

LEASE HERE

7265

DEAN MARTIN AVENUE
LAS VEGAS 89118 (COUNTY)

+/- 2,493 RSF with
Optional Roll Door close to
Town Square

2ND GEN PROFESSIONAL OFFICE SPACE
IN A FLEX ENVIRONMENT

MODERN FINISHES THROUGHOUT BUILT
IN RECEPTION

BUILDING AND PYLON SIGNAGE
AVAILABLE

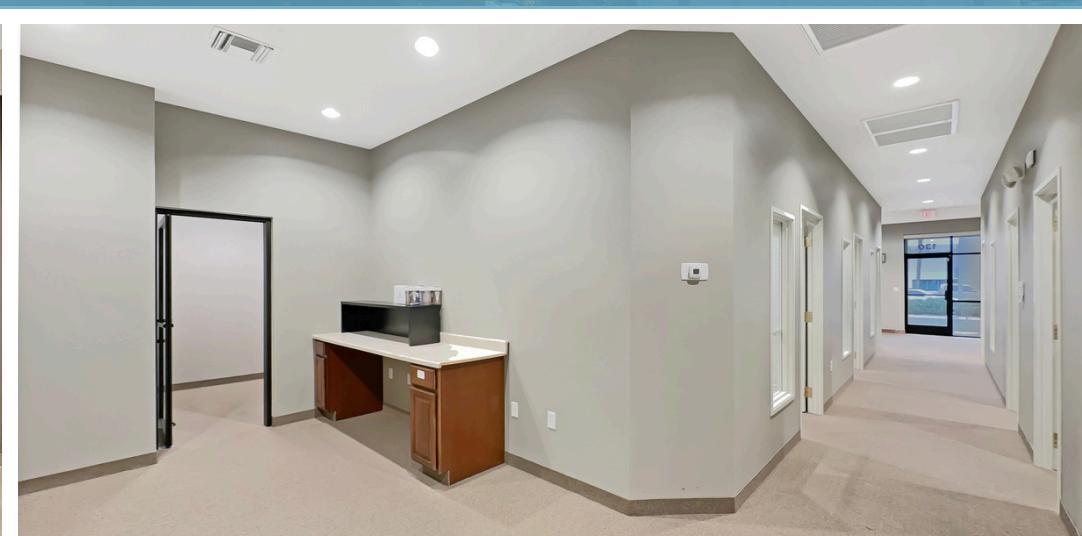
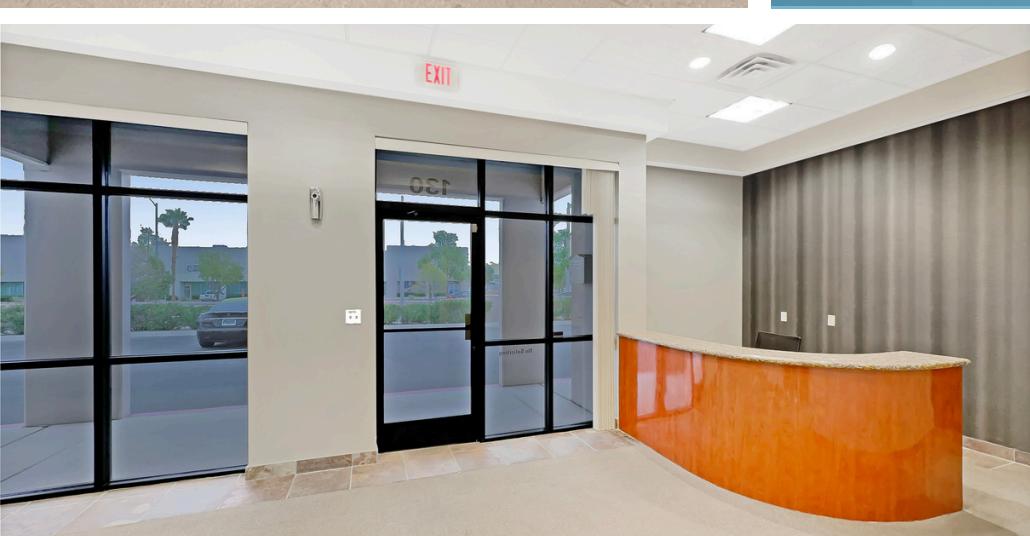
END OF 2025
LEASE
CONCESSIONS
AVAILABLE

7265

DEAN MARTIN DRIVE
LAS VEGAS 89118 (COUNTY)

