

LEASE HERE

7265 DEAN MARTIN AVENUE
LAS VEGAS 89118 (COUNTY)

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

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



7265 DEAN MARTIN DRIVE
LAS VEGAS 89118 (COUNTY)

Attributes

SUBMARKET



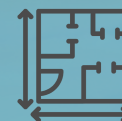
Central / Southwest
West of I-15

USE



Professional Office or
Medical Office

AVAILABLE



+/- 2,493 Rentable
Square Feet

ZONING



IP Industrial Park
(Clark County)

RATE



\$1.40 Triple Net (NNN)
Est NNNs @\$0.36
(Lease Concessions
Available)

POWER



Adequate for medical
or professional office
use

VISIBILITY



Frontage on Dean
Martin Drive, Pylon sign
visible at Warm Springs
Road

RESTROOMS



One en-suite unisex
restroom

SIGNAGE

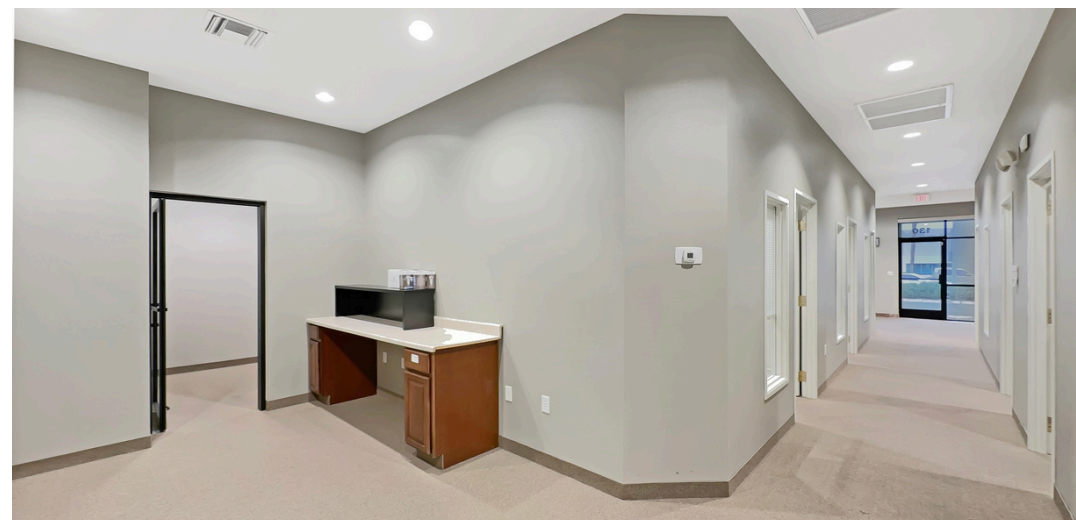


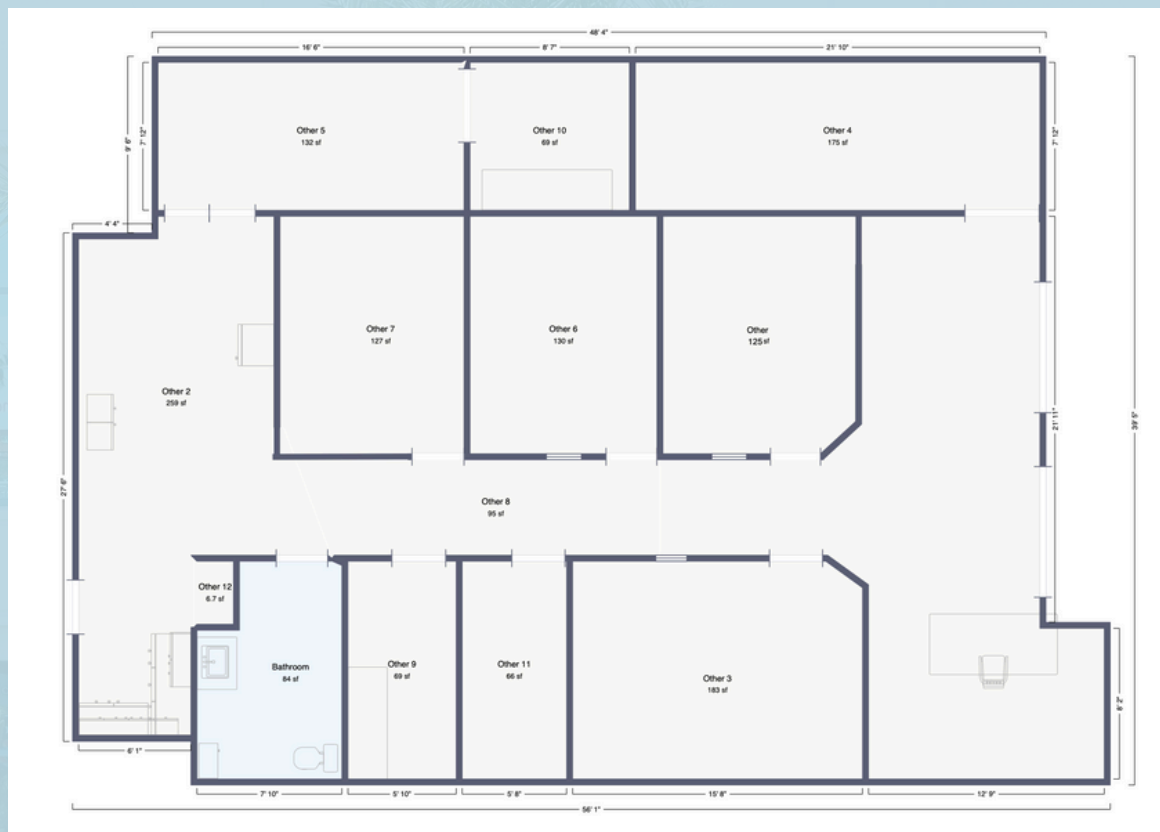
Building signage
available

PARKING



Ample 3.79 :1000
parking available





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.

**FOR MORE INFO
OR TO TOUR:**

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