

FOR LEASE

OFFICE BUILDING

4496 SOUTH PECOS ROAD
LAS VEGAS, NEVADA 89121

EXCLUSIVELY LISTED BY

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BROKER

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BROKER #1001977 / PM PERMIT #164170

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By accepting this Memorandum, you agree to the above terms and conditions.





TABLE OF **CONTENTS**

- 01 LEASE OVERVIEW
- 02 FLOOR PLAN
- 03 PROPERTY PHOTOS
- 04 AREA OVERVIEW
- 05 PROPERTY LOCATION MAP

01

LEASE OVERVIEW

FOR LEASE

EXECUTIVE SUMMARY



EXCLUSIVE LEASE OPPORTUNITY

FOR LEASE

Prime location in the Las Vegas Valley, near freeways and close to Harry Reid International and UNLV.

Exceptional opportunity to lease a beautiful building in a desirable location.

PROPERTY TYPE / CLASS	Office / B
SQUARE FEET / FLOOR SIZE	10,290 sq ft / 5,145 sq ft
YEAR BUILT / RENOVATED	1997 / 2024
LOT SIZE / PARCEL NUMBER	0.68 AC / 161-19-216-005
LEASE PRICE PER MONTH	\$15,435
PRICE PER SF	\$1.50
PARKING	47 Spaces



THE OFFERING



EXECUTIVE SUMMARY

Discover a unique opportunity with this recently renovated two-story office building, updated in 2024. Formerly an attorney's office and currently home to a real estate management firm, this property offers flexible space in a desirable location. This versatile building is in an ideal location to lease.

Don't miss out on this excellent opportunity to lease this amazing building!



HIGHLIGHTS

- Tenancy - Single
- 2 Stories
- Parking - 47 Spaces
- Skylights
- Air Conditioning
- Balcony
- Multiple Board Rooms
- Newly Renovated in 2024

