

FOR SUBLEASE | DOCK-HIGH OFFICE/WAREHOUSE

PROMONTORY CORPORATE PLAZA

4325 WEST PATRICK LANE, SUITE 120,
LAS VEGAS, NV 89118

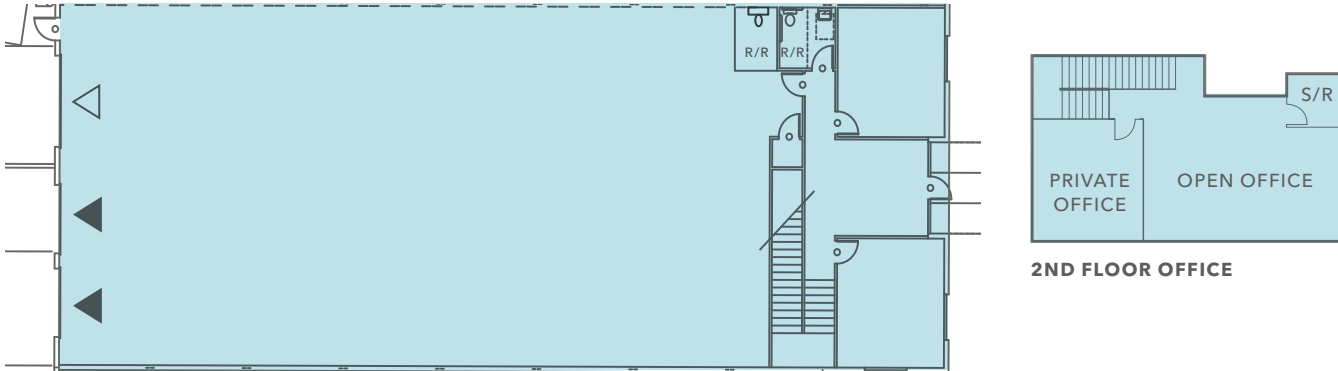


BUILDING PROPERTY OVERVIEW

AVAILABLE	January 1, 2025
YEAR BUILT	2007
TOTAL BUILDING SF	7,134 SF
LEASE TYPE	Sublease - Expires February, 2026
# OF STORIES	2
CLEAR HEIGHT	22'
PARKING	14 Spaces unreserved
BUILDING CLASS	B
PARCEL NUMBER	162-31-712-006

7,134 SF **\$1.45 NNN**
SPACE AVAILABLE ASKING SUBLEASE RATE
CAM CURRENTLY - \$.27 PSF/MO

SITE PLAN - SUITE 120



NOW

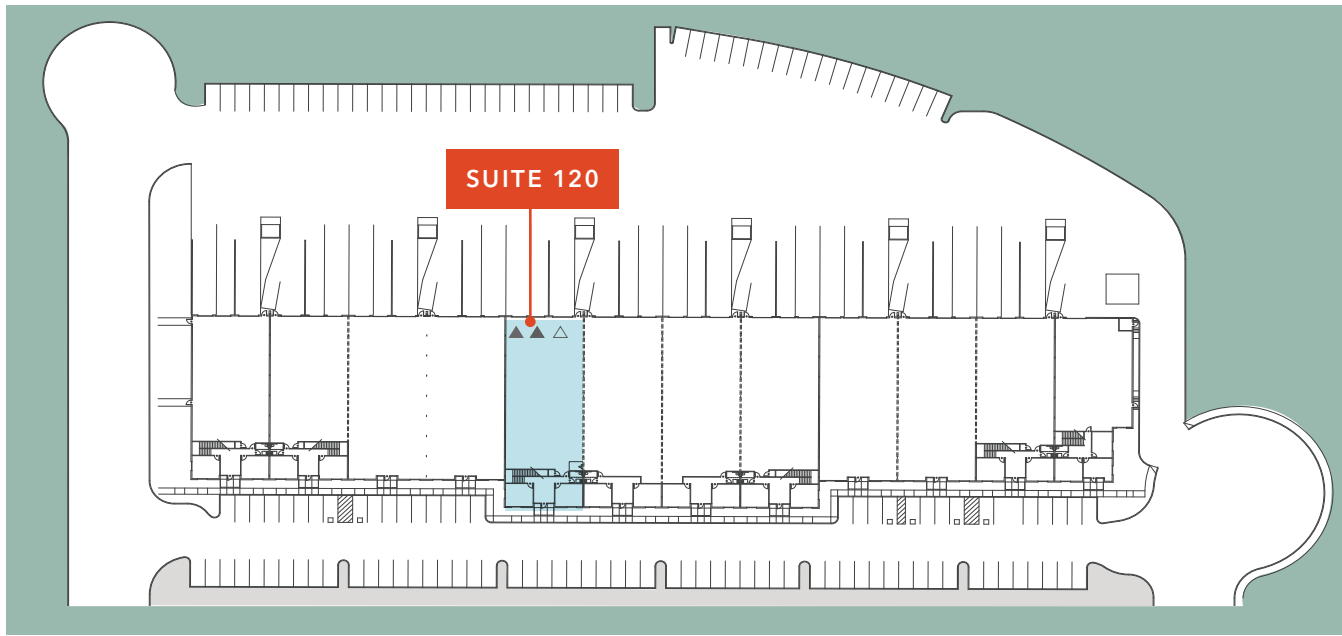
AVAILABLE

±7,134 SF

AVAILABLE

±2,175 SF

OFFICE SPACE



Two dock-high loading doors

One grade-level loading door

22' clear height

225 Amps, 120/208V, 3-Phase

HVAC office/warehouse
evap cooled

Zoned (IL) Industrial Light,
Clark County

ESFR fire sprinklers

Skylights



PROMONTORY CORPORATE PLAZA

*For more information on
this property, please contact*

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