

For Lease

Traditional Office Space Available



[Click for a Virtual Tour, Suite 110](#) 

[Click for a Virtual Tour, Suite 210](#) 

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Las Vegas, NV 89148

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Listing Snapshot



\$1.85 PSF NNN
Lease Rate



± 5,185 – 5,385 SF
Available Square Footage

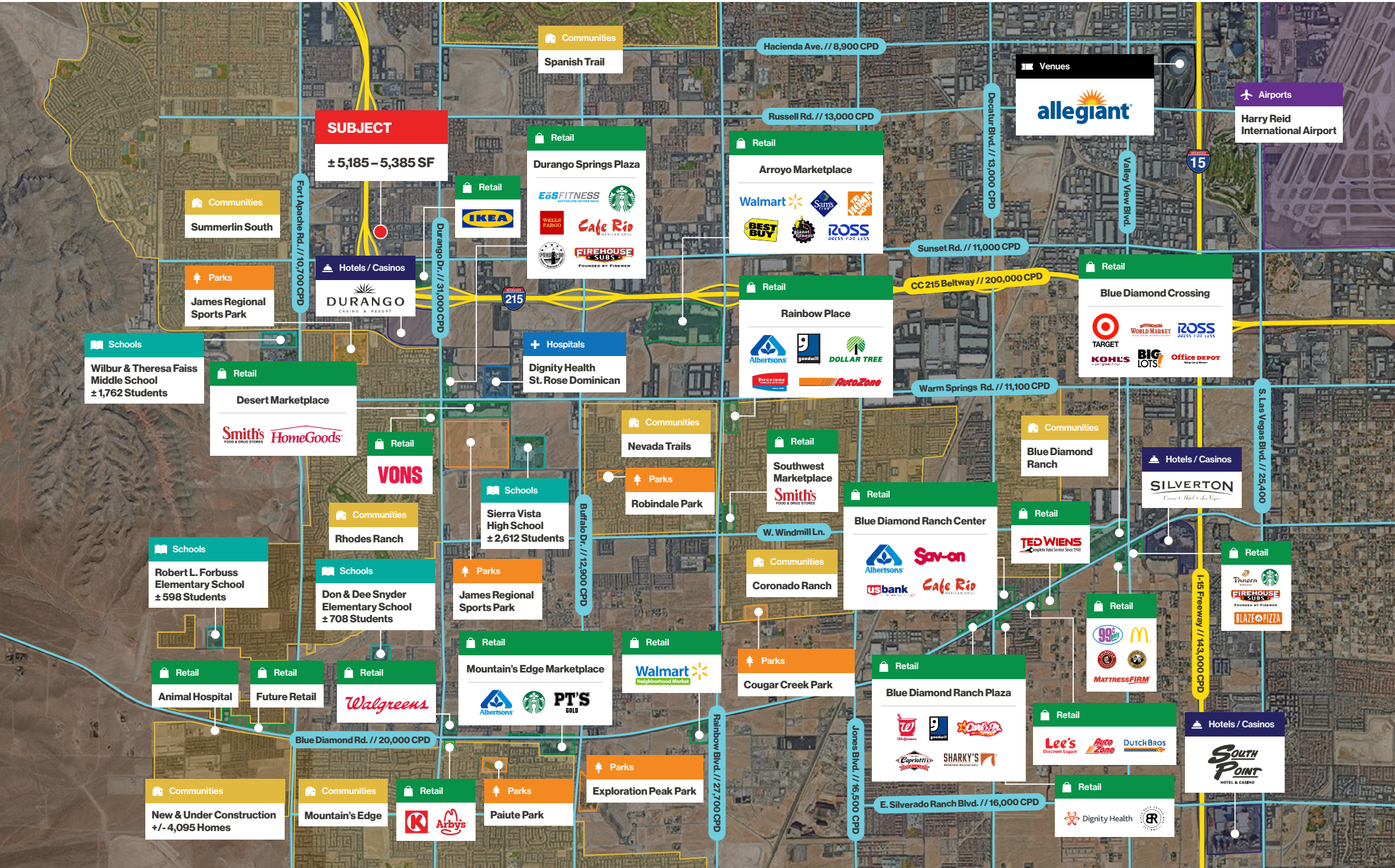
Property Highlights

- Situated in the booming Southwest Las Vegas area
- Located off the CC-215 Beltway, providing easy access to major highways and nearby amenities.
- Traditional offices with conference room and large bullpen
- Commercial Core (CC) Zoning