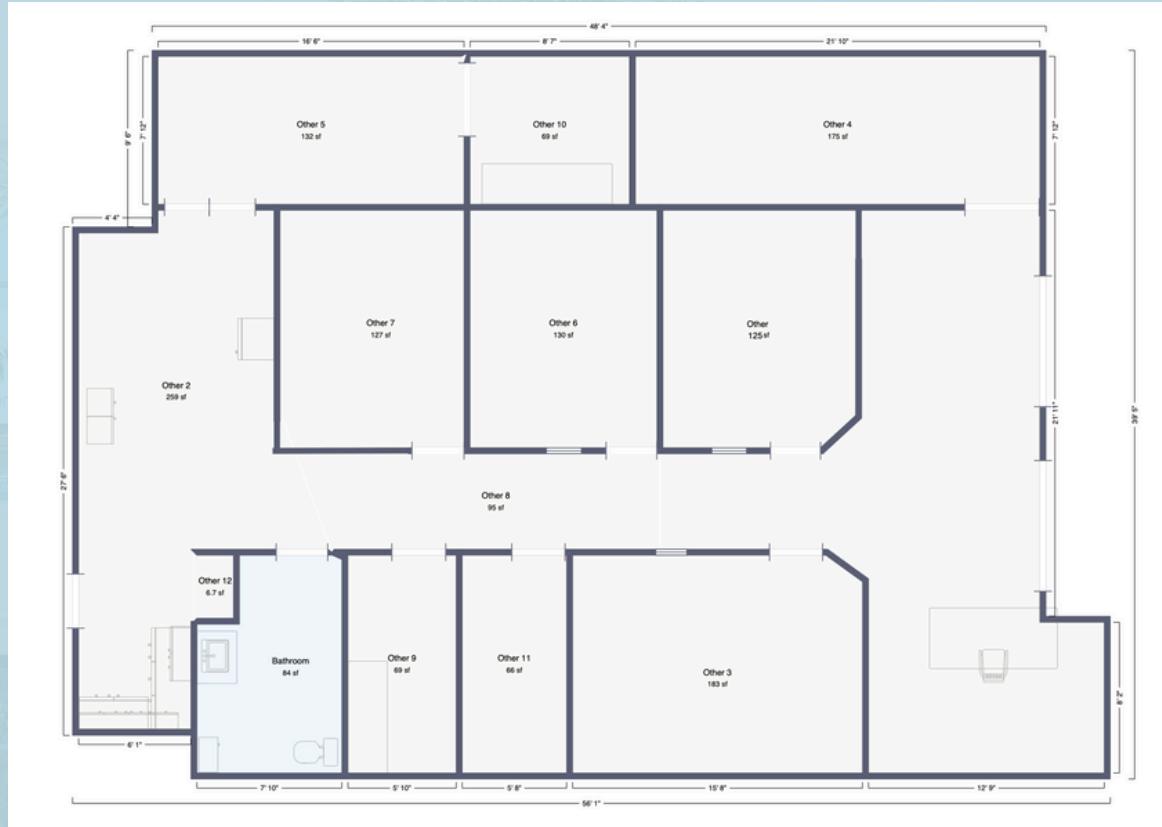


Attributes				
Submarket	Use	Available	Zoning	Rate
Central / Southwest West of I-15	Professional Office or Medical Office	+/- 2,493 Rentable Square Feet	IP Industrial Park (Clark County)	\$1.40 Triple Net (NNN) Est NNNs @\$0.36 (Lease Concessions Available)
Power	Visibility	Restrooms	Signage	Parking
Adequate for medical or professional office use	Frontage on Dean Martin Drive, Pylon sign visible at Warm Springs Road	One en-suite unisex restroom	Building signage available	Ample 3.79 :1000 parking available



2900

N GREEN VALLEY PARKWAY
LAS VEGAS 89014



Suite #	Use Type	RSF	Base Rent	NNNs	Total Monthly	About This Space
Suite 130	Medical Office / Standard Office	2,493	\$1.40 (NNN)	Est. \$0.36	\$4,388	100% HVAC flex space with private office plan with 3 "multipurpose" rooms (conference or private office) and 4 offices. Storage, network room, front and rear open spaces. Modern finishes, monument and building signage opportunities. Possible roll door receiving, 1 restroom, break area / lab area.

Ryan Misares, LEED® AP | Managing Director
213.309.3279 cell
ryan@systemcrelv.com
NVRED# S.0174644.LLC | CA DRE# 0185865

Kate Chandler | Associate
714.306.6213 cell
kate@systemcrelv.com
NVRED# S.0199912

**FOR MORE INFO
OR TO TOUR:**

The contents of this offering memorandum are thought to be accurate at the time of publishing. However, we makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.