

4300 Trop For Lease Innovative Business Campus



4300 W. Tropicana, Las Vegas, Nevada 89103

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Overview:

Location: Located at the northeast corner of Tropicana Avenue and Arville Street, 4300 Trop is located in the highly sought after southwest Las Vegas submarket. It is located across the street from the Orleans Casino and in the shadow of both the Palms and Rio Casinos offering direct access to the entire Las Vegas "Strip" and the rest of the Las Vegas Valley.

Overview: 4300 Trop consists of 126,500 square feet of office, executive office, flex space, automotive and warehouse space. There are 5 individual buildings situated on 14.8 paved acres. Formerly the Southwest Gas Main Headquarters, the property is ideally situated to become a new corporate headquarters or corporate campus serving the entire Las Vegas valley. Or conversely, each building may be individually leased out, creating a productive industrial park for all of its Tenants. The corner building is perfect for retail or wholesale clients. We will also welcome automotive, industrial, storage, and manufacturing companies to become part of 4300 Trop. Furthermore, there is a tremendous amount of yard space available for rent. Automotive friendly

CAMs: Common Area Maintenance charges are currently \$0.15 per square foot and will be reconciled annually

Features: Lease terms welcomed month-to-month up to 10 years
After the first 2 years, Landlord has the right to cancel the lease with 6 months written notice
Zoned: Industrial Light Manufacturing M-1. Originally constructed in 1986
Concrete Tilt up Construction
Fully fenced and fire sprinklered throughout
Main Power Feed is 2,500 amps of 480 volt 277 watt 3 phase power APN: 162-19-801-012
Located in Paradise Township, Clark County, Nevada 89103
Management: Local property management
3% Broker cooperation encouraged

Now Available: **Restaurant Space for Lease**

Building A

Will be delivered to Tenant as a vanilla shell with drive thru, grease trap and common area bathrooms
2,800 square feet now available (approximately 83' fronting Tropicana and 34' fronting Arville)
\$4.00 per square foot NNN plus \$0.15 CAMs

Executive Office Suites

Building A

Starting at \$800.00 per month
Business License hanging opportunities also available
Conference room, mailboxes, coffee bar
Please inquire about leasing out the entire 12,488 square feet.

Now Available Continued...

Outdoor Yard Space

15,000 square feet available February 1, 2024

\$4,500 per month

Accommodates approximately 50 cars.

This is our last available lot.

