

Wynn Road Business Center

5385 Wynn Road, Suite B, Las Vegas, NV 89118

Colliers



FOR LEASE

±24,673 Total SF

Brian Riffel, SIOR

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Property Overview

Colliers is pleased to present 5385 Wynn Road, a ±51,027 total SF Freestanding Building. The property has an excellent Southwest location with easy access to Las Vegas Boulevard, I-15 and I-215.

Available to ±24,673 SF Suite B



±10,800 sf Two Story Office



±51,027 Total SF



Zoned IL (Industrial Light)



24' Minimum Clear Height



Property Highlights

- Showroom / Distribution Space
- 277/480 Volt 3-Phase Power
- Fully Fire Sprinklered
- Three (3) 8'x10' Dock-High Loading Doors
- One (1) 12'x14 Grade Level Loading Door
- Easy access to Las Vegas Boulevard, I-15 and I-215
- Lease shall be written as a Modified Gross Lease
- Available April 2026

CONTACT US

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Site Plan

 For illustration purposes only. Not to scale.



Base Rent \$1.10 NNN
\$27,140.30 per month

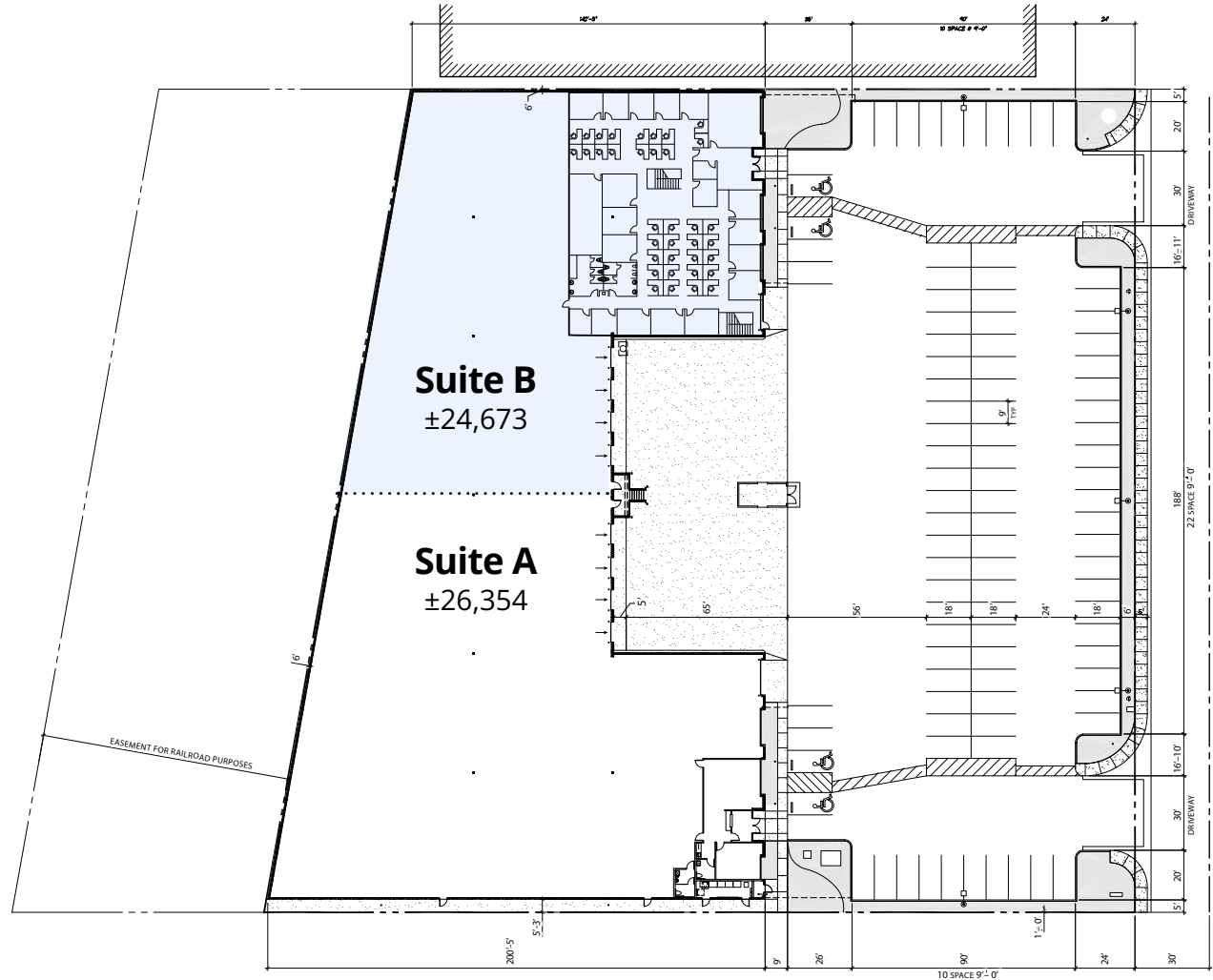


Est. NNN
0.25 per month



Gross Total
\$33,308.55 per month

Lease shall be written as a
Modified Gross Lease AIR Format



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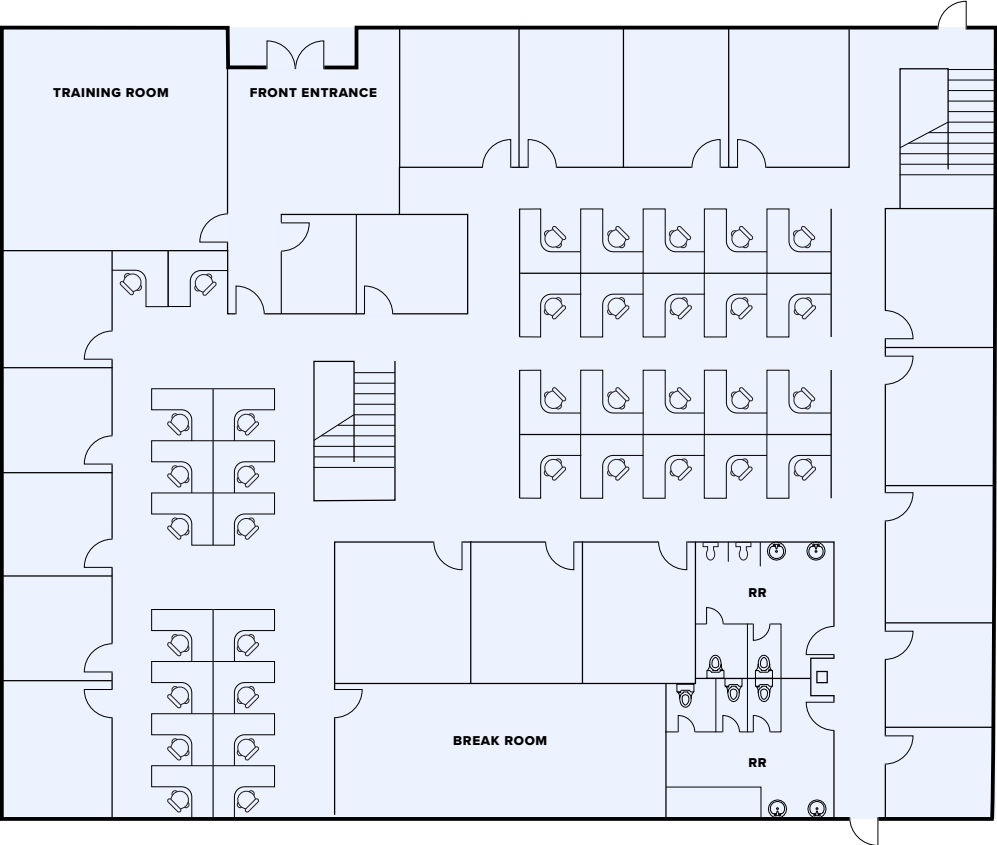
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First Floor

