

44,045 SF AVAILABLE

700 N. RANCHO DR.

LAS VEGAS, NV 89106



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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.

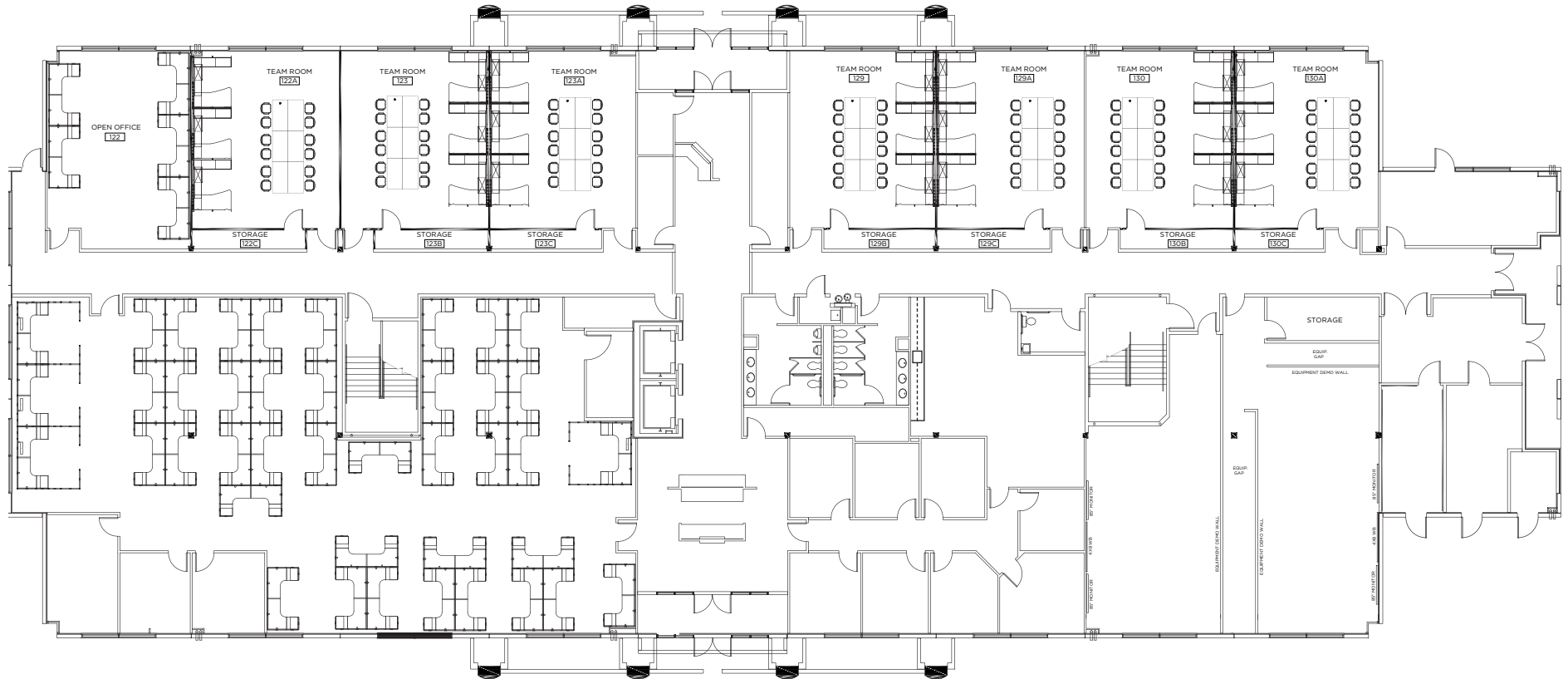
- Secure Fenced Parking Area
- Multiple Outdoor Shaded Patio Areas
- Educating/Training Facility

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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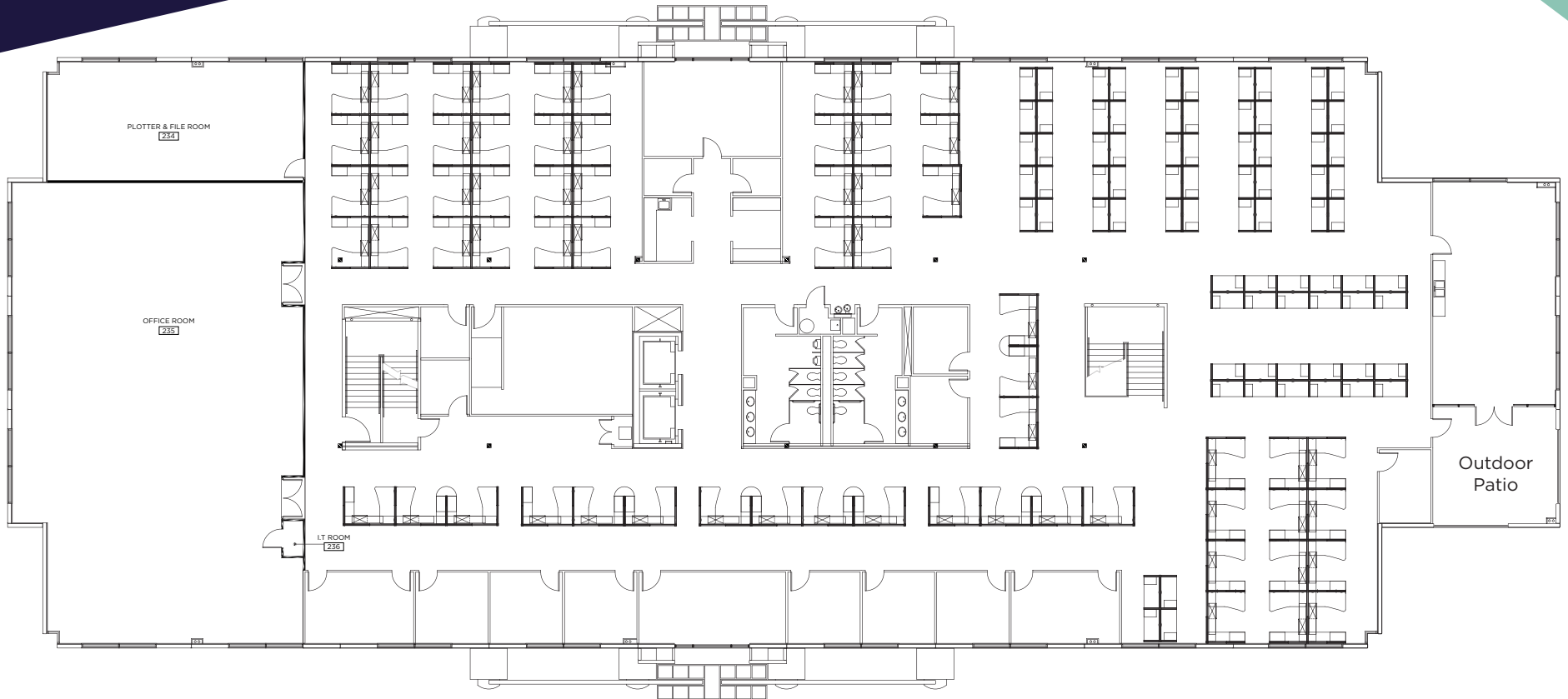
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1ST FLOOR ±22,022 SF