Demographics

	1-mile	3-mile	5-mile
2024 Population	19,749	142,665	352,241
2024 Average Household Income	\$107,752	\$115,568	\$111,971
2024 Total Households	7,945	56,311	136,155



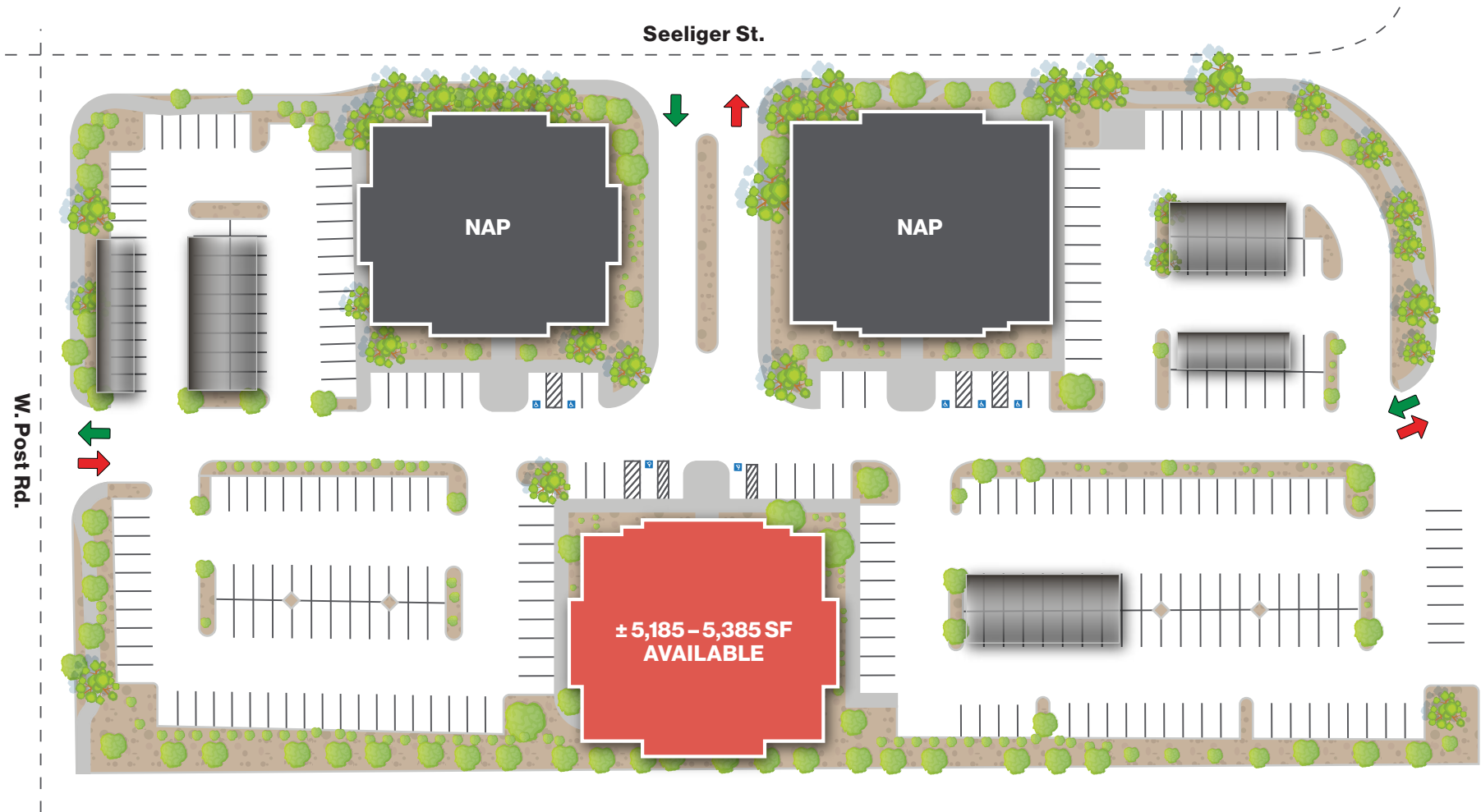


- Office**
Helen Xu, DPM FACFAS
Elite Vein Center
Smiles for Life Dental
Loan Simplifier
Cameron Law
- Office**
Dr. Richard Krulewitz
Center for Maternal
Fetal Medicine
The Minimally Invasive
Hand Institute
Zen Leaf Las Vegas
- Multifamily**
Solana Apartment
Homes
± 207 Units
- Retail**
PT'S GOLD
- SUBJECT**
± 5,185 – 5,385 SF
- Office**
The Wealth Consulting
Group
RapidVisa
- Office**
Business Tax Solutions
All Vegas Valley Realty
- Office**
Nevada State Board
of Cosmetology
Advanstaff HR
- Multifamily**
The Alcove
± 456 Units