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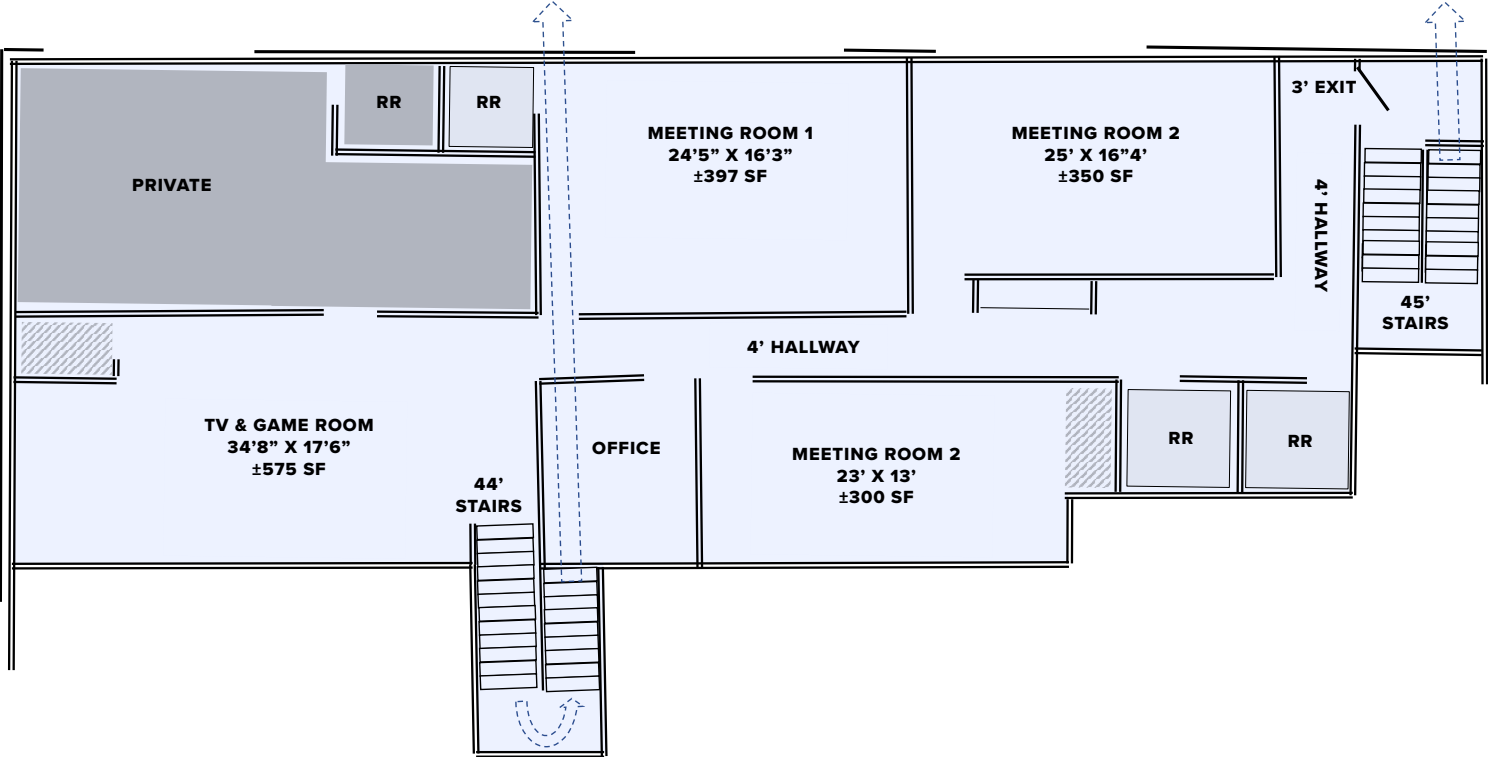
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Second Floor

