

OFFICE FOR LEASE

4245

S. GRAND CANYON

L A S V E G A S , N V 8 9 1 4 7



CREATIVE
OFFICE

MARC MAGLIARDITI, SIOR, CCIM | First Vice President | (702) 349-6041 | marc.magliarditi@cbre.com | Lic. S.65949

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CBRE

PROPERTY OVERVIEW

Available Space:

SUITE 202:	± 2,418 RSF
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SUITE 206:	± 3,365 RSF
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SUITE 226:	± 2,731 RSF
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Lease Rate: \$1.95/RSF NNN

On Site Tenants Include:

103°
HOT PILATES & YOGA



THE RIDE
PREMIUM INDOOR CYCLING



PROPERTY HIGHLIGHTS



**FINAL SPEC SUITE
REMAINING!**



**MONUMENT SIGNAGE
AVAILABLE**



**COVERED PARKING
AVAILABLE**



**MODERN FINISHES
WITH GRAY FLOORING,
OPEN CEILING, AND
GLASS OFFICES**



**GORGEIOUS CITY AND
MOUNTAIN VIEWS**



**AMPLE PARKING FOR
OFFICE AND RETAIL USERS**



**RECENTLY REMODELED
COMMON AREAS**



**2ND FLOOR OFFICE
OVER RETAIL AVAILABLE
FOR LEASE**



**IMMEDIATE ACCESS
TO THE CC 215 AT W
FLAMINGO INTERCHANGE**



**IMMEDIATE ACCESS TO
AN ABUNDANCE OF
RETAIL, RESTAURANT,
AND OTHER AMENITIES**



**NEARBY BUS STOP
ACCESS**



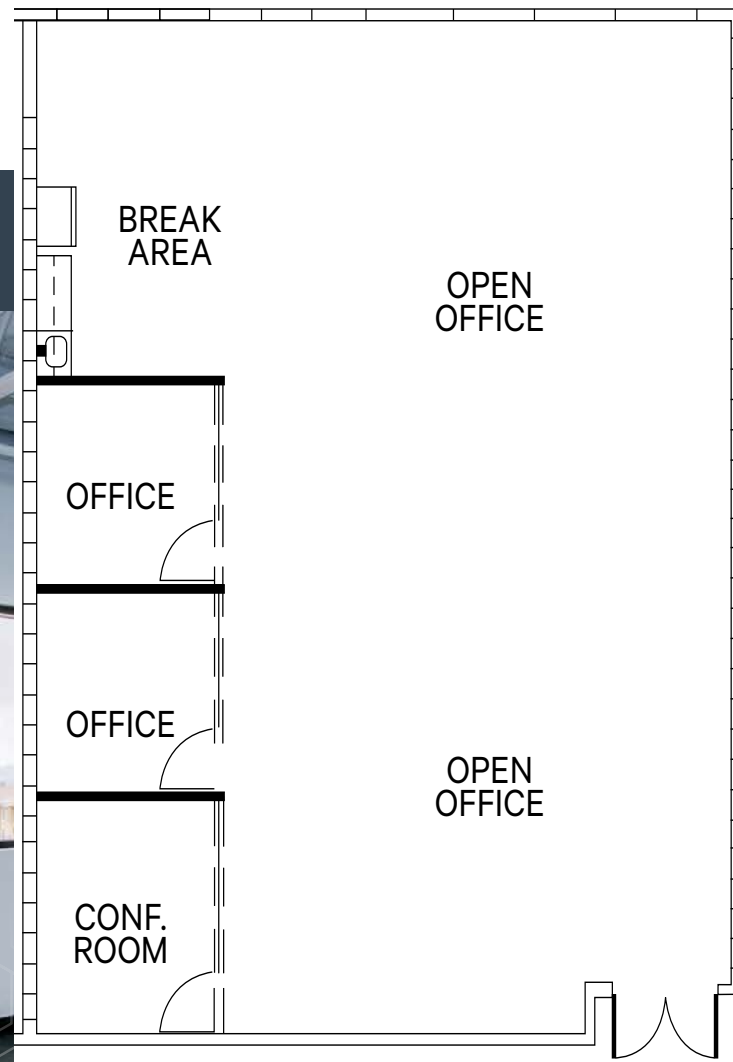
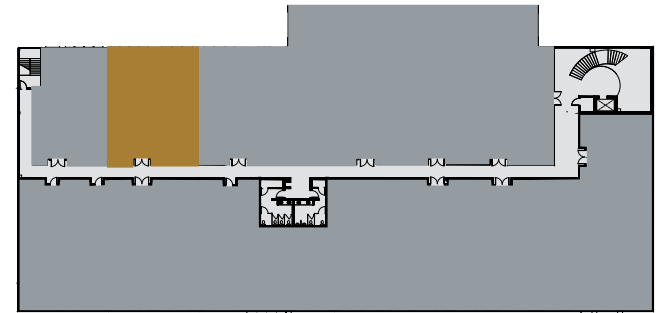
**SITUATED JUST STEPS
FROM LAS VEGAS' I-215
BELTWAY TRAIL, PERFECT
FOR WALKING AND BIKING**

