

# Imperial Plaza

4343 North Rancho Drive | Las Vegas, NV 89130

## Office for Lease

12,563 SF



Leasing Information:  
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# Lincoln

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## Property Overview

The area surrounding Imperial Plaza offers an abundance of well-established amenities and attractions. Within a block of Imperial Plaza are 339 soon-to-be-developed single-family homes. With easy access to major thoroughfares and a bustling business community, the location provides an ideal setting for office tenants looking to thrive in the heart of the Las Vegas market.

## Highlights

- Move-in-ready suites
- Hard corner of Craig & Rancho
- Excellent visibility and signage opportunity ~90,000 VPD
- Surrounded by well-established retail
- Close to future development of single-family residences
- ±1,114 to ±1,921 SF spaces available

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SITE PLAN - SECOND FLOOR



### Available Space(s)

Suite	Total SF	Floor	Rate	CAM	Description
210	1,921	2	\$1.25/SF/Mo NNN	\$0.38	2 <sup>nd</sup> generation tattoo shop
214	1,114	2	\$1.50/SF/Mo NNN	\$0.38	3 private offices, reception area, restroom
221	1,441	2	\$1.35/SF/Mo NNN	\$0.38	Reception area, 2 private rooms restroom

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