

44,045 SF AVAILABLE

700 N. RANCHO DR.

LAS VEGAS, NV 89106



CUSHMAN &
WAKEFIELD

700 N. RANCHO DR.

Las Vegas, NV 89106



PROPERTY HIGHLIGHTS

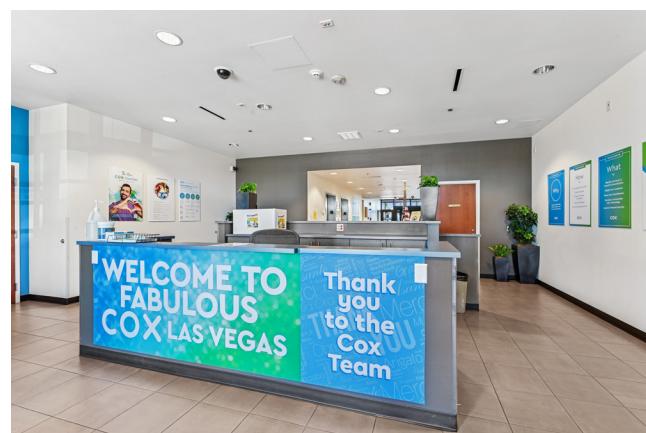
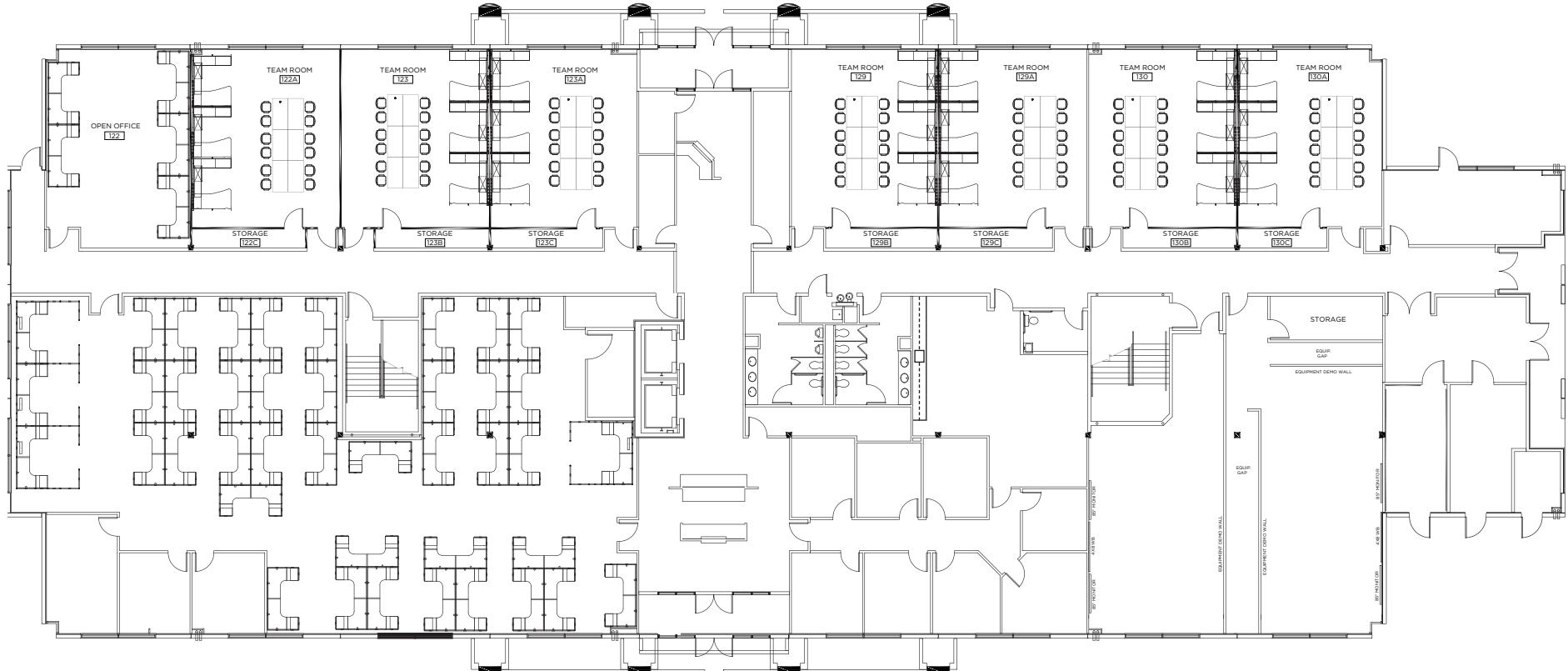
700 N. Rancho Dr. is conveniently located at the intersection of N. Rancho Dr. and W. Bonanza Rd. providing expedient access to the I-11 and I-15. This full building opportunity is ideal for larger tenants looking for a campus environment. The property enjoys many amenities near by such as: Wendy's, Subway, Starbucks, Church's Texas Chicken, 7-Eleven, and Chevron.

