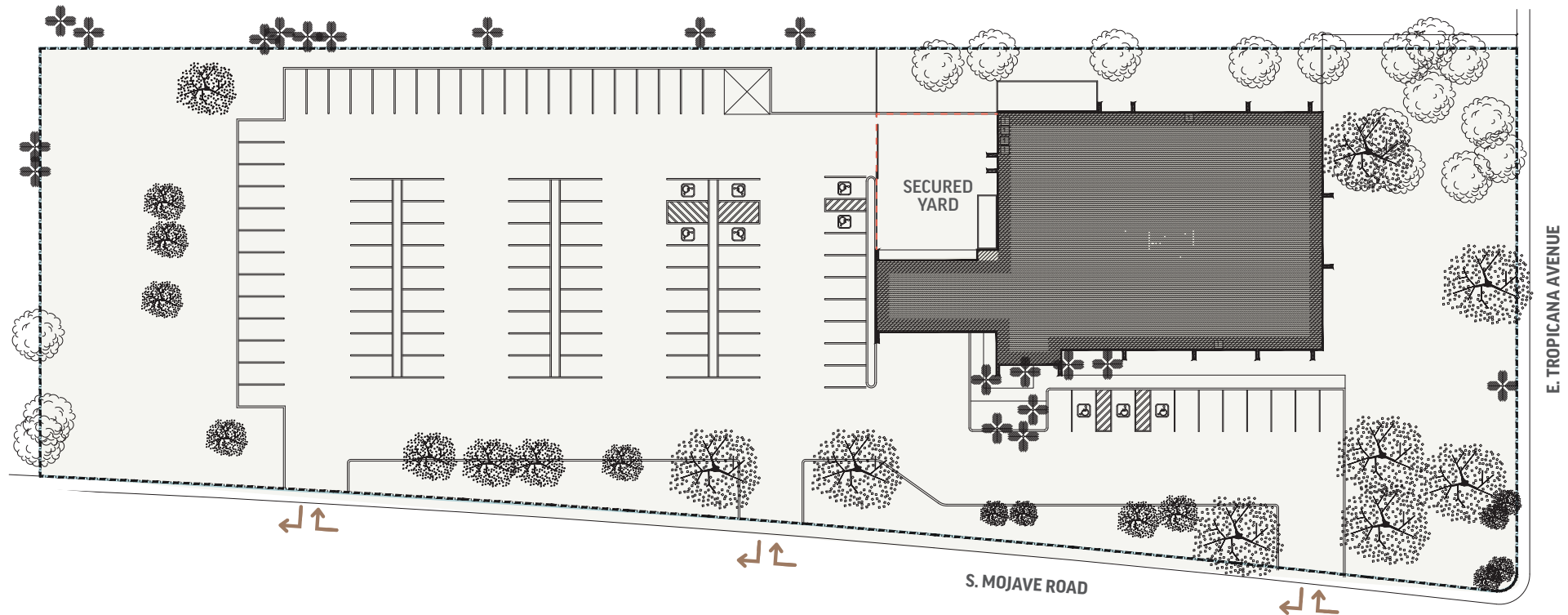
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## SITE PLAN

±2.40 Acres



Ability to fence parking lot for additional private secured yard area.



Not To Scale. For Illustration Purposes Only.