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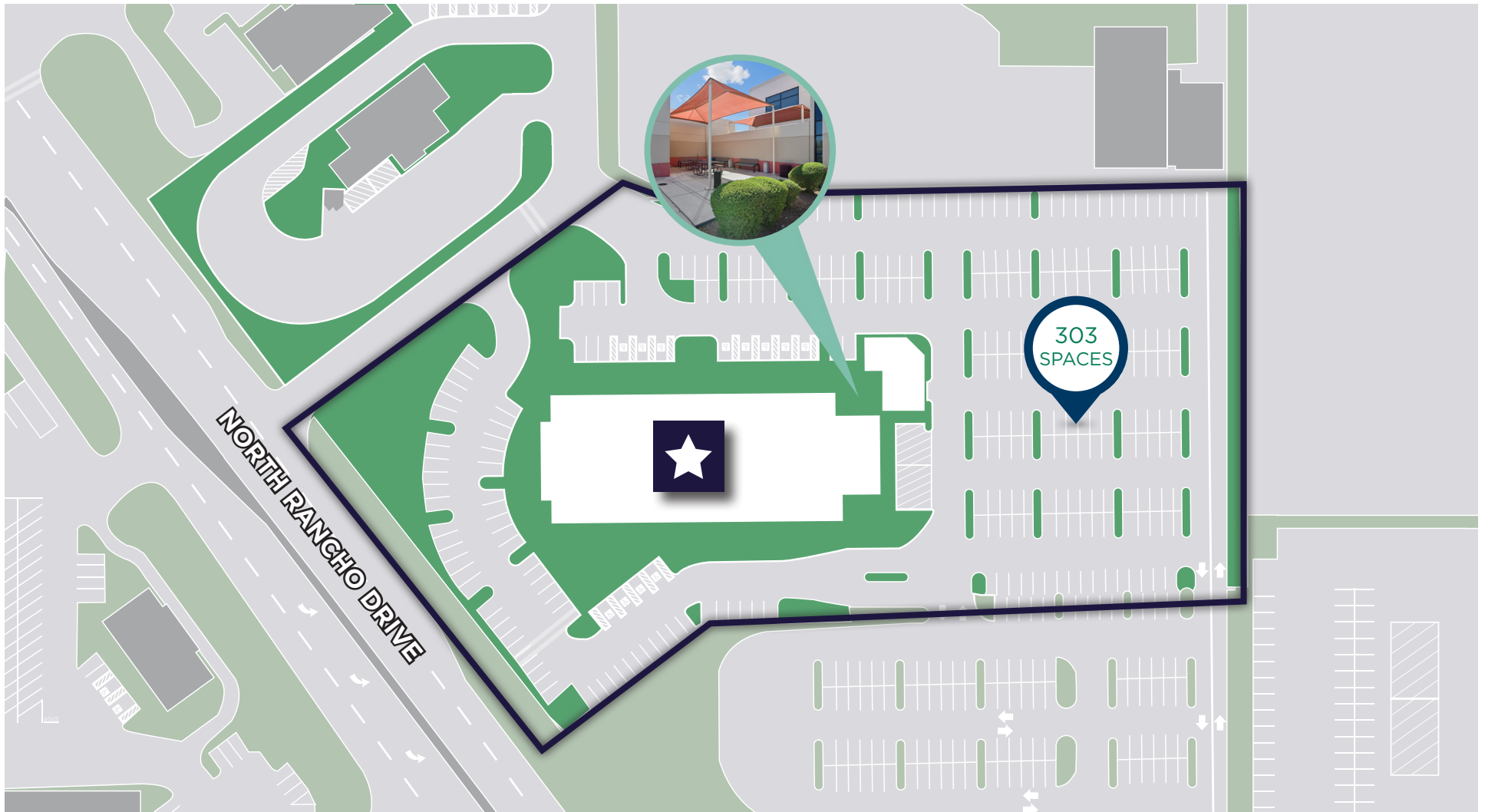
**2ND
FLOOR** ±22,022 SF



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SITE MAP





FOR MORE INFORMATION, CONTACT:

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