

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



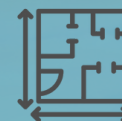
Central / Southwest
West of I-15

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

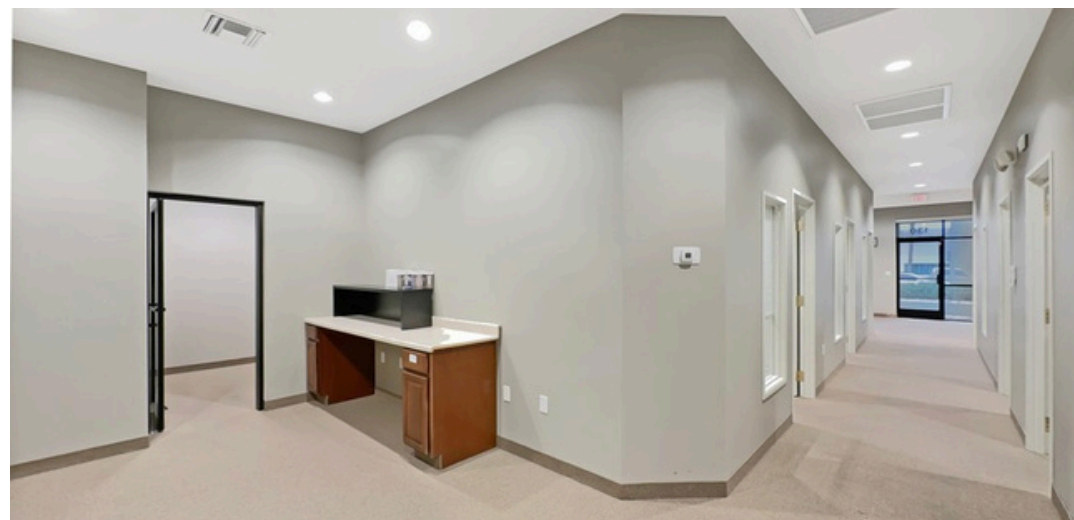


Building signage
available

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:

Ryan Misaresh, LEED® AP| Managing Director
213.309.3279 cell
ryan@systemcrelv.com
NVRED# S.0174644.LLC | CA DRE# 01858655

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

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.

© 2026 The System CRE Team at Simply Vegas - Ryan Misaresh | Kate Chandler
www.systemcrelv.com