

OFFICE FOR LEASE



375 E WARM SPRINGS

Las Vegas, NV 89119

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PROPERTY HIGHLIGHTS

- » Excellent central location - located less than 1 mile to CC-215 and approximately 1.5 miles to the I-15 from the Warm Springs interchanges
- » Approximately 4 miles to Harry Reid International Airport
- » Ample surrounding amenities including quick-serve and sit-down restaurants, coffee shops, and retail outlets
- » Interior and exterior renovation completed in 2020 with modern, high-end finishes
- » Covered parking available and ample surface parking



\$1.65 PSF NNN
Monthly Lease Rate



± 1,401 RSF
Suite 100



± 16,669 RSF
Suite 103
Can be demised!



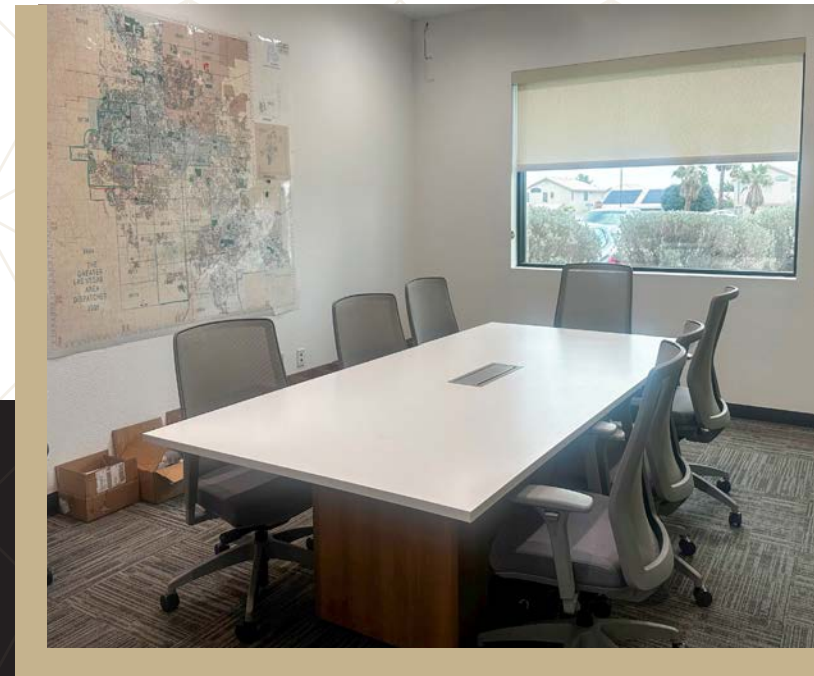
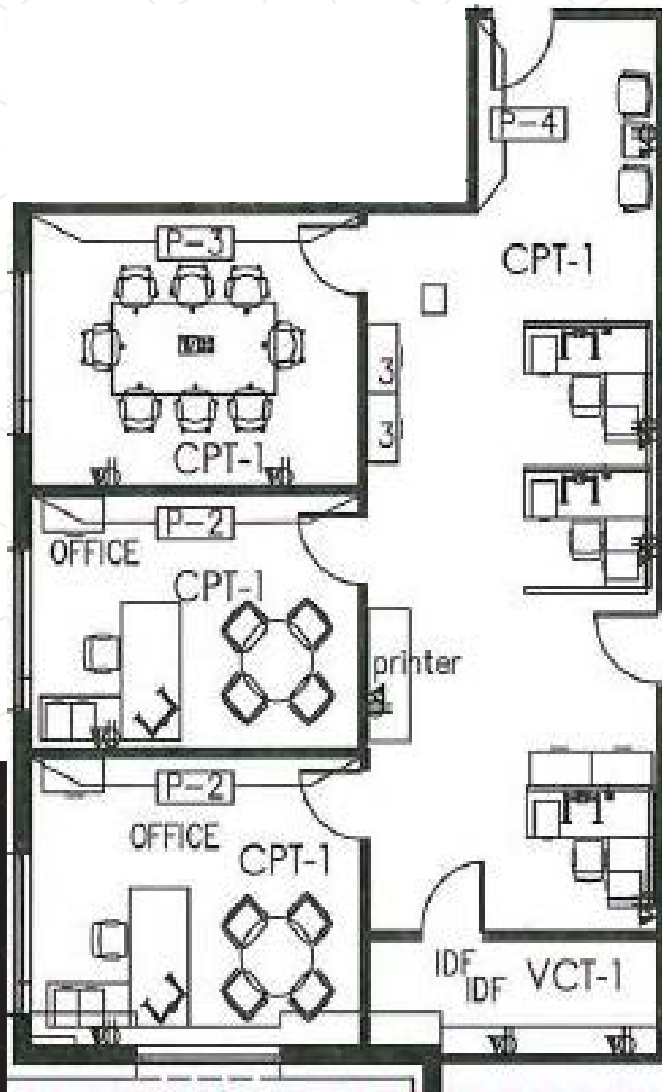
± 7,554 RSF
Suite 104



