



**Unique, Upscale, Urban Sophistication**

**4810 W. University Avenue**  
Las Vegas, NV 89103

# SITE PLAN

## Property Overview



Building SF  $\pm$ 5,630



Parcel #  
162-19-210-002



Year built: 1998



Parking Spaces: 8



Sprinklers: Yes



Land Size: .24 acres



12'x14' Grade Door: 1



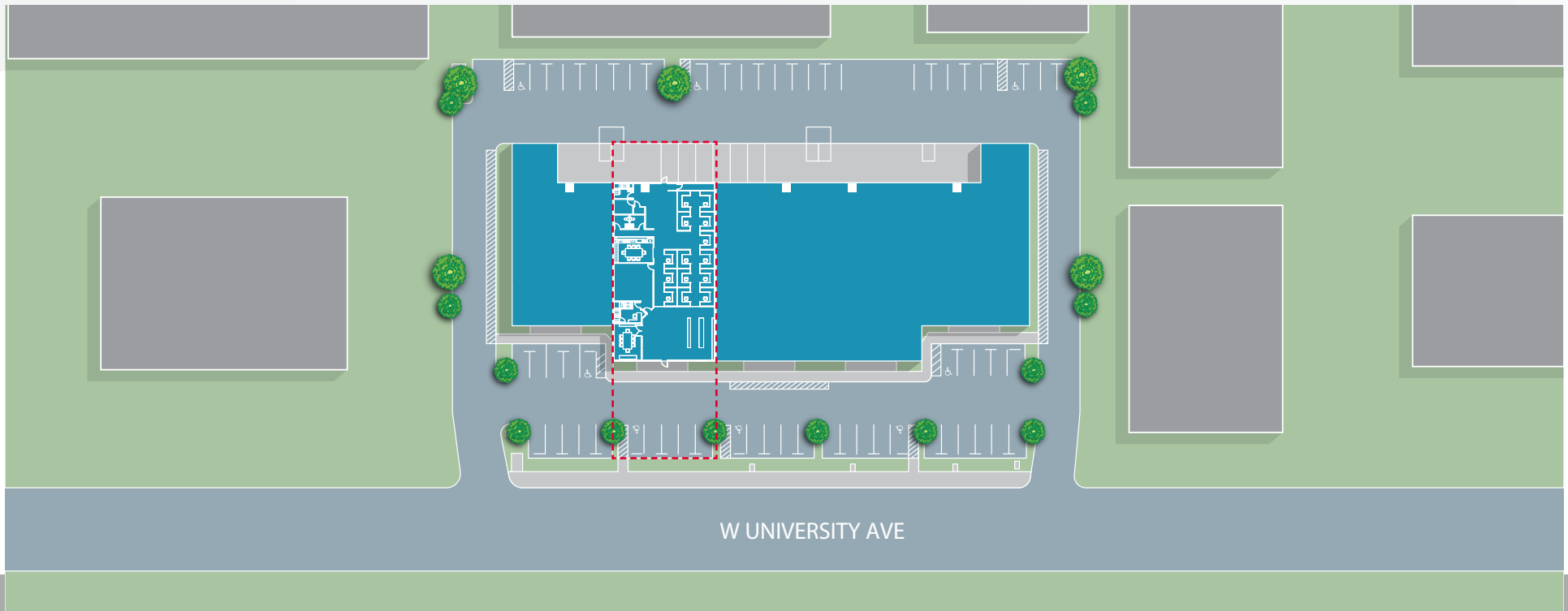
Zoning: Industrial  
Light (IL)



Clear Height: 16'-18'



800 Amps,  
120/208V  
Buyer to verify

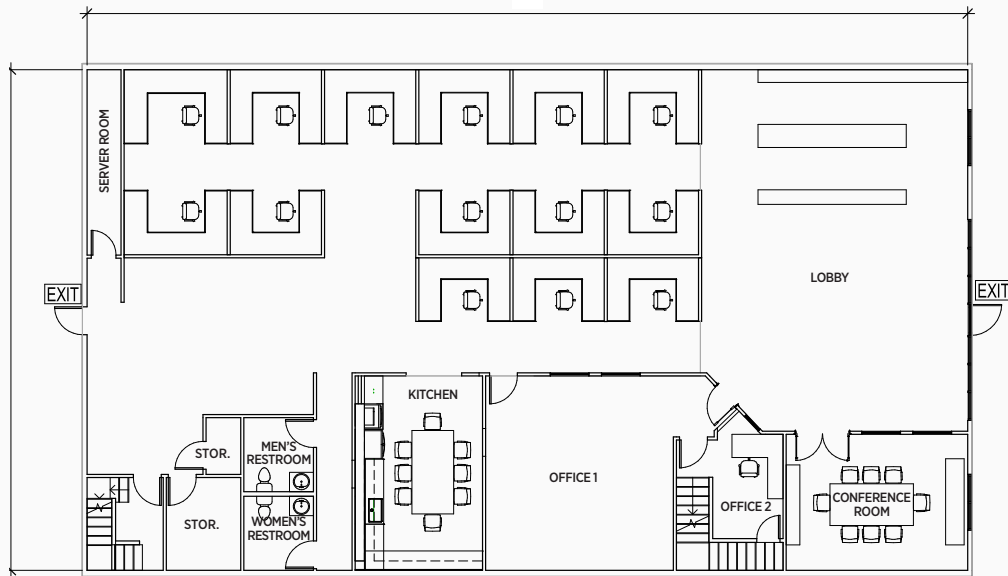


## Functional Design

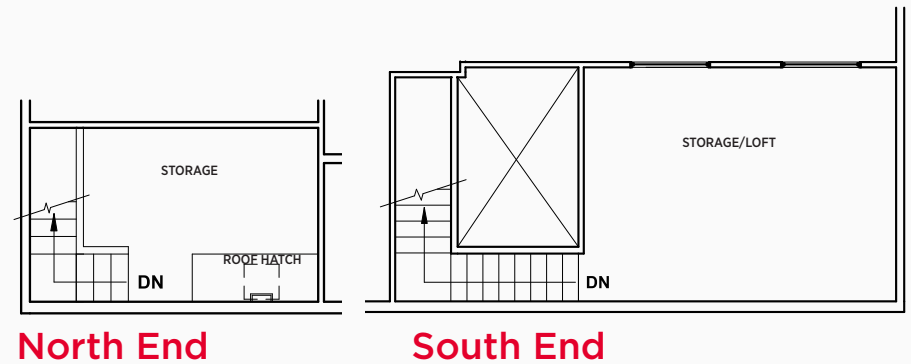
This one-of-a-kind building offers a rare opportunity to acquire a highly improved workspace at the heart of the Las Vegas Valley. The building can be purchased with or without the existing, exquisite furnishings.

# FLOOR PLANS

## Ground Floor



## Mezzanine



## Property Features

### GROUND FLOOR HIGHLIGHTS

±5,280 Total SF

Open lobby, open cubicle work area, two offices, kitchen, conference room, two restrooms, server room and three storage areas.

### MEZZANINE HIGHLIGHTS

North End Mezzanine Storage  
±50 SF open area

South End Mezzanine Storage  
±300 SF open area



# PROPERTY IMAGES





# AERIAL MAP



## Superior