



**149 N. Gibson Rd.**  
Suite M, Henderson, NV 89074



## PROPERTY OVERVIEW

149 N. Gibson Road offers prime frontage and excellent visibility along the highly traveled N. Gibson Road. Tenants enjoy expedient access to both the I-215 Beltway and I-11 Freeway and is located minutes away from The Las Vegas Strip, Harry Reid International Airport, and Green Valley. This flex office project has many nearby amenities such as Dunkin', Manna Mediterranean Grill, Subway, Lickin Good Smokin BBQ, Roberto's Taco Shop and is located minutes away from The District at Green Valley, a vibrant mixed use project.

## HIGHLIGHTS



Flex Space for Sublease



Rate: \$1.60 NNN / \$0.39 CAM



Suite Ready for Immediate Occupancy



Clear Height: 14'



Parking Ratio: 3.5:1000



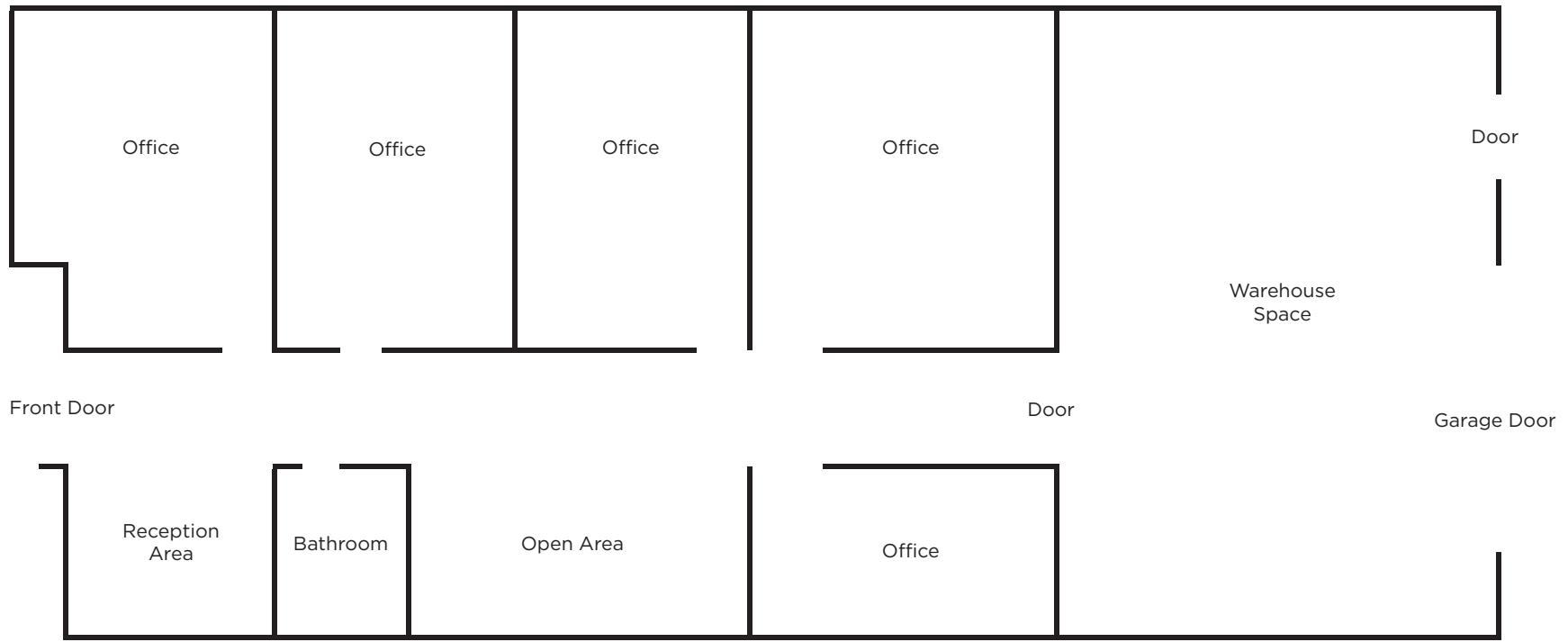
Master Lease Expires: 11/30/2027



Submarket: South

# SUITE M

1,691 RSF

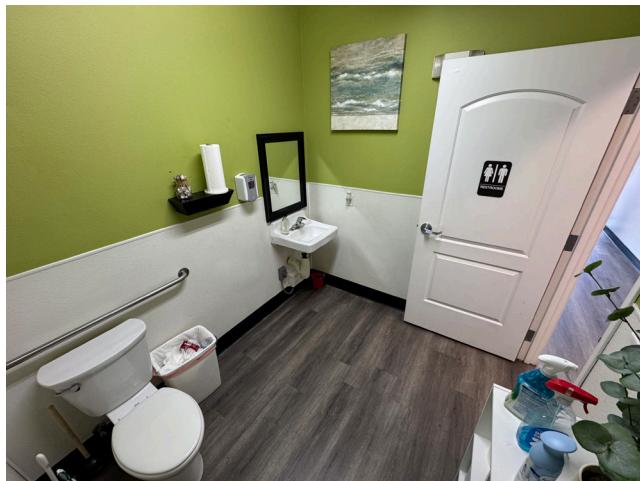
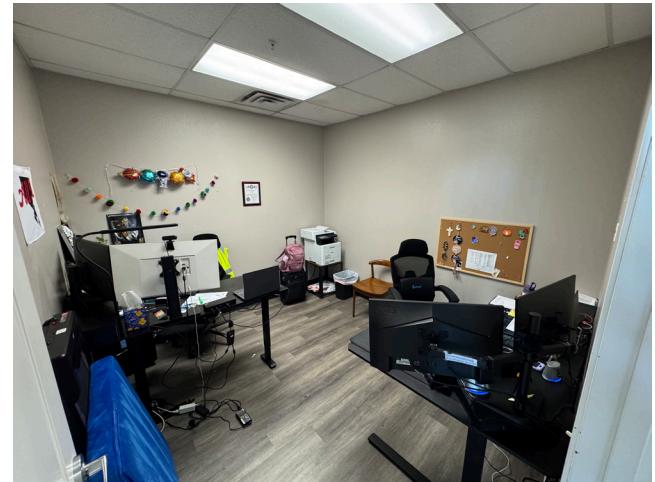
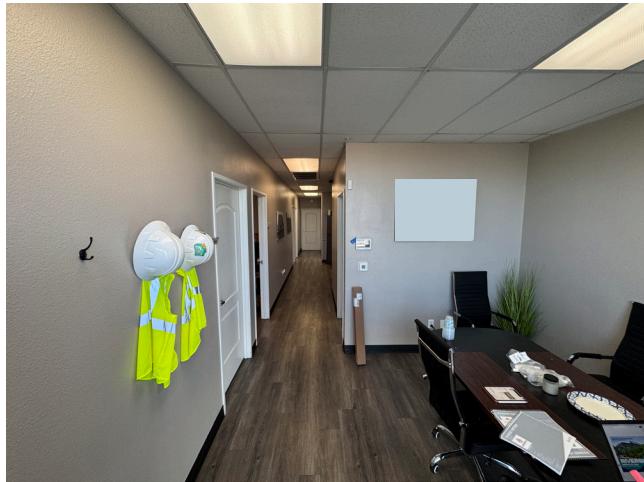