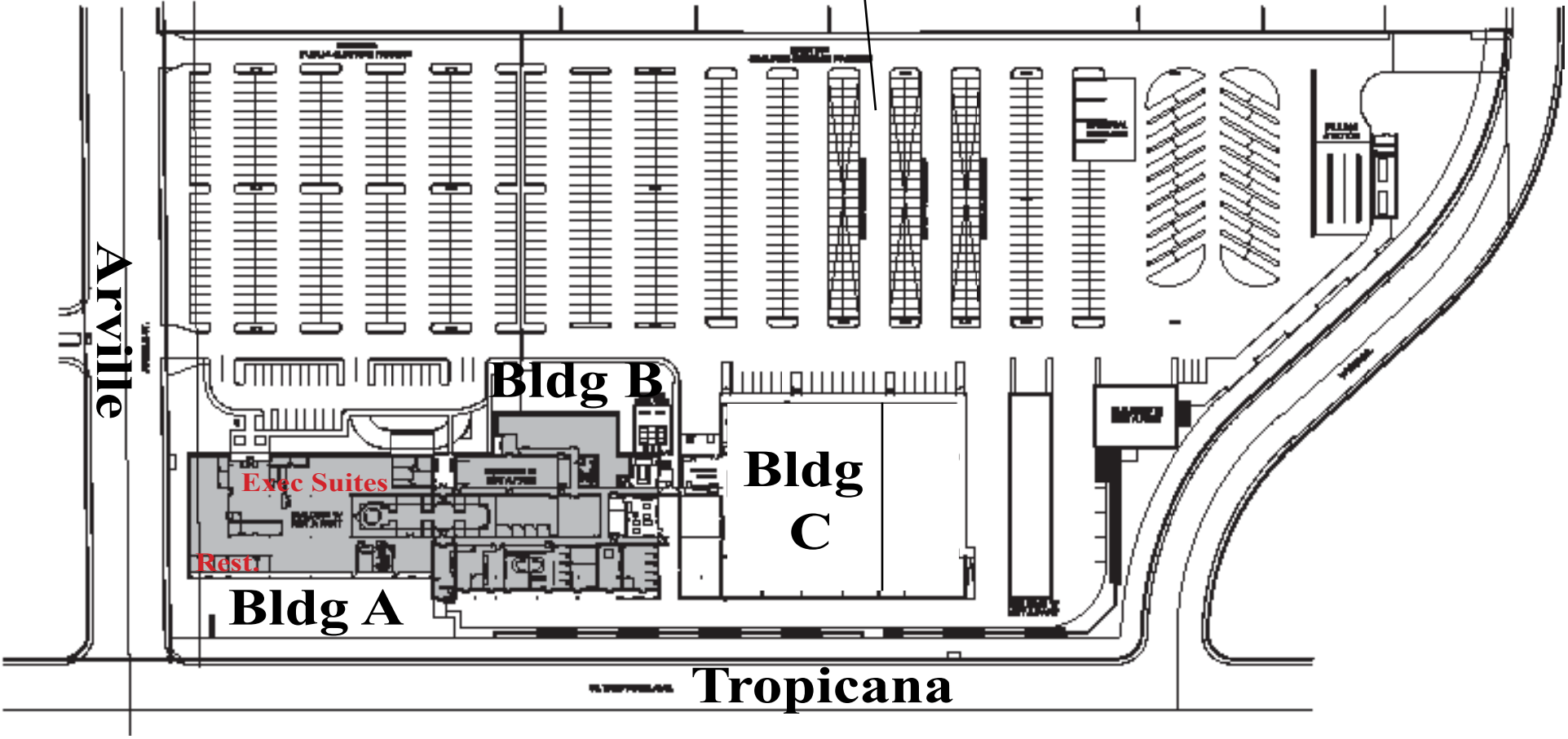
Fully paved, gated and fenced

No utility services are provided.