SUITE 202

± 2,418 RSF

AVAILABLE NOVEMBER 1, 2025

- 2 Offices
- 1 Conference Room
- Kitchenette
- Open Office Area

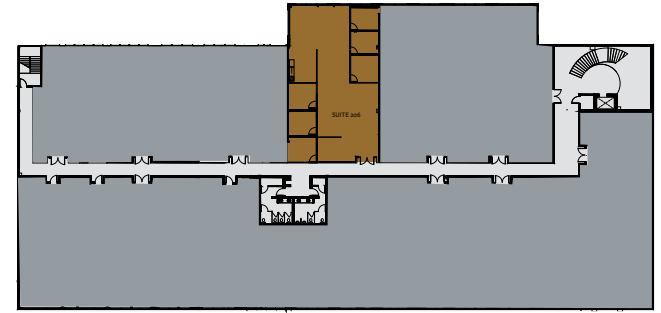


SUITE 206

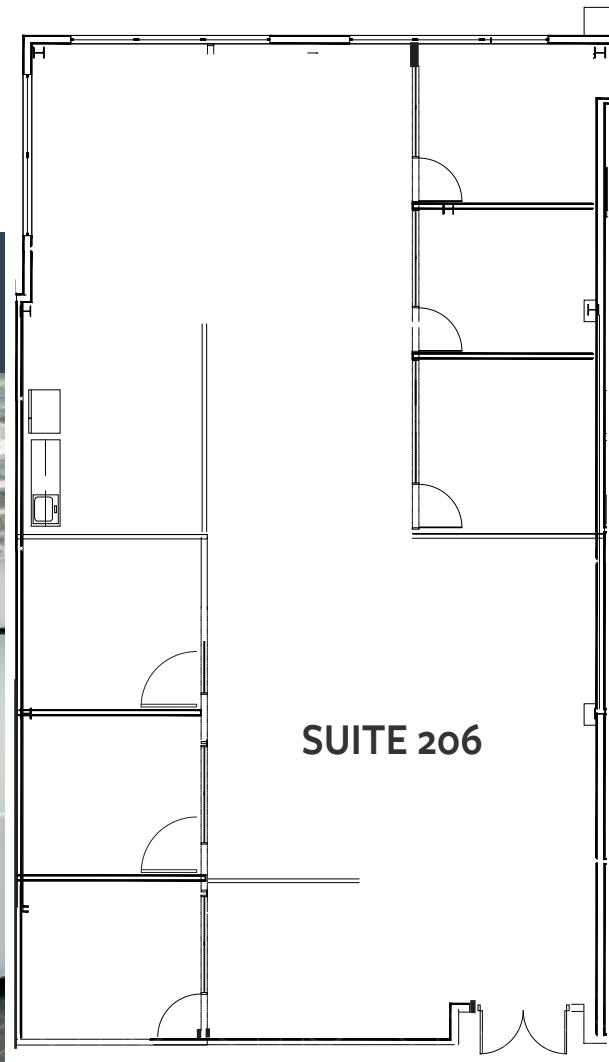
± 3,365 RSF

FINAL SPEC SUITE REMAINING!