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Site Aerial



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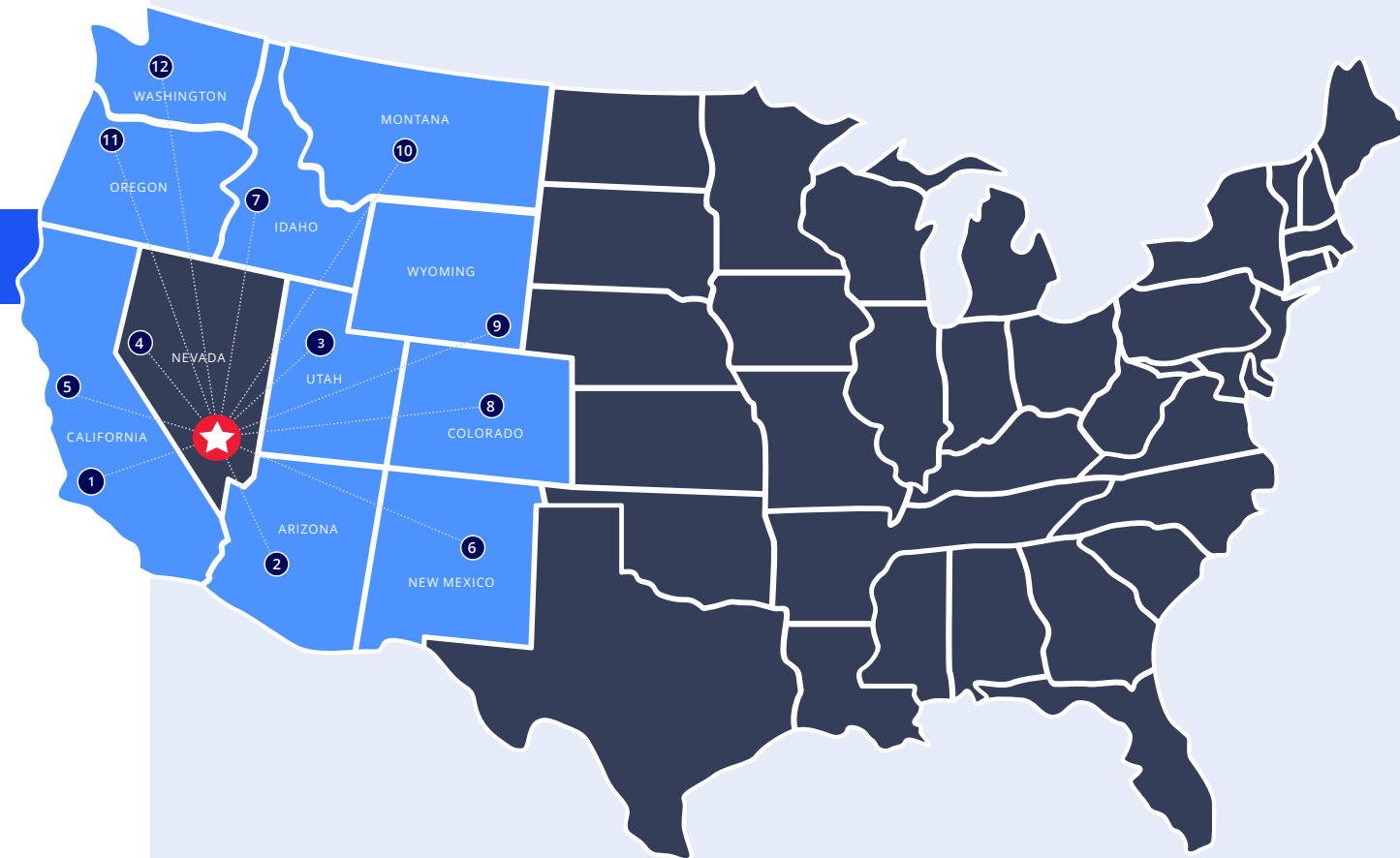
One-Day Truck Service

2.3M+ Residents in Southern Nevada

Colliers

Access to serving over 77 million+ people within a one day truck drive.

23.1% of U.S. Population



- | | |
|--|---|
| 1 Los Angeles
265 Miles
3h 54min | 2 Phoenix
300 Miles
4h 39min |
| 3 Salt Lake City
424 Miles
5h 50min | 4 Reno
452 Miles
6h 55min |
| 5 San Francisco
562 Miles
8h 20min | 6 Santa Fe
634 Miles
9h 8min |
| 7 Boise
634 Miles
9h 31min | 8 Denver
752 Miles
10h 45min |
| 9 Cheyenne
837 Miles
11h 52min | 10 Helena
907 Miles
12h 31min |
| 11 Portland
982 Miles
15h 44min | 12 Seattle
1,129 Miles
16h 52min |

Nevada Tax Climate

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

Business Assistance Programs

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

ABOUT COLLIERS

\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals



Colliers is a global diversified professional services and investment management company operating through three industry leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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