

FOR SUBLEASE



**4785 S Durango Dr
Las Vegas NV, 89147**

**3,030 SF
FULLY BUILT OUT**

Devon Sansone
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Property Details

SQFT: 3,030

6 Private Offices

1 Large Conference Room

Lease Rate: \$1.43 / SF

**CAM Rate: Contact
Broker**

Property Highlights

- Instant Access to I-215 Freeway
- 2nd Floor Unit
- Patio Area + Balcony
- Turn Key Office
- Open Layout
- High Traffic Counts on Durango
- Signage Available
- Located in between Summerlin and Southwest Corridor.
- Seeking Professional Services, Real Estate, Tech, Insurance agency, Consulting, Attorney, and more!!

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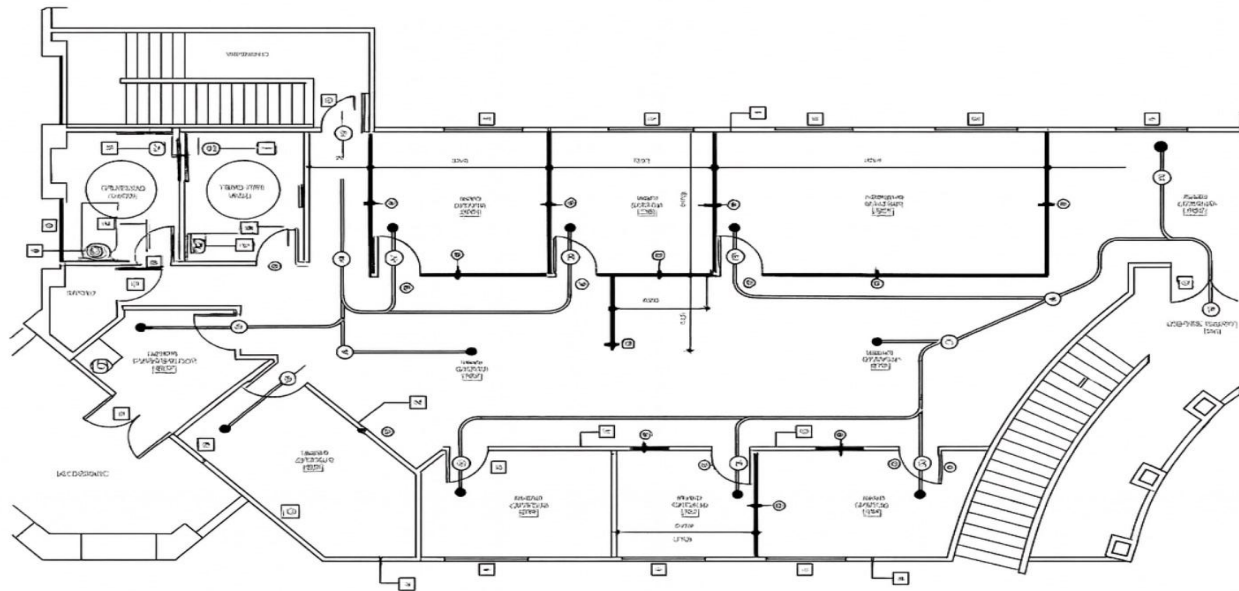
Floor Plan