- 6 Offices
- Kitchenette
- Open Office Area



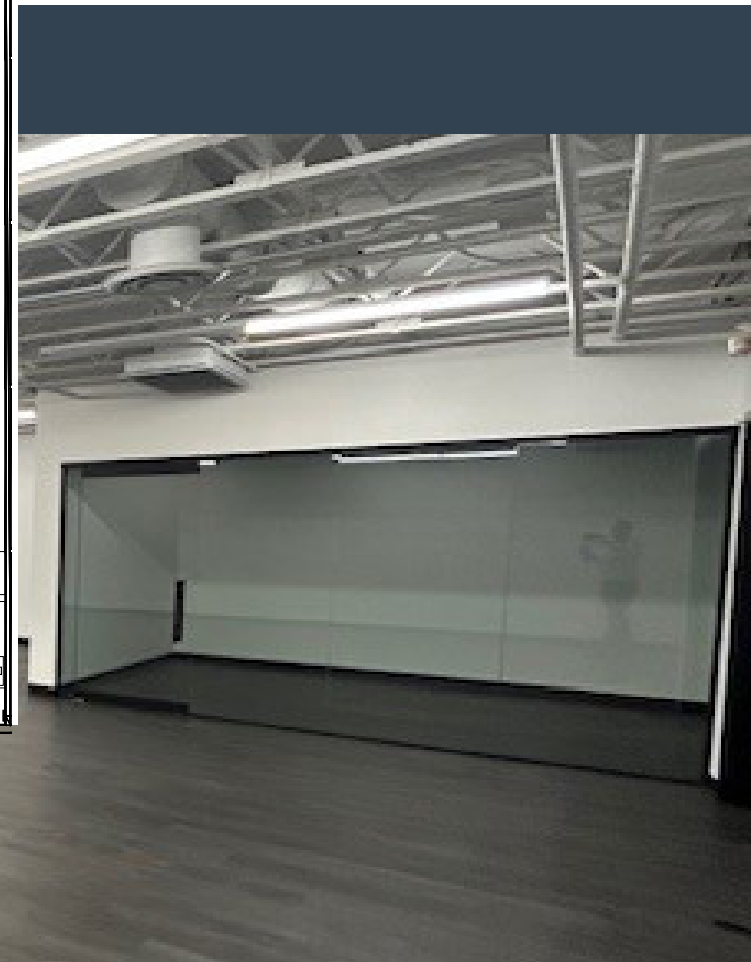
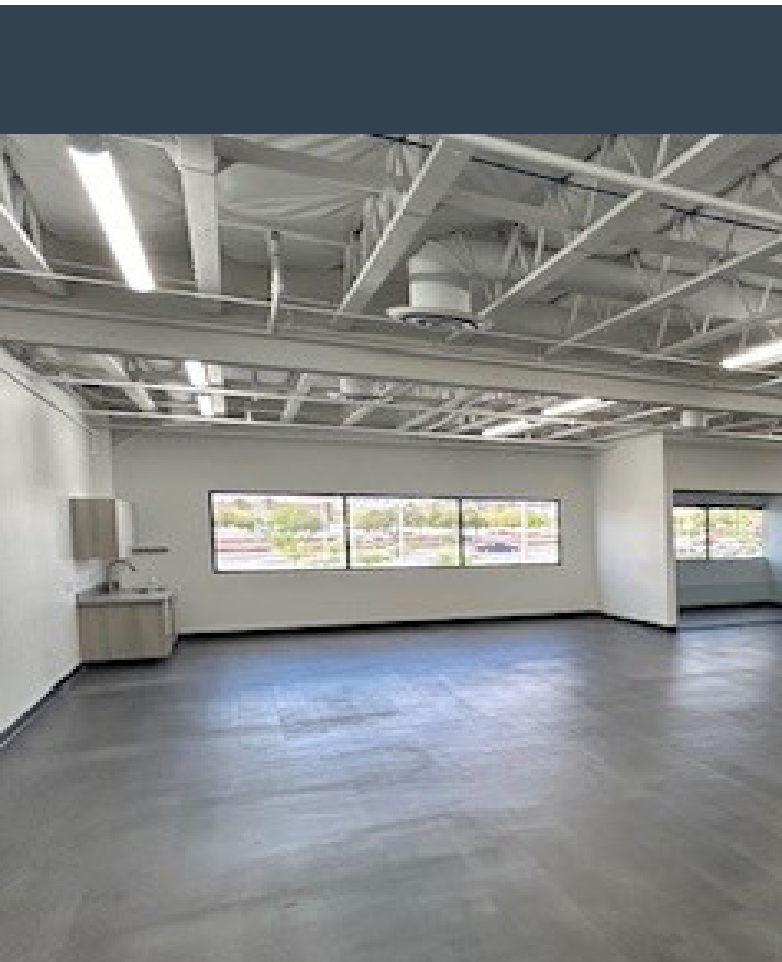
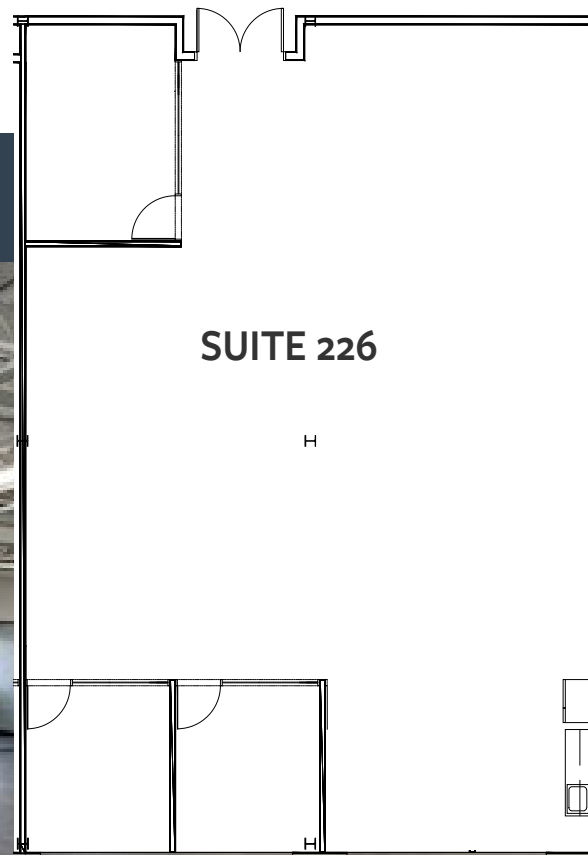
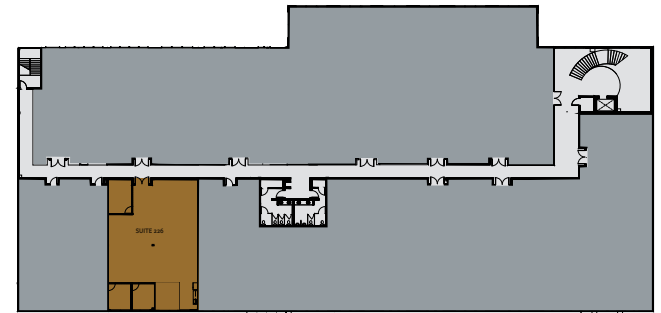
VIEW VIRTUAL TOUR



SUITE 226

± 2,731 RSF

- 2 Offices
- Conference Room
- Kitchenette
- Open Office Area



SURROUNDING AMENITIES

COFFEE/TEA
Dutch Bros Coffee
Starbucks US
The Coffee Bean & Tea Leaf
Einstein Brothers