02

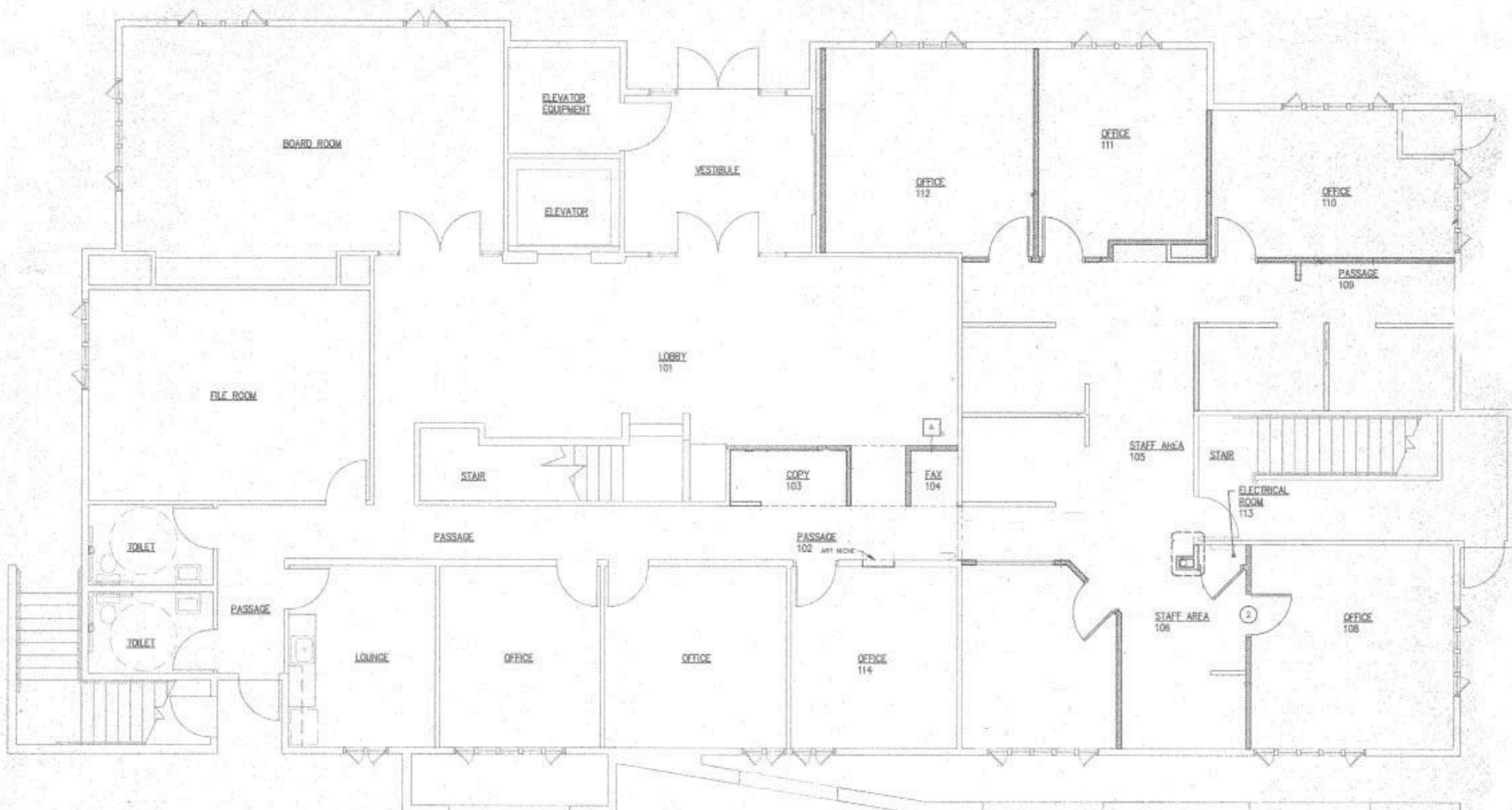
FLOOR PLAN



SITE PLAN

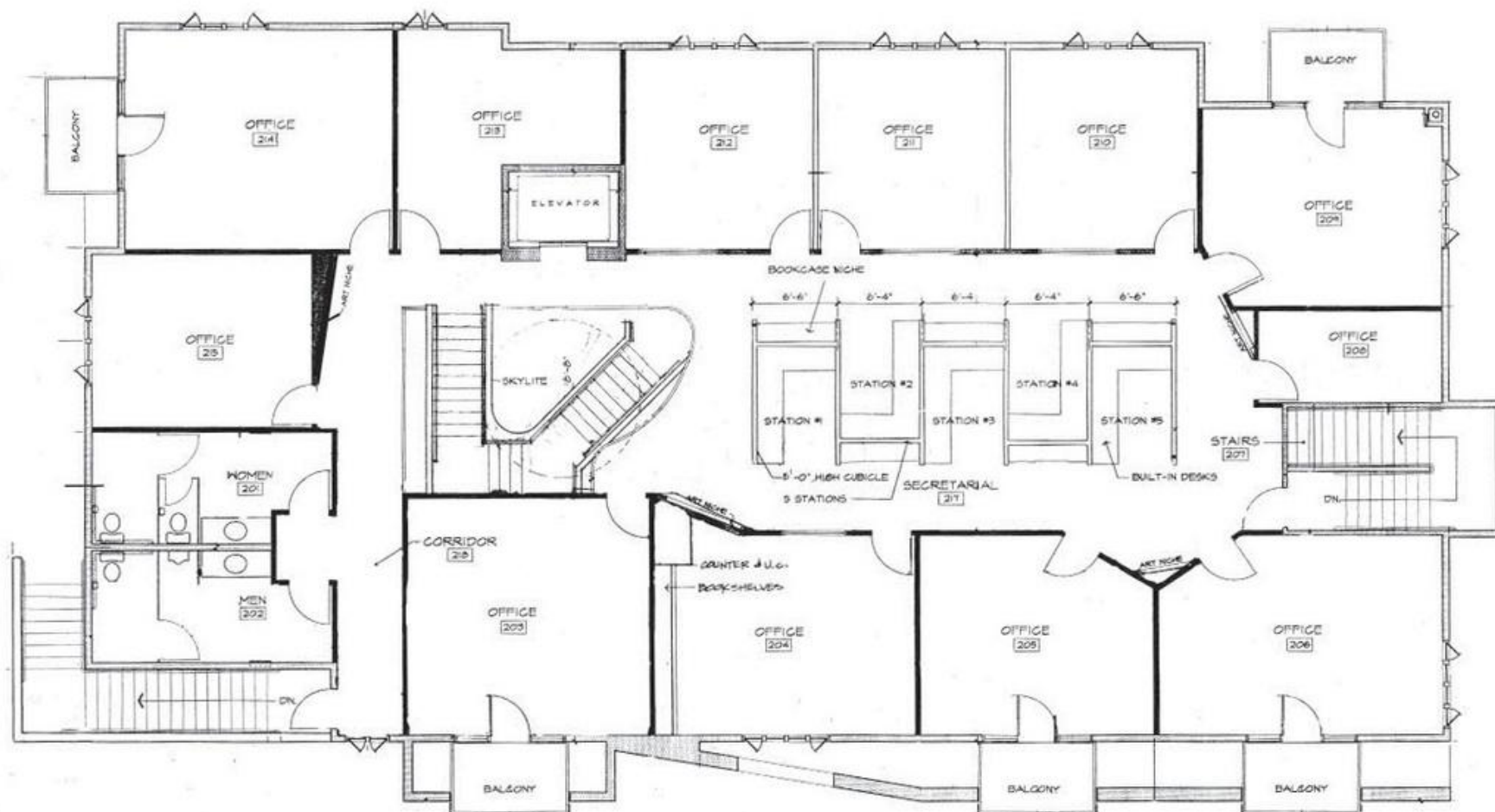