FLOOR PLAN

SUITE 100: ± 1,401 RSF

Available in 30 Days



FLOOR PLAN

SUITE 103 ± 16,669 RSF

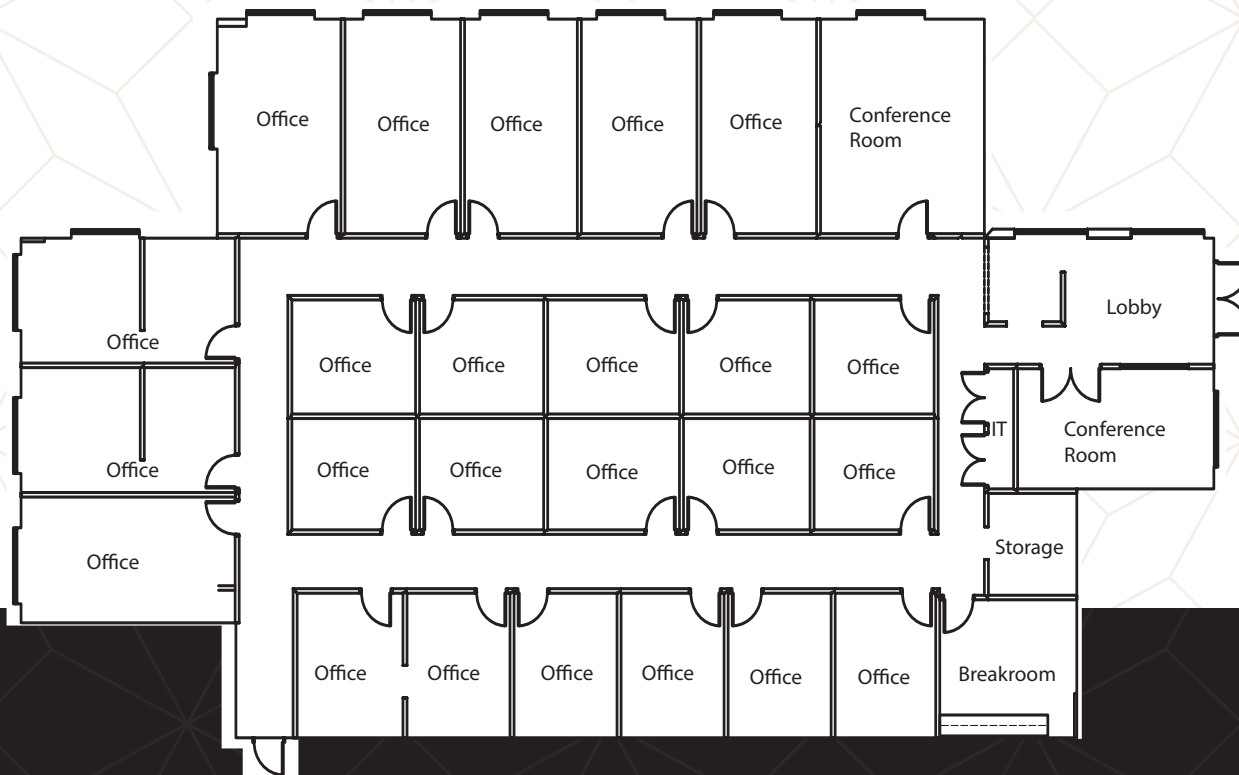
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