— — — — — Potential Secured Fence

— — — — — Existing Secured Fence

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## FLOOR PLAN

### EXISTING FLOOR PLAN

±13,138 Total SF

Available Q2 2024



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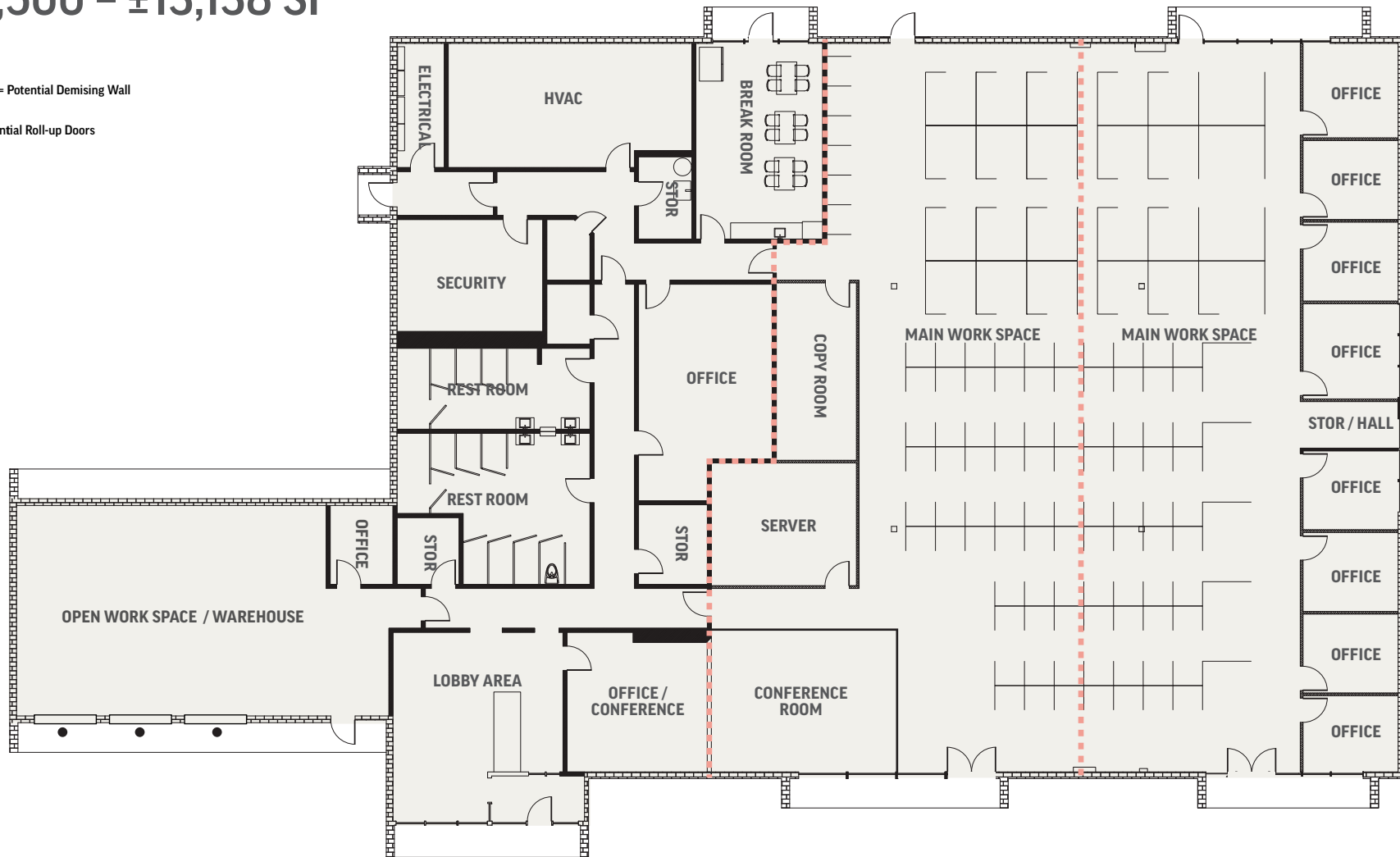
## FLOOR PLAN

### POTENTIAL DEMISING PLAN

±3,500 – ±13,138 SF

--- = Potential Demising Wall

● = Potential Roll-up Doors



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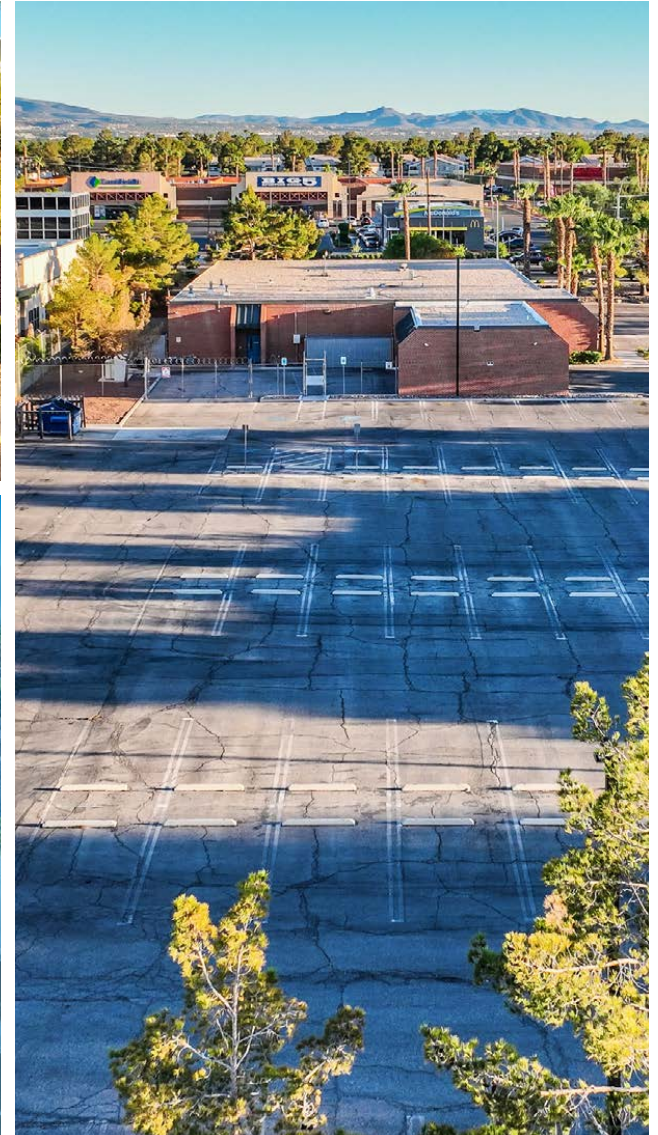
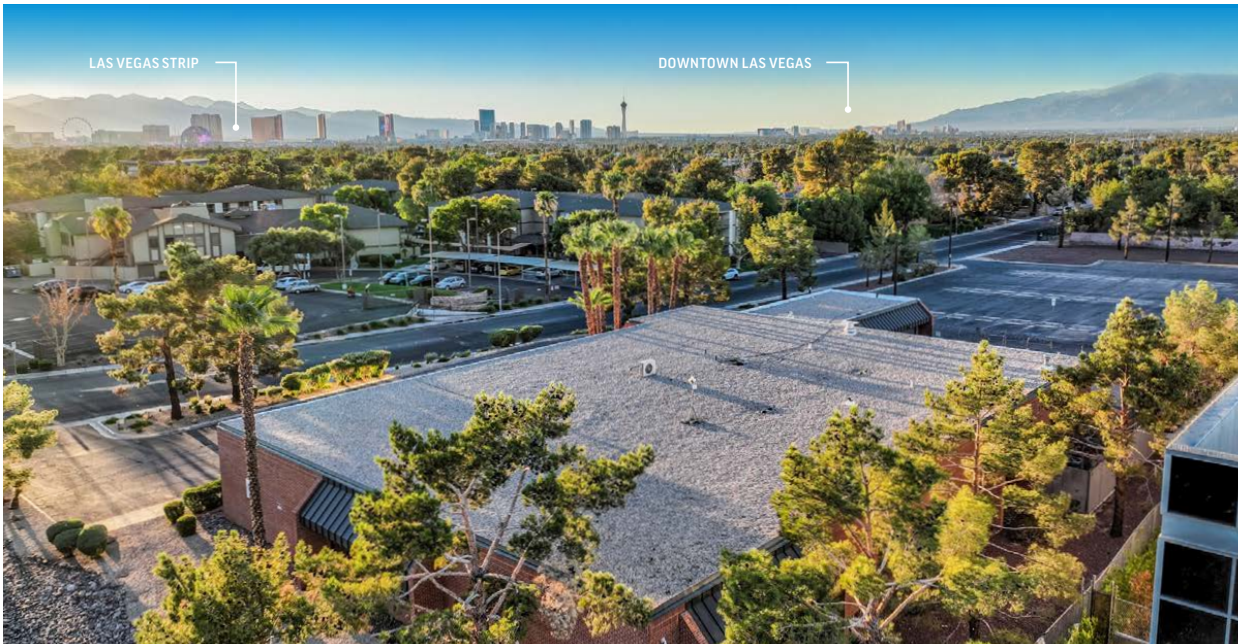


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## PROPERTY PHOTOS

±3,500 – ±13,138 SF Freestanding Commercial  
Building or Warehouse Flex Space with Yard



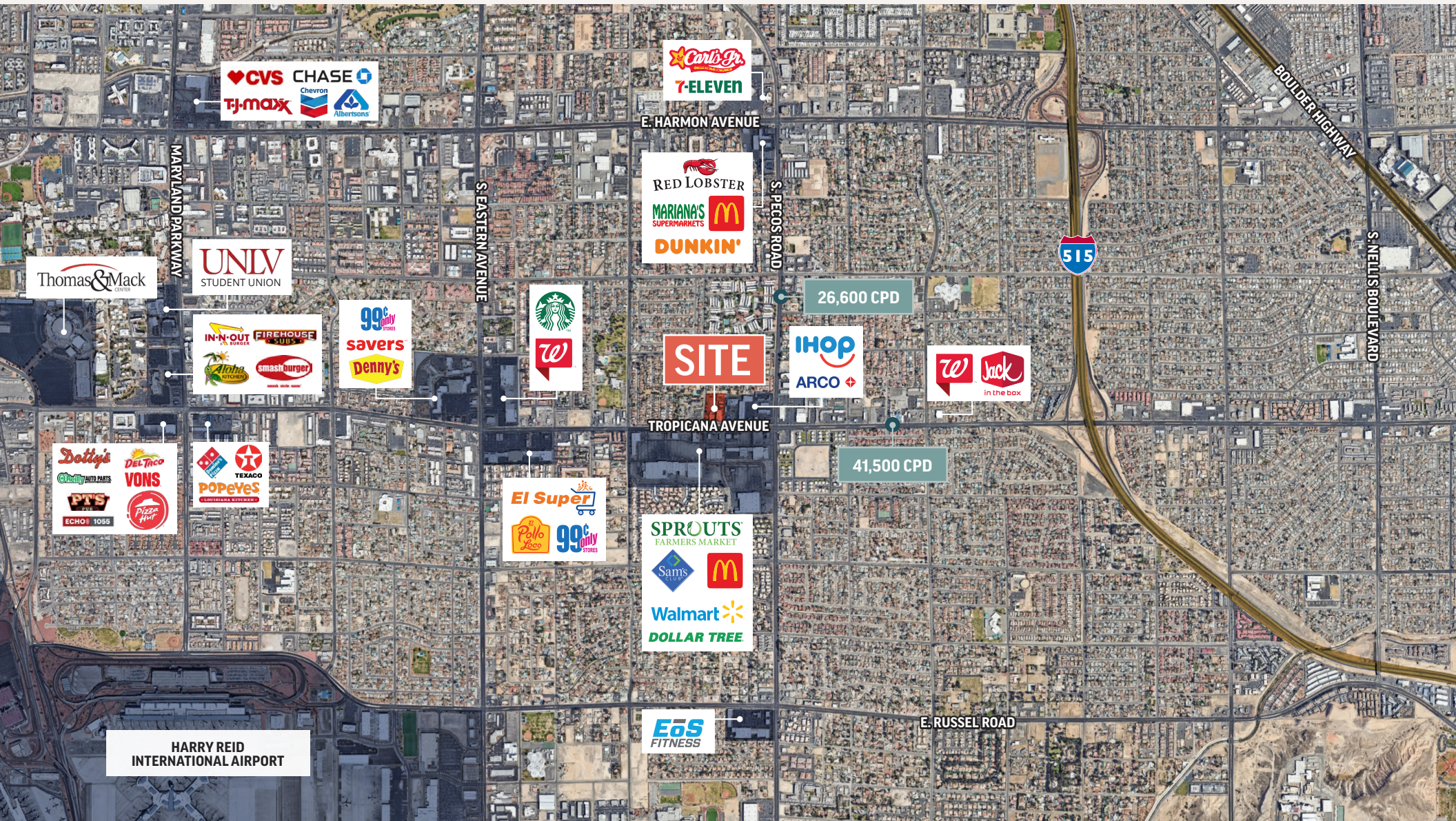


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## AERIAL MAP



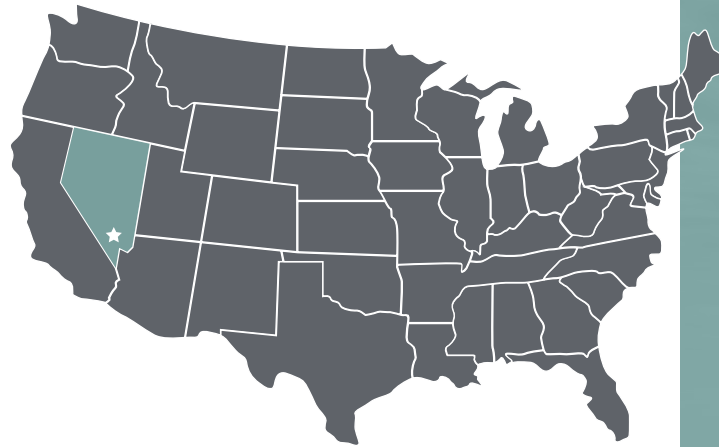


## Market Overview

# LAS VEGAS

**#1 TRADE SHOW DESTINATION  
FOR 25 CONSECUTIVE YEARS**

Trade Show News Network



## CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2018, Las Vegas held over 21,000 conventions and hosted over 6.5 million convention delegates.

**LAS VEGAS ALSO HOSTED 3 OF THE TOP 10 AND 6 OF THE TOP  
FIFTEEN LARGEST CONVENTIONS/TRADE SHOWS HELD IN THE U.S.**



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## BUSINESS FACTS

### LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 55,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

### BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

### NEVADA TAX CLIMATE

- Nevada Tax Abatement Programs
- Workforce Incentive Programs
- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inventory Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax



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EXCLUSIVELY LISTED BY:

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