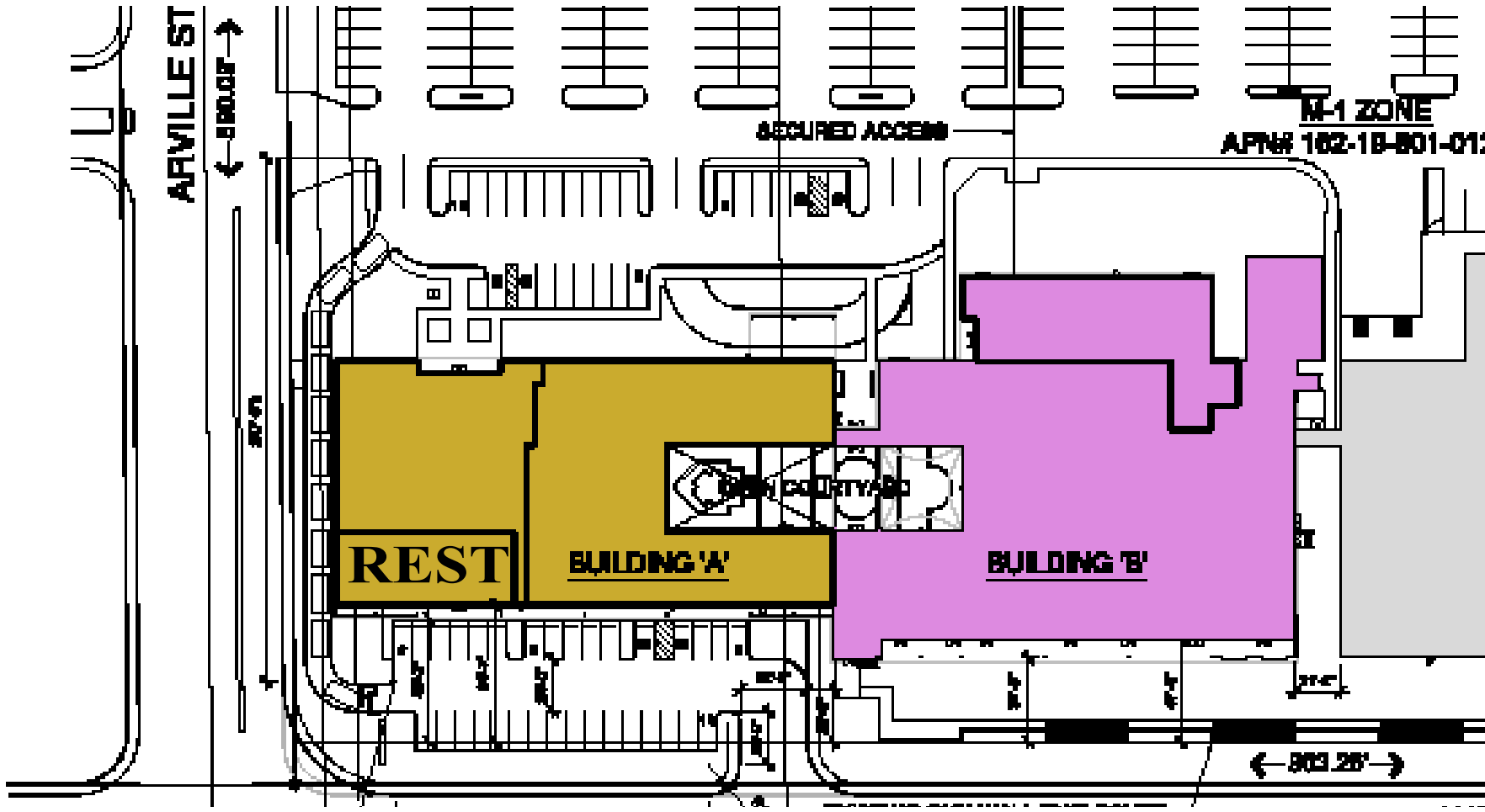
Restrooms are available in the convenience store.