## SUITE M DESCRIPTION:

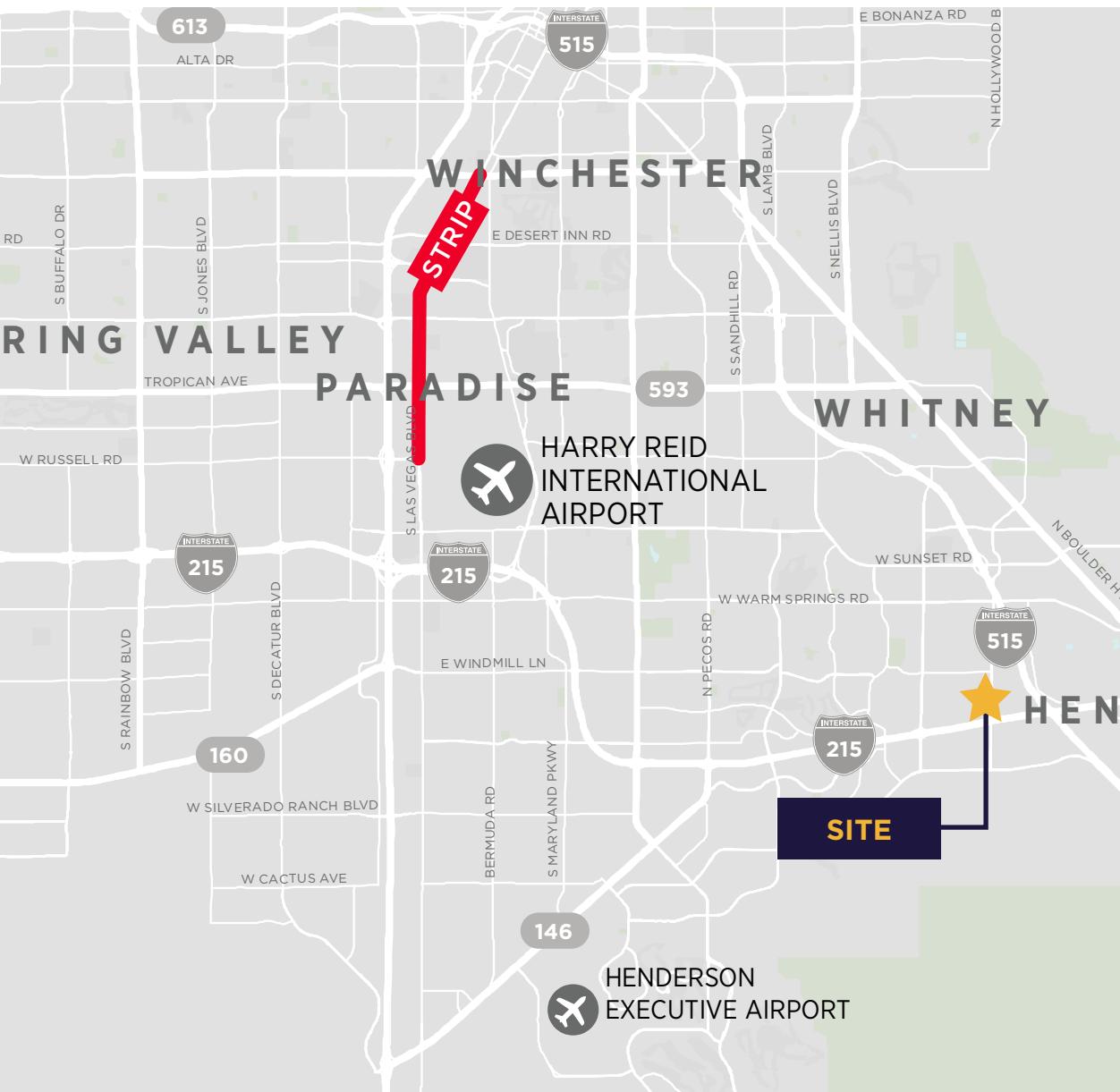
- Reception Area
- 5 Offices
- Bathroom
- Open Area
- Warehouse Space
- Garage Door

# SUITE M

## PHOTOS



# AREA AMENITIES



## FOOD & BEVERAGE

Mins. away from many food & beverage options



## DRIVING EFFICIENCY

Expedient access to the I-215 and I-15 freeways



## HARRY REID INTL AIRPORT

Located approx. 11 mins away



## LAS VEGAS STRIP

Located approx. 15 mins away



## NEARBY AMENITIES

Banks and convenient shopping nearby





# CONTACT

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