- **Secure Fenced Parking Area**
- **Multiple Outdoor Shaded Patio Areas**
- **Educating/Training Facility**

PROPERTY FEATURES

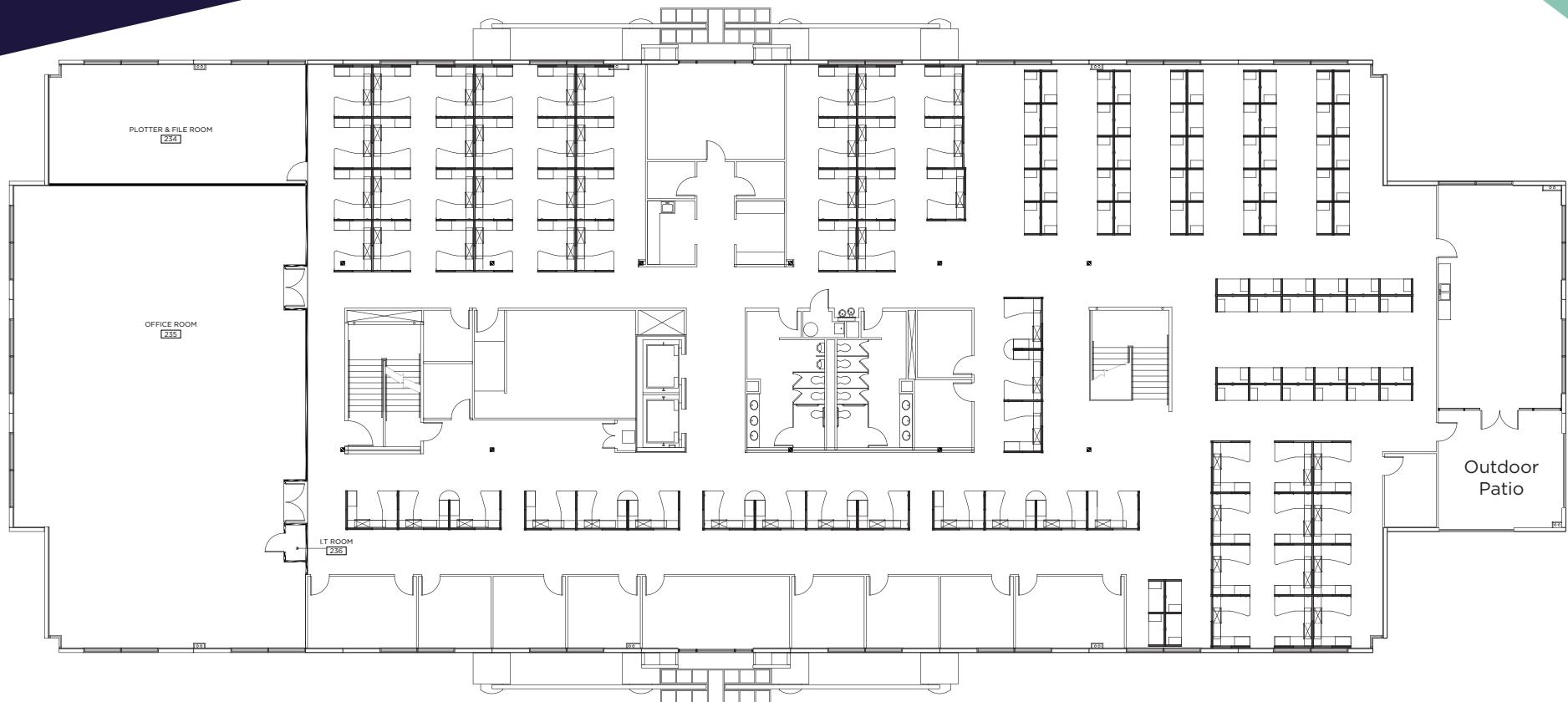
Building Size:	44,045
Space Available:	Entire Building
Rate:	\$1.50 NNN
CAM:	\$0.57
Parking:	303 Spaces
Date Available:	July 1, 2025
Emergency Generator:	Kohler