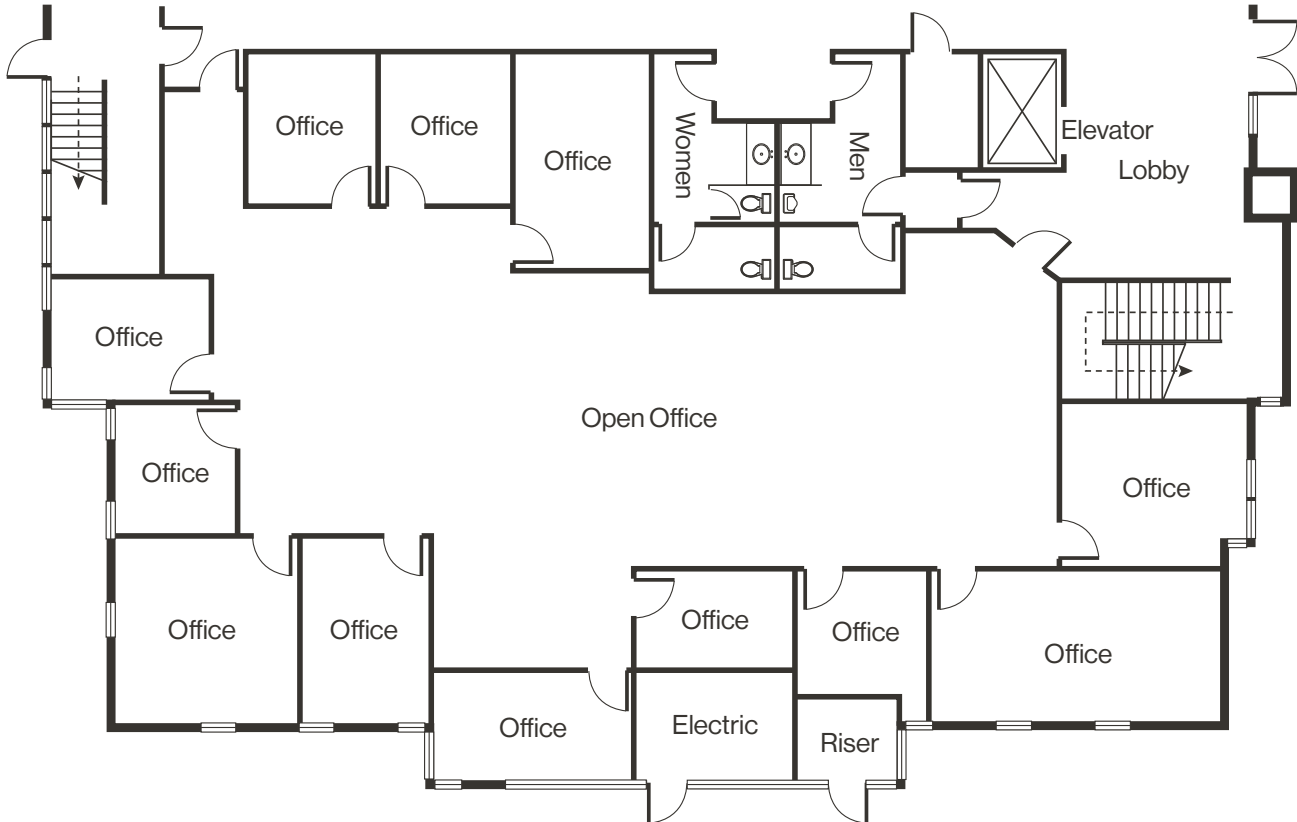


Site Plan

Available NAP

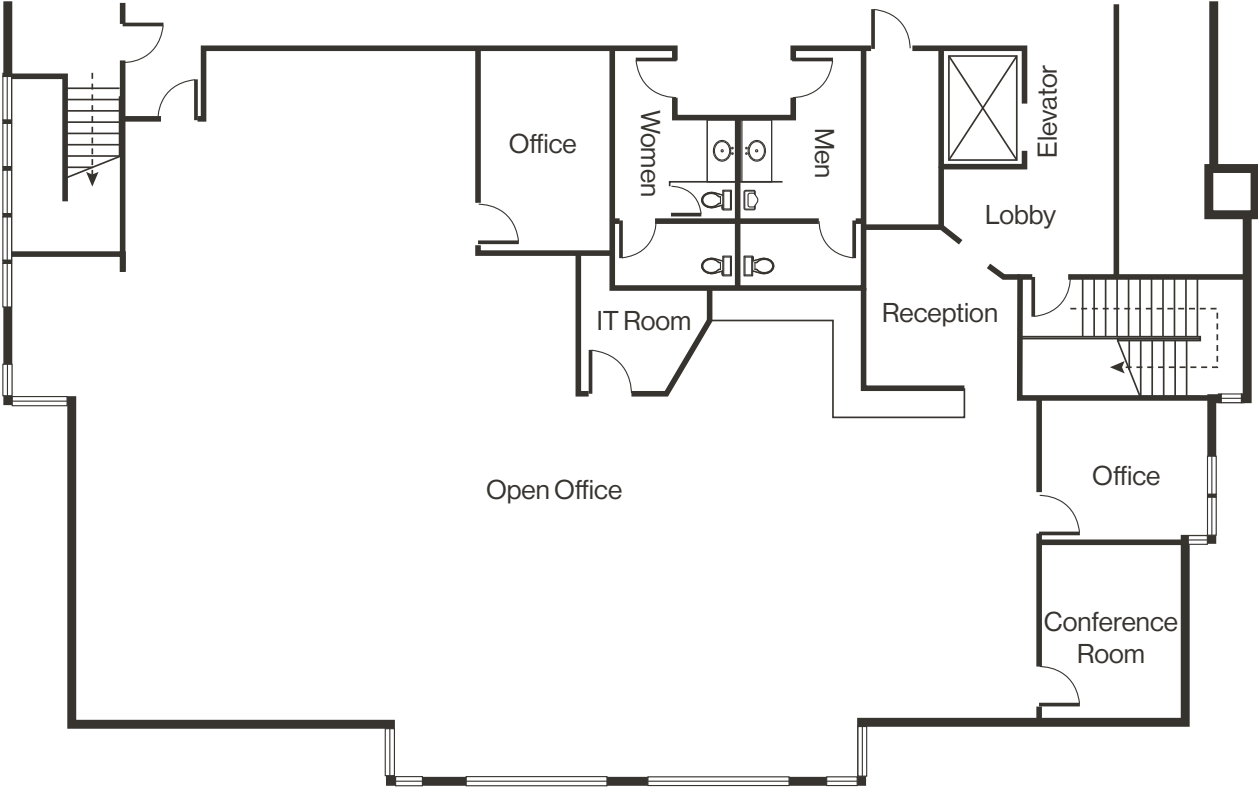


Floor Plan | Suite 110



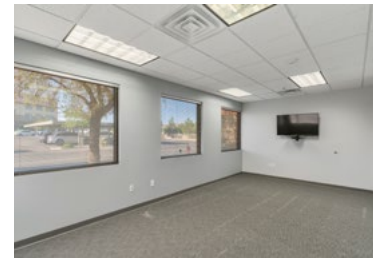
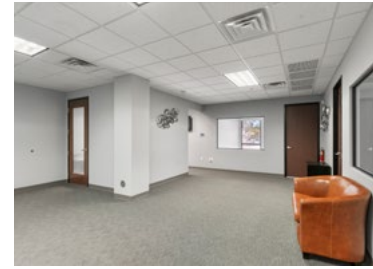
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Floor Plan | Suite 210



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Property Photos



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For inquiries please reach out to our team.

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