

LEASE HERE

XYZ² CENTER

4425

WEST SPRING MOUNTAIN ROAD

4415

LAS VEGAS

89103

4455

SUITES FROM
+/- 1,558 TO 13,787 RSF

2ND GEN SPACES

UNDERGROUND AND COVERED PARKING

CLASS A BUILDING CONSTRUCTION

FACADE MODERNIZATION PENDING

DELIVERING
2026

 SPACES.

Premiering a newly available
option for creative office,
entertainment, and commerce...
...in the heart of the dynamic
Las Vegas Chinatown

*CONCEPTUAL RENDERING
OF PENDING RENOVATION



The System CRE Team @ Simply Vegas, in conjunction with Cast CRE is excited to introduce the leasing opportunity for 4425 West Spring Mountain Road, Las Vegas, Nevada (the "Property"), a +/- 75,341 gross square foot multi-building office campus on +/- 4.85 acres. This prime, infill location features over 460 feet of Frontage on Spring Mountain Road at a signalized intersection, right at the heart of Las Vegas' dynamic and world class Chinatown. The bustling district encompasses over 150 restaurants and 20 strip malls and is conveniently located just 1.5 miles west of the Las Vegas Strip. The complex currently comprises three distinct buildings and will undergo facade and interior renovations in 2026.

Building 4415, located on the southeast portion of the site, is a +/-18,864 SF two-story office building and will be the future home of IWG's SPACES coworking space for lease.

Building 4425, situated at the northeast portion of the site at the intersection of West Spring Mountain Road and Arville Street, is a three-story +/-41,925 SF office building. Building 4455, on the western portion of the site, is a single-story +/-14,552 SF office building which will be converted into multiple food concepts in 1Q 2026.

Formerly operating as single tenant assets, each of the main office buildings is now open for single or multi-tenancy. Building 4415 features eight exterior access points via exterior walkways on both the ground and second floor, with access to the second story via two stairwells and an elevator. Building 4425 offers four exterior access points on the ground floor, a central elevator core, and two stairwells.

A rare bonus is the connecting subterranean parking garage with a drive-in ramp on the south side of Building 4415, providing 63 parking spaces with direct access to the 4425 Building.

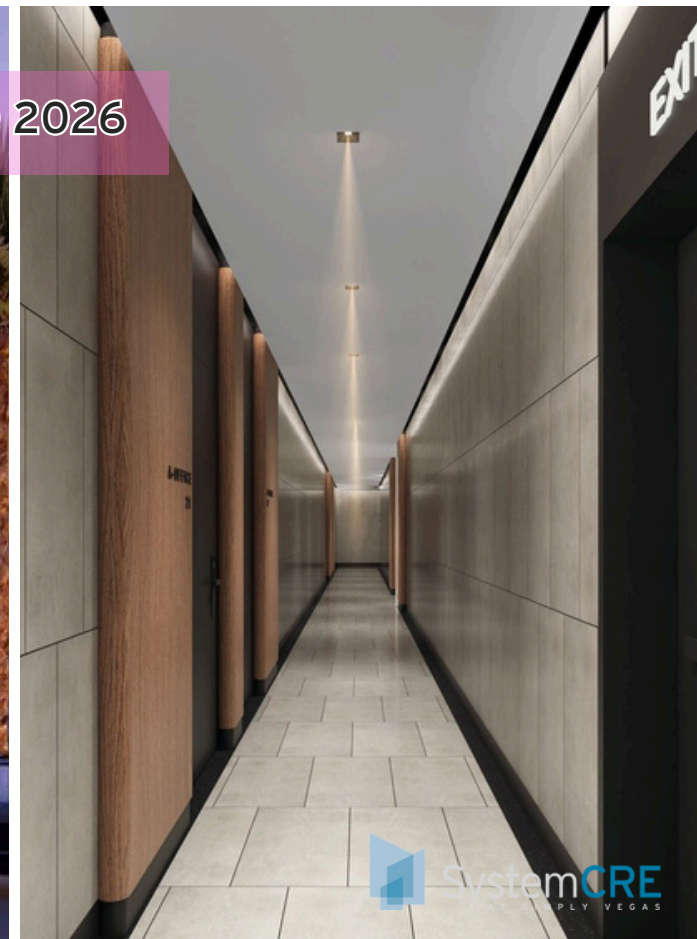
The Property comes with high-quality infrastructure and finishes, ready to accommodate new tenants. Its location in a trade area with minimal competitive class A and B office options makes this a standout opportunity. The Property also benefits from two access points off West Spring Mountain Road and one off Arville Street and offers multiple monument and building signage opportunities.