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1ST FLOOR ±22,022 SF

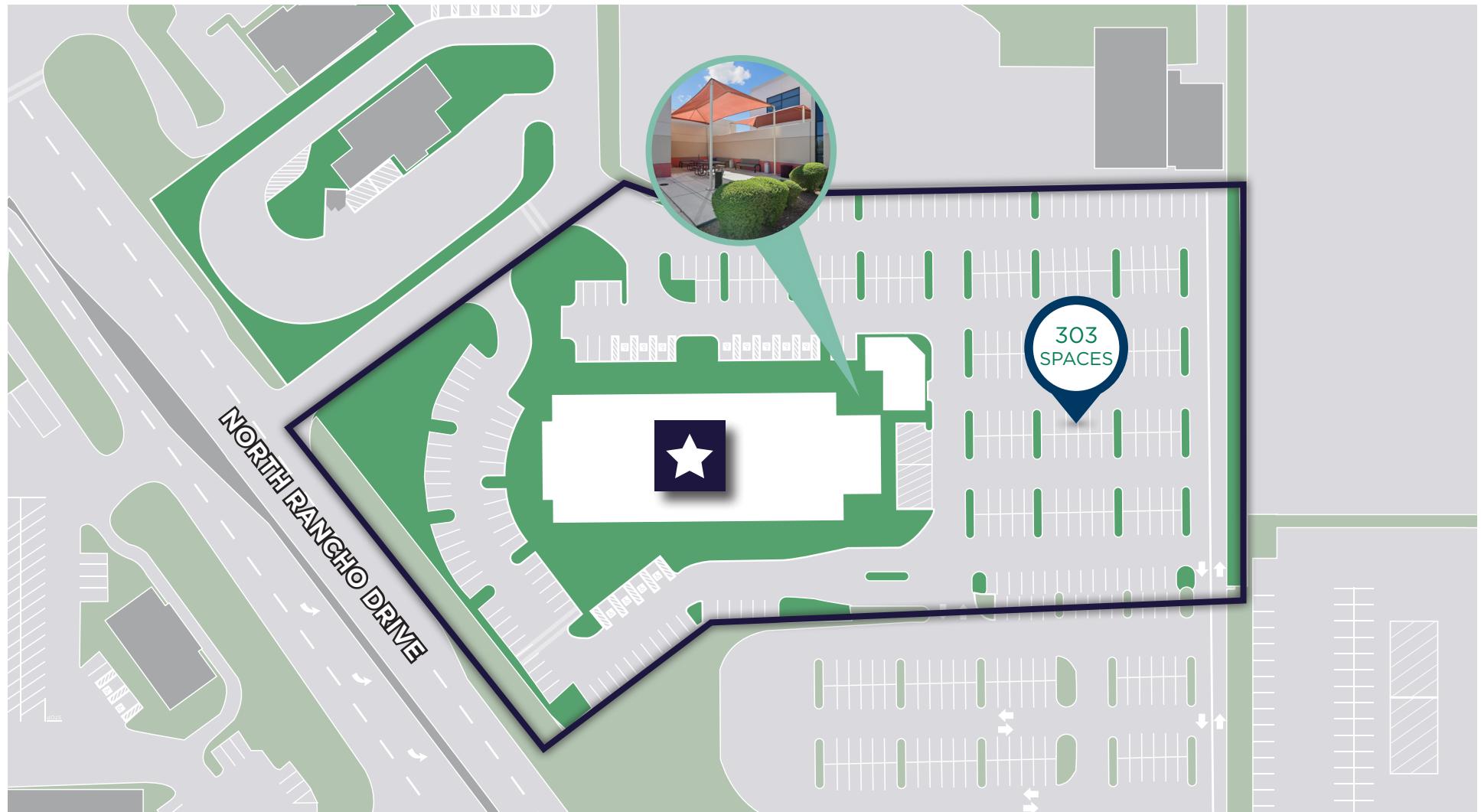
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2ND FLOOR **±22,022 SF**

700 N. RANCHO DR.
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**SITE
MAP**





FOR MORE INFORMATION, CONTACT:

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