GYM & FITNESS
BODY2o
CrossFit
Burn Boot Camp
F45 Training
HOTWORX
Orangetheory Fitness

BANKS & FINANCIAL SERVICES
Western Union
Bank of America
Koalafi
Ria Money Transfer
Wells Fargo
U.S. Bank
VyStar Credit Union
Chase

SHIPPING
United States Postal Service (USPS)
DHL
PostNet
FedEx
The UPS Store

RESTAURANT- FAST FOOD/FAST CASUAL
Wingstop
Arby's
Popeyes Louisiana Kitchen
Port of Subs
Subway

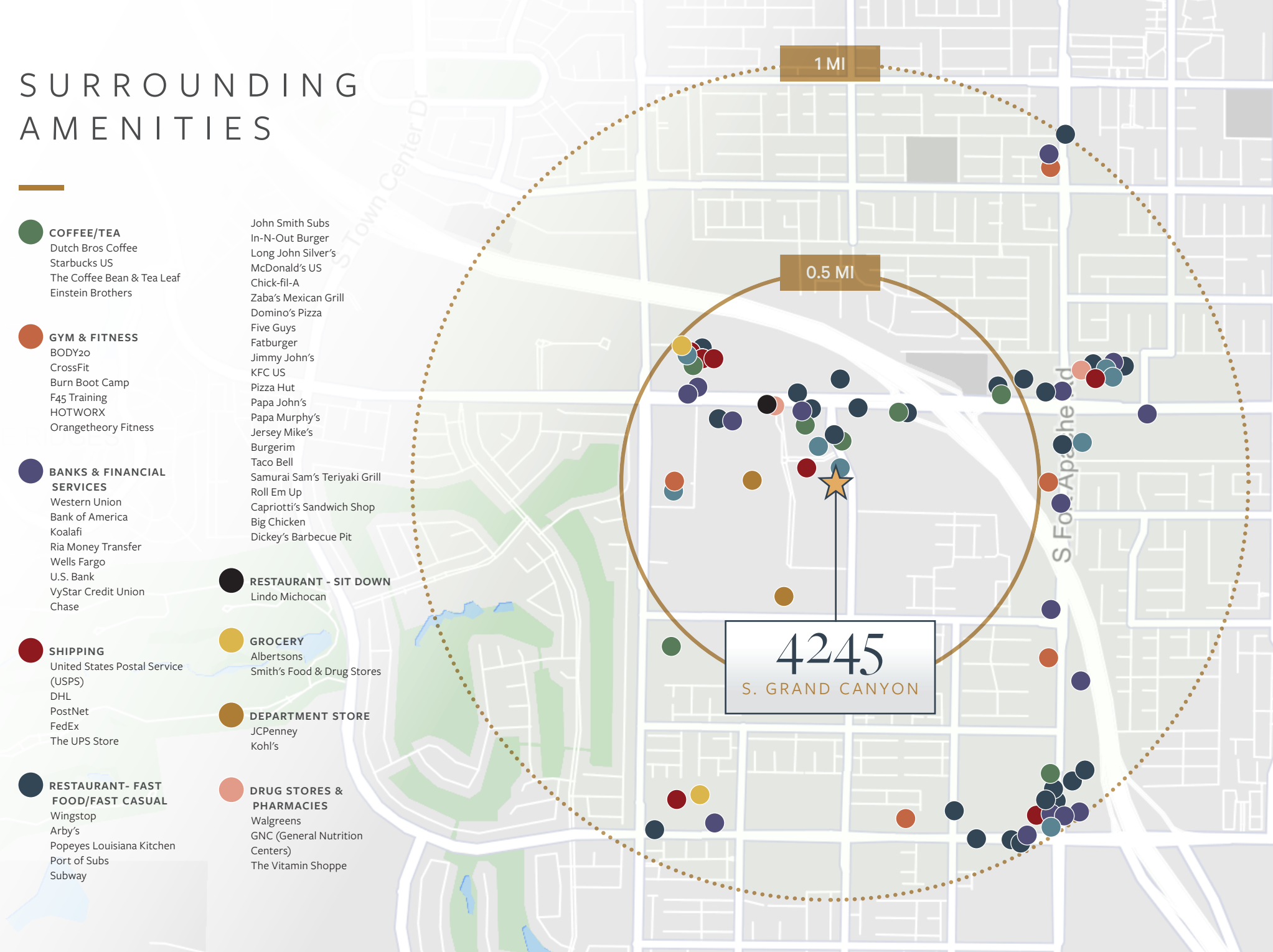
John Smith Subs
In-N-Out Burger
Long John Silver's
McDonald's US
Chick-fil-A
Zaba's Mexican Grill
Domino's Pizza
Five Guys
Fatburger
Jimmy John's
KFC US
Pizza Hut
Papa John's
Papa Murphy's
Jersey Mike's
Burgerim
Taco Bell
Samurai Sam's Teriyaki Grill
Roll Em Up
Capriotti's Sandwich Shop
Big Chicken
Dickey's Barbecue Pit