EXCLUSIVE LEASE OPPORTUNITY

FLOOR PLAN - LEVEL ONE



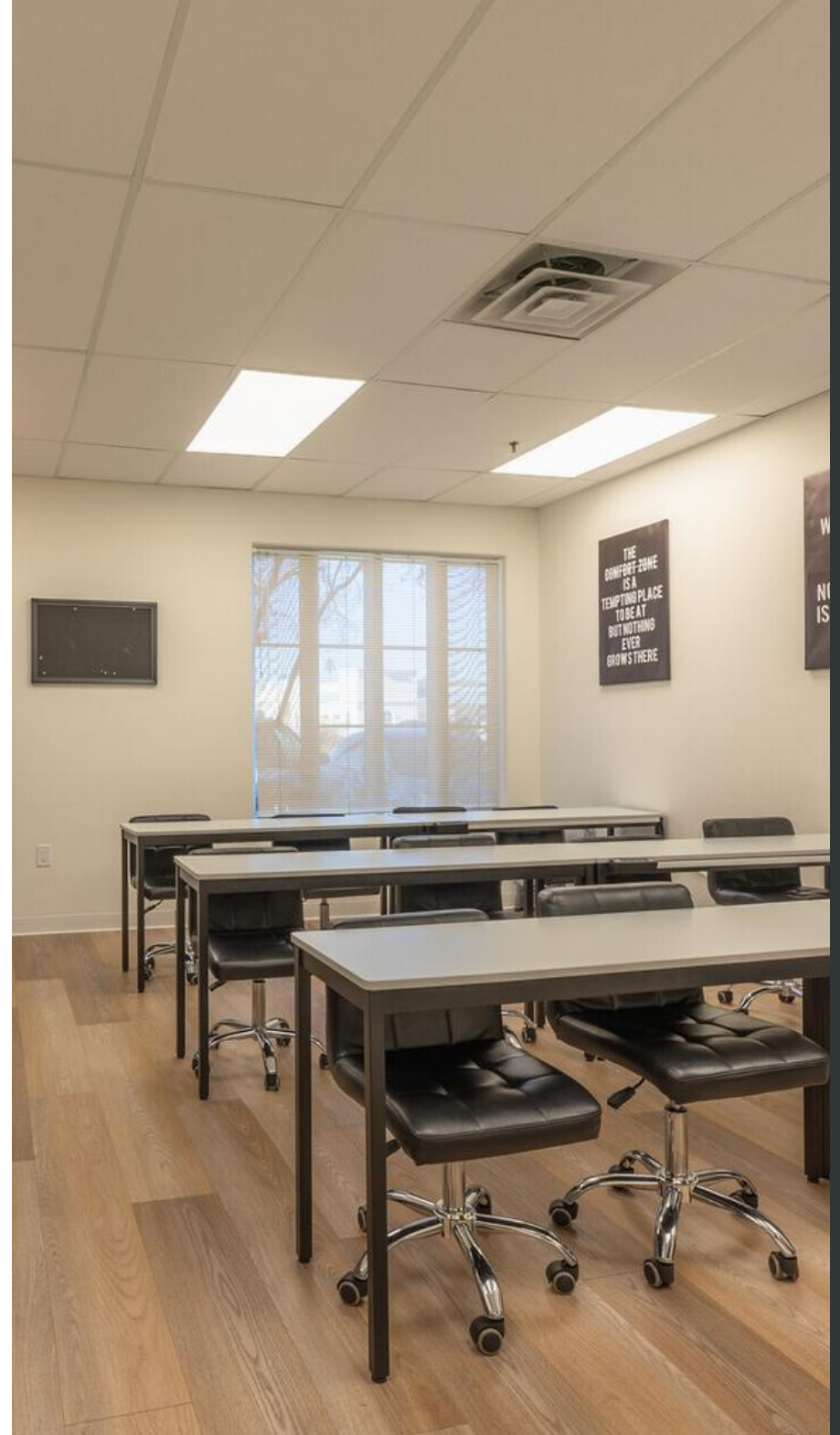
EXCLUSIVE LEASE OPPORTUNITY