Wells Fargo currently occupies 6,106 SF for a retail branch on the first floor of Building 4425, The remaining space presents prospective tenants with a variety of possibilities. The Property is currently zoned Limited Commercial District (C-2) with the City of Las Vegas.



XYZ² CENTER

EXCITING FACADE RENOVATION COMING 1Q 2026





Attributes

SUBMARKET



Chinatown /
West Las Vegas

USE



Professional Office or
Medical

AVAILABLE



+/- 1,558 to 13,186
Rentable Square Feet

ZONING



C-2 General
Commercial Zone
(City of Las Vegas)

RATE



Negotiable NNN Rents
(TI & FREE RENT
AVAILABLE)

POWER



All buildings have
robust power for
service
(to be verified)

VISIBILITY



Unparalleled visibility
with 460' of frontage on
W Spring Mountain
(32,000 CPD) & 300'
on S Arville (13,700
CPD) (2022 Data)

RESTROOMS



Common area with
keycode, some suites
feature en suite
restrooms

SIGNAGE



Building signage or
new monument sign
placement on the
signalized corner

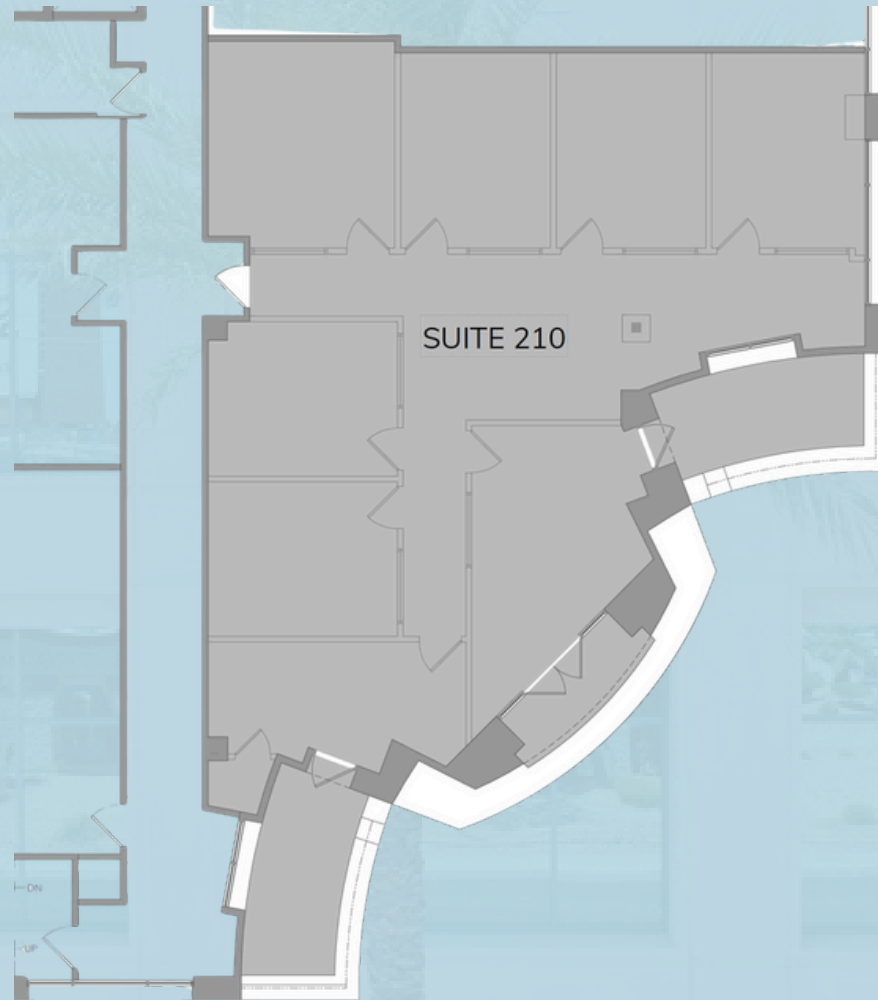
PARKING



Ample 4.3:1000
Parking with covered
& garage parking
available

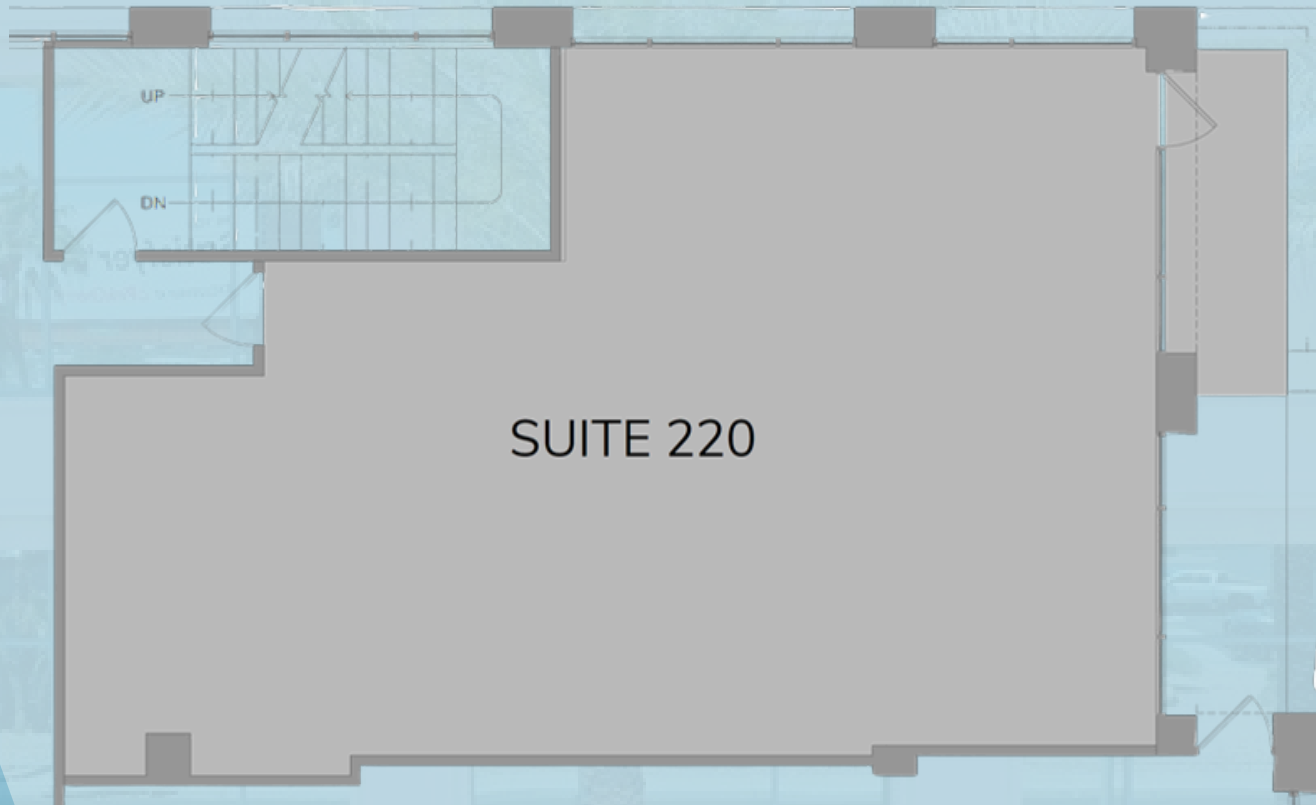


4425 Spring Mountain Second Floor



Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
4425 - 210 Second Floor	Medical Office / Standard Office	2,681	2,077	28%	\$2.25 (NNN)	Est. \$0.50	\$7,373	Class A corner private office plan with 8 offices. Excellent views of Chinatown and the Strip. Central elevator core and restroom vestibule.