Site Plan: 4300 Trop

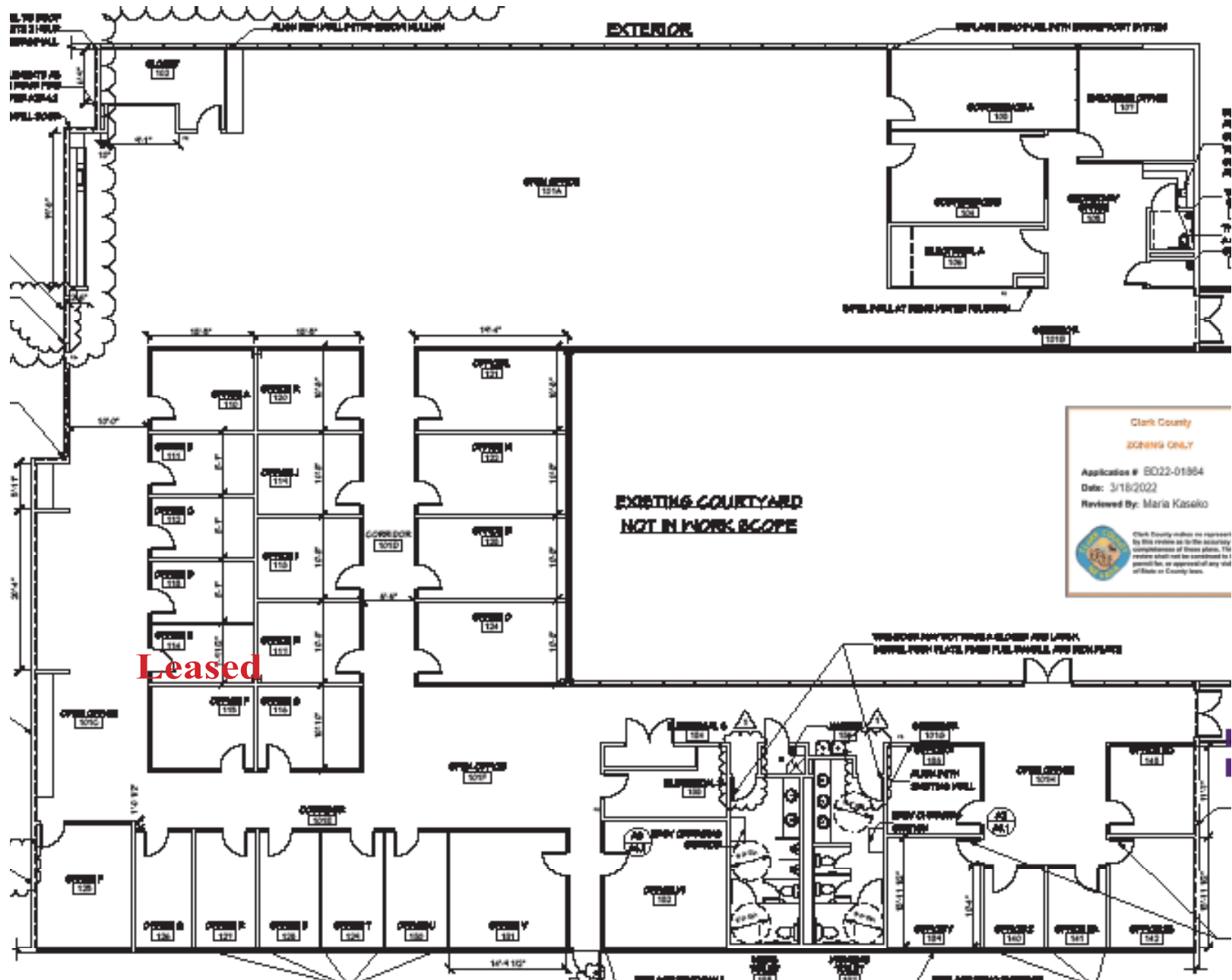
**Yard
Space**



Bldg A: Restaurant Space

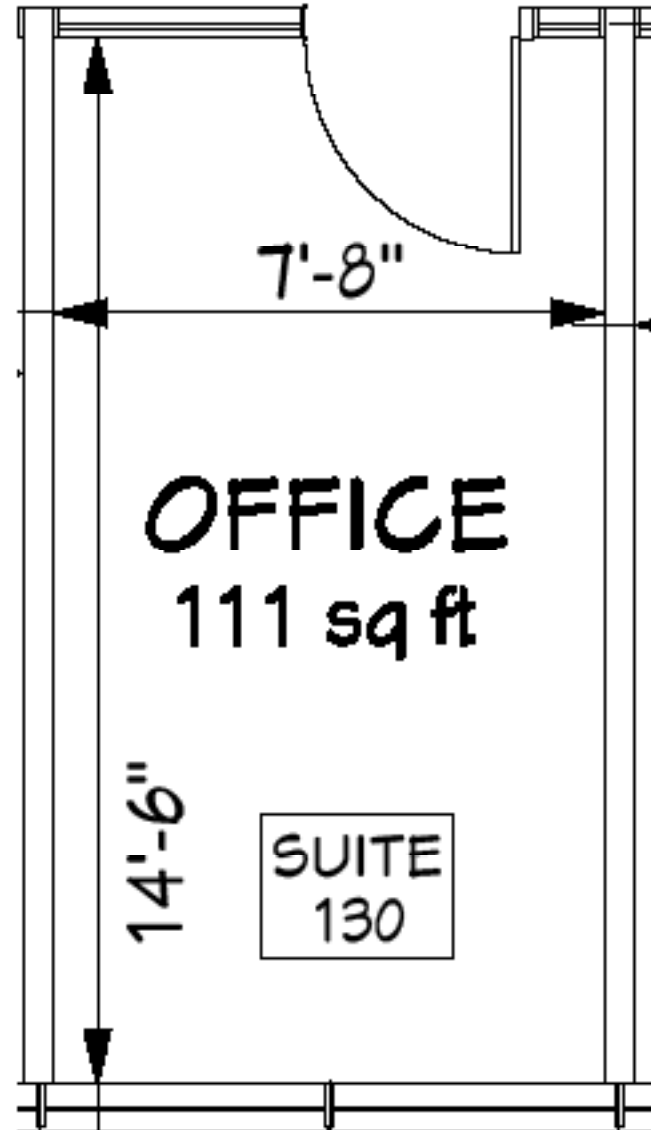