FLOOR PLAN - LEVEL TWO

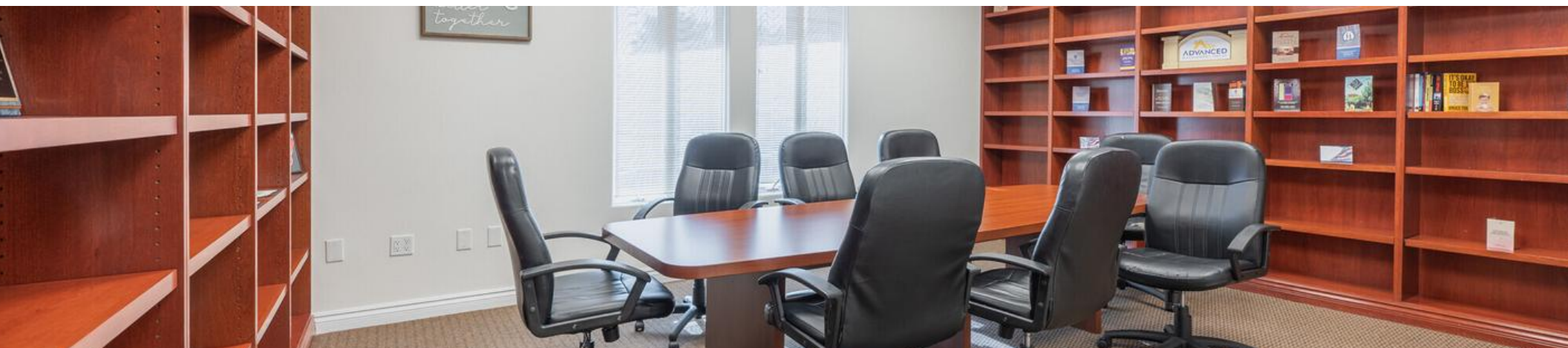
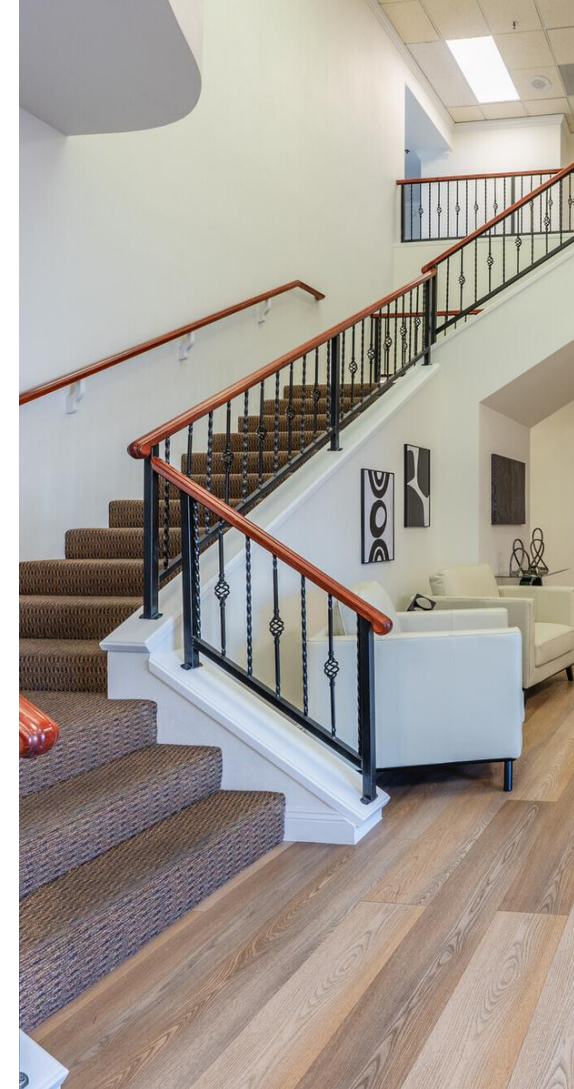