Second Floor Unit

Two Private Restrooms

Kitchen Staff Lounge Area

EXHIBIT "A"
PREMISES



Aerial

15 Minutes to Las Vegas Strip

5 Minutes to Downtown Summerlin

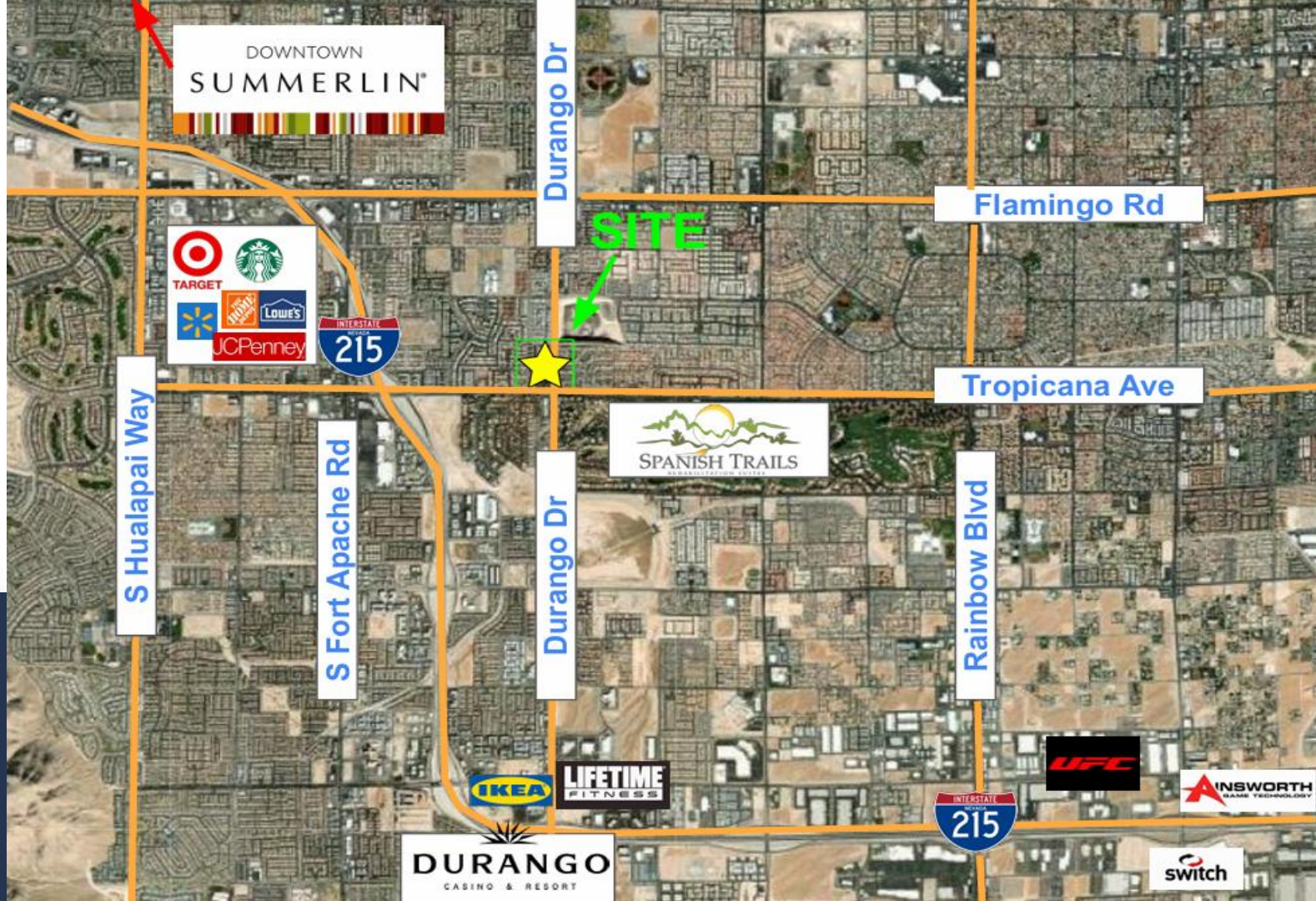
Great Access to I-215 Freeway

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POPULATION	1-mile	3-mile	5-mile
2024 Population	19,700	176,900	387,200

HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	7,800	70,500	154,500

INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$94,000	\$90,100	\$88,900

Interior Photos

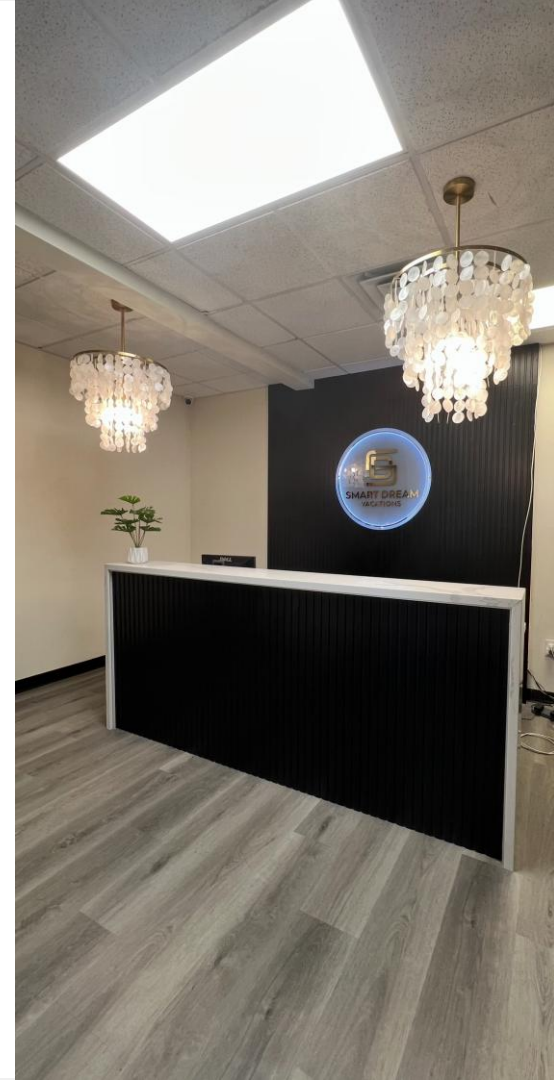


Property Overview

This 2nd-floor office suite in Summerlin South offers six private offices plus a conference room, an open and welcoming entry layout with a reception area, two private restrooms, and a private balcony overlooking the complex.

The building features a central outdoor seating area and convenient covered parking, creating a comfortable and professional environment.

Its prime location off I-215 and Durango makes it ideal for a wide range of users, including professional services, medical and wellness practices, attorneys, real estate or mortgage firms, creative and tech companies, insurance agencies, and executive office needs.



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**Contact us for more information on commercial spaces or
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