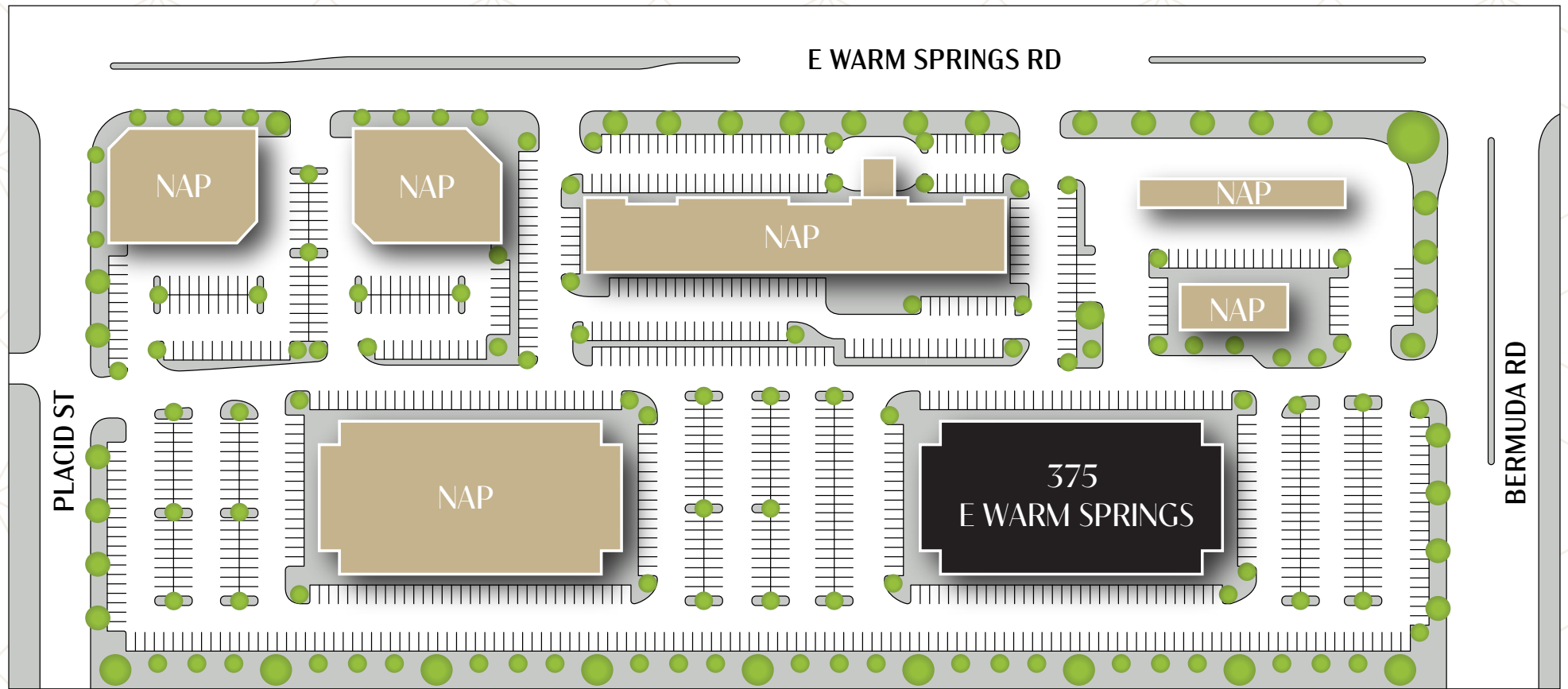
FLOOR PLAN

SUITE 104 ± 7,554 RSF

Available April 1, 2026



SITE PLAN



AREA AMENITIES







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