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PROPERTY PHOTOS







04

AREA OVERVIEW

AREA OVERVIEW

DEMOGRAPHICS

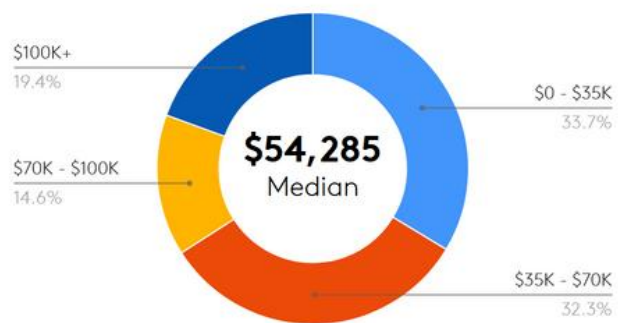
PLACES OF INTEREST NEARBY



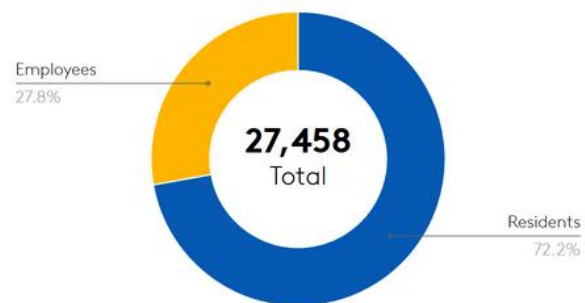
EXCLUSIVE LEASE OPPORTUNITY

AREA OVERVIEW

HOUSEHOLD INCOME



ABSOLUTE POPULATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	19,758	190,181	451,012
2024 Population	19,820	189,376	456,796
Population Growth '20-'24	0.3%	-0.4%	1.3%
2020 Households	8,340	76,694	177,294
2024 Households	8,357	76,265	180,753
Household Growth '20-'24	0.2%	-0.6%	2.0%
Average Age	43	39	39
Median Household Income	\$54,285	\$42,243	\$46,612
Daytime Employees	7,638	86,995	348,669
Total Businesses	1,135	10,721	26,327
College Degree + Higher	20%	15%	16%