Bldg A: Executive Office Suites

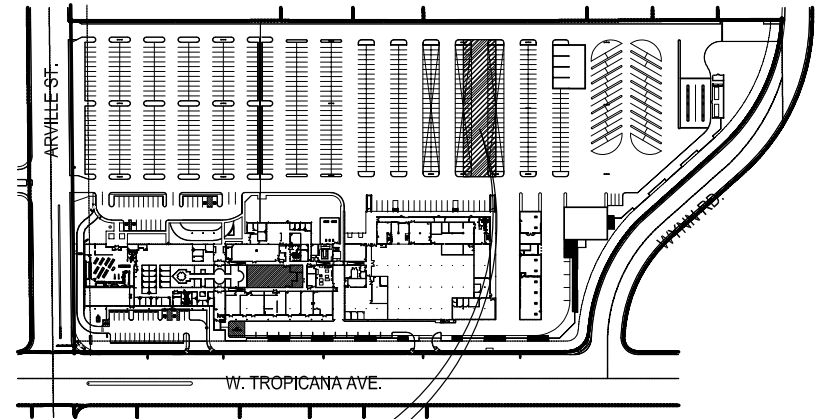
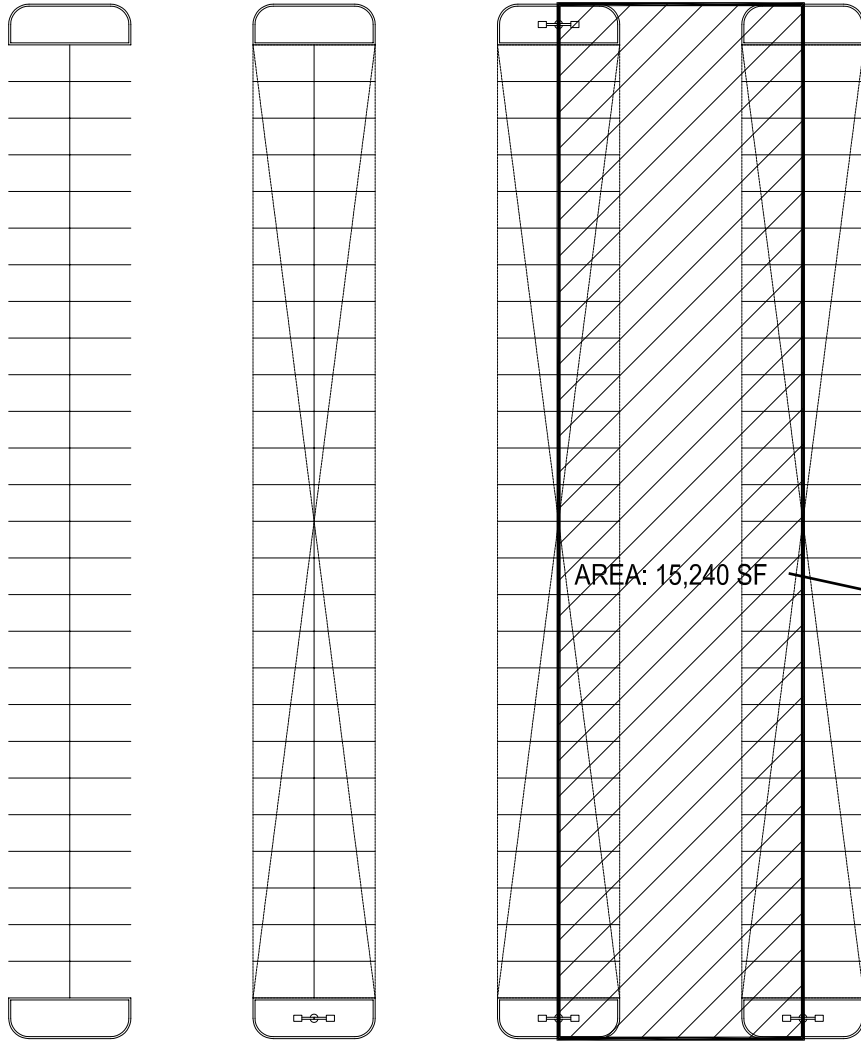