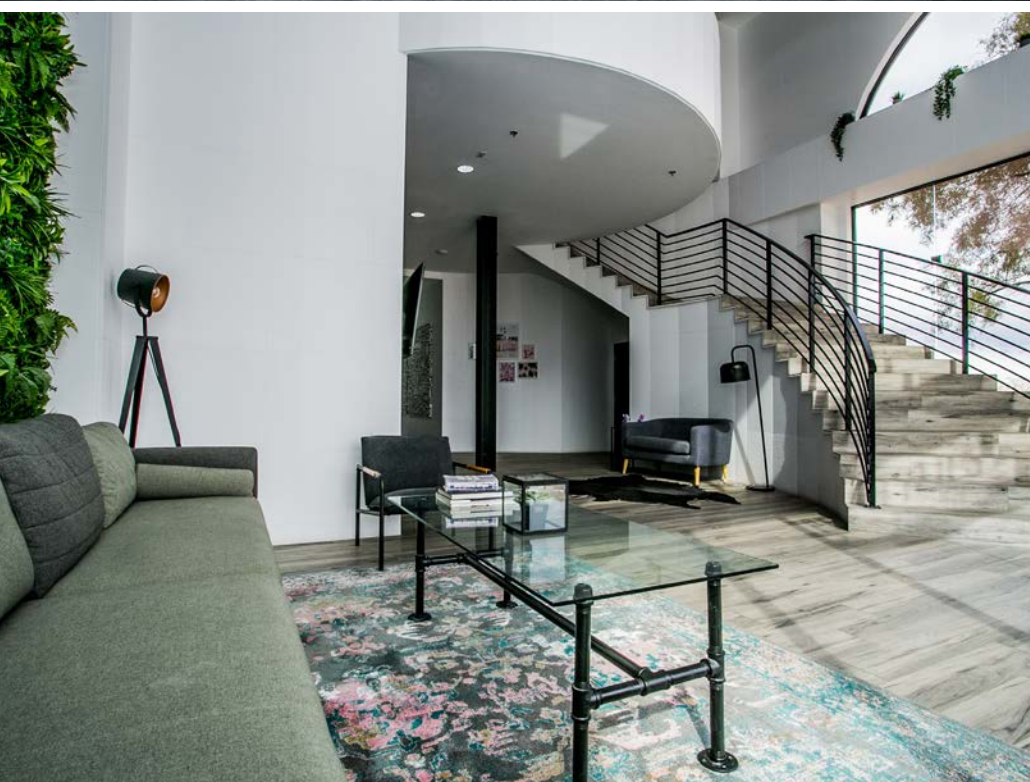
RESTAURANT - SIT DOWN
Lindo Michocan

GROCERY
Albertsons
Smith's Food & Drug Stores

DEPARTMENT STORE
JCPenney
Kohl's

DRUG STORES & PHARMACIES
Walgreens
GNC (General Nutrition Centers)
The Vitamin Shoppe







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CBRE

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