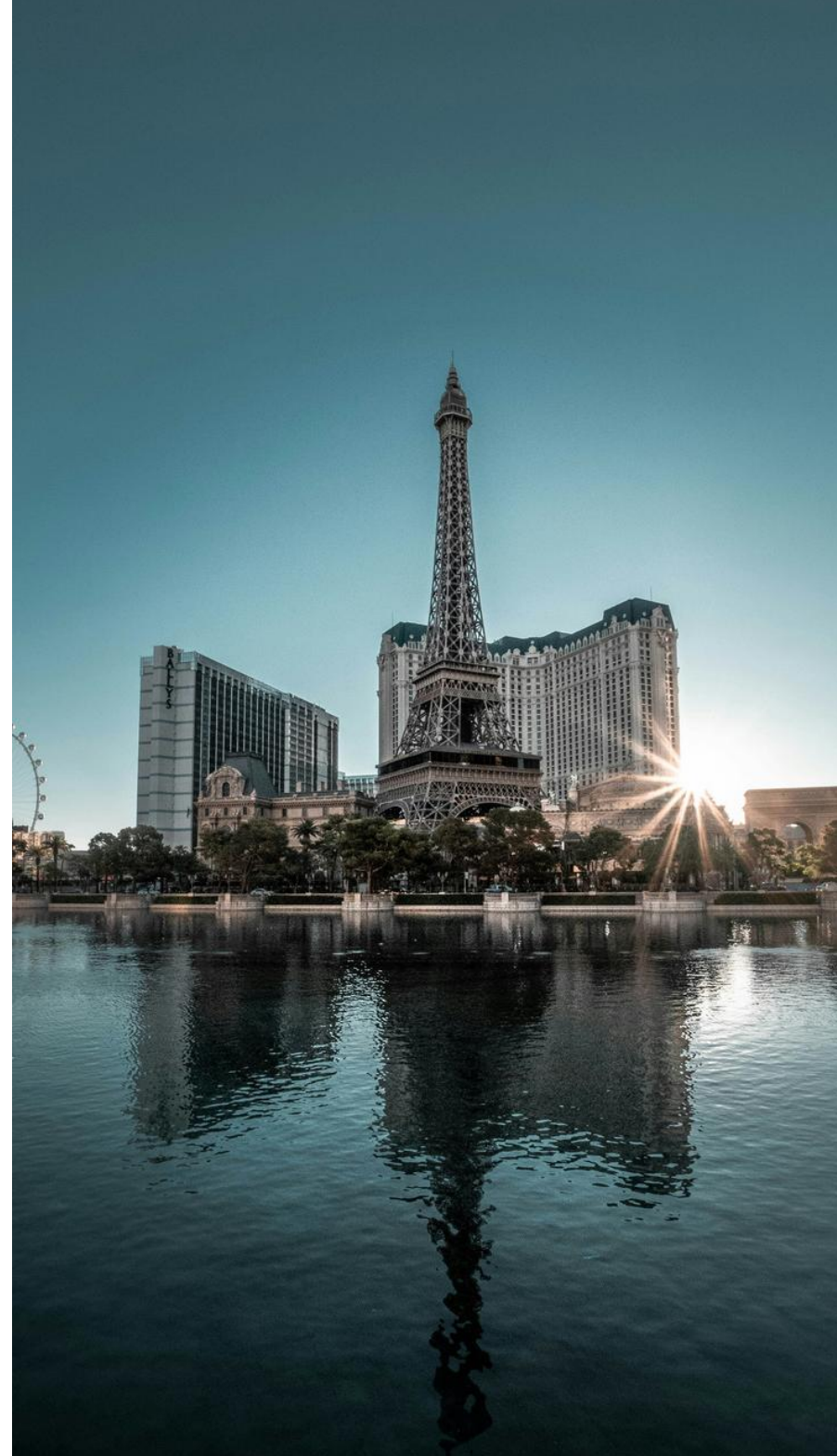
PLACES OF INTEREST NEARBY

- 1 Las Vegas Convention Center / 4.7 miles / 9 minute drive
- 2 MGM Grand Station / 4.4 miles / 8 minute drive
- 3 Bally's/Paris Las Vegas Station / 4.9 miles / 9 minute drive
- 4 Flamingo/Caesars Palace Station / 4.5 miles / 9 minute drive
- 5 Las Vegas Hilton Station / 5.0 miles / 10 minute drive
- 6 Harry Reid International Airport / 4.7 miles / 9 minute drive