Bldg A: Executive Office Suite Prices

<u>Suite</u>	<u>Price</u>	<u>Rate</u>	<u>Sq Ft</u>	<u>Floor Plan</u>
110	\$1,500	per month	133	revise
111	\$800	per month	100	yes
112	\$800	per month	100	yes
113	\$800	per month	100	yes
114	\$800	per month	96	LEASED
115	\$1,200	per month	135	revise
116	\$1,200	per month	135	revise
117	\$1,000	per month	135	yes
118	\$1,000	per month	134	yes
119	\$1,000	per month	134	yes
120	\$1,500	per month	134	no
121	\$1,500	per month	193	revise
122	\$1,200	per month	193	yes
123	\$1,200	per month	194	yes
124	\$1,200	per month	194	yes
125	\$1,500	per month	186	revise
126	\$800	per month	186	yes
127	\$800	per month	105	yes
128	\$800	per month	111	yes
129	\$800	per month	111	yes
130	\$800	per month	111	yes
132	\$1,800	per month	215	yes



Yard Space:



Lot 3: 15K Sq Ft

FRANK HABIBIAN, LLC

4300 W. TROPICANA AVE. LAS VEGAS, NV 89103

SITE / FLOOR PLAN



SCALE: 1" = 30'-0"



3585 W. DIABLO DRIVE, #1
LAS VEGAS, NV 89118
(702) 737-0390

Aerial View



Offered for Lease By: Super Realty; Benjamin J Super, Broker, (702) 737-0390

bensuper@superrealty.net



Typical Yard Space (15K square foot for 50 autos)