4425 Spring Mountain Second Floor



Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
4425 - 220 Second Floor	Medical Office / Standard Office	1,558	1,218	28%	\$2.25 (NNN)	Est. \$0.50	\$4,285	Class A corner open office plan with balcony. Mountain views. Central elevator core and restroom vestibule in hallway.

4425 Spring Mountain Third Floor



Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
4425 - 300 Third Floor	Medical Office / Standard Office	6,000-13,186	11,476	14.9%	\$2.40 (NNN)	Est. \$0.50	\$17,400 - \$38,240	Top floor expansive bullpen uninterrupted by corridors. Few private offices, work vestibule areas, and balconies surrounding a central elevator core.

AREA MAP



A grayscale map of Las Vegas, Nevada, showing a grid of streets. A red location pin is placed in the center of the map, pointing to the location of the XYZ² CENTER. The text 'XYZ² CENTER' is overlaid on the map in a bold, black, sans-serif font. The map includes labels for various neighborhoods and landmarks, such as 'CHARLESTON PRESERVATION', 'MEADOWS', 'RANCHO DAKOTA', 'ARTS DISTRICT', 'BIRCHFIELD', 'UNIVERSITY DISTRICT', 'Paradise', and 'Spring Valley'. A blue diagonal graphic element is visible on the left side of the map.

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