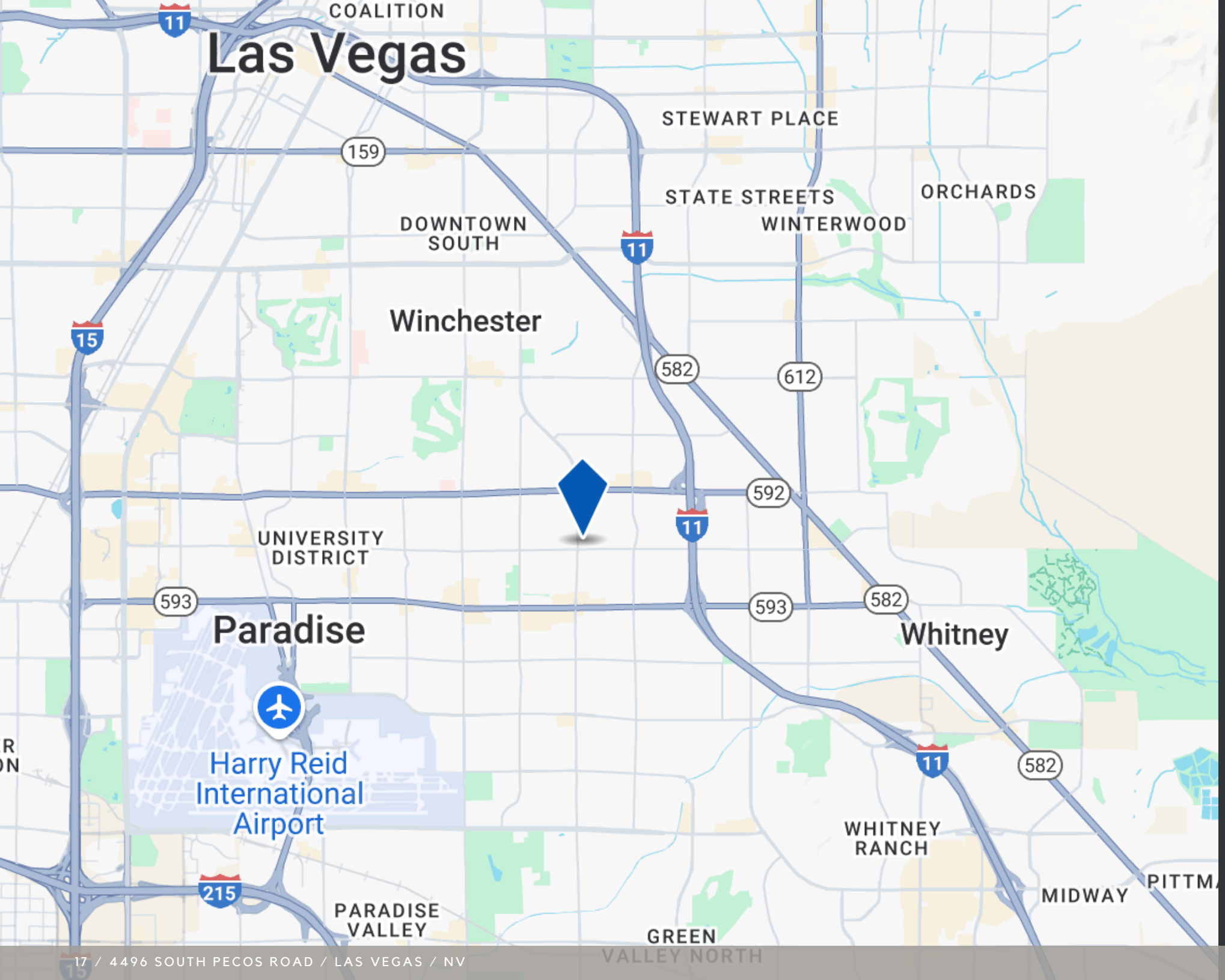


05

PROPERTY LOCATION MAP



Las Vegas





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