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Executive Offices





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Restaurant Grey Shell



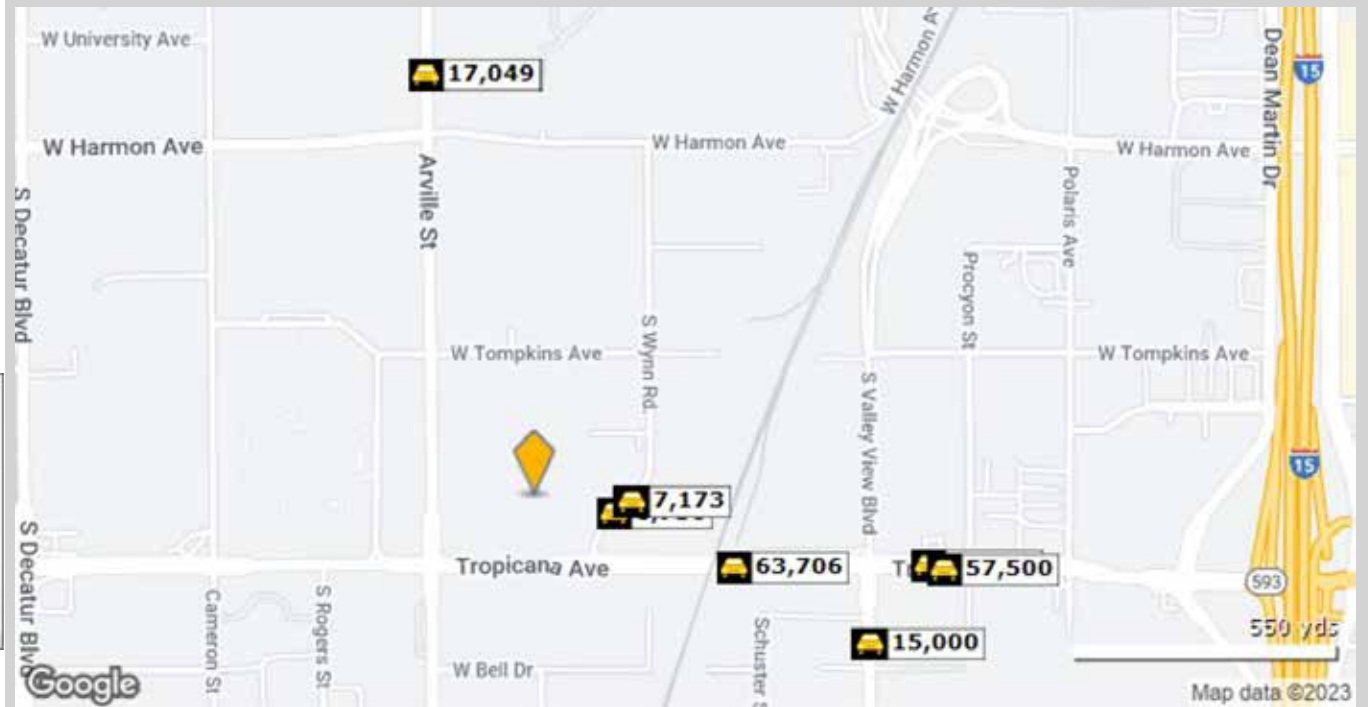
Google Map



Traffic Count Report

4300 Tropicana Ave, Las Vegas, NV 89103

Building Type: **Industrial**
 RBA: **2,942 SF**
 Land Area: **15.87 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Mo: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Wynn Road	Cannoli Cir	0.08 N	2019	6,750	AADT	.10
2 Wynn Rd	Cannoli Cir	0.08 N	2022	7,027	MPSI	.12
3 Wynn Rd	Cannoli Cir	0.08 N	2020	7,173	MPSI	.12
4 W Tropicana Ave	S Valley View Blvd	0.16 E	2018	63,706	MPSI	.25
5 S Valley View Blvd	Graphic Center Dr	0.03 N	2022	13,992	MPSI	.44
6 S Valley View Blvd	Graphic Center Dr	0.03 N	2016	15,000	AADT	.44
7 W Tropicana Ave	Procyon St	0.05 E	2022	53,962	MPSI	.48
8 West Tropicana Avenue	Procyon St	0.05 E	2019	57,500	AADT	.50
9 Arville St	W Harmon Ave	0.08 S	2020	17,333	MPSI	.52
10 Arville St	W Harmon Ave	0.08 S	2022	17,049	MPSI	.52



Property Summary:

Innovative Business Campus For Lease

Located at Tropicana and Arville

Office, Exec Suites, Warehouse & Yard Space

Distance to Major Cities:

City	Population	Miles	Drive Time
Phoenix	1,660,272	276	5 h 36 m
Los Angeles	3,990,456	279	5 h 18 m
San Diego	1,425,976	323	6 h 3 m
San Jose	1,030,119	520	10 h 1 m
San Francisco	883,305	566	10 h 44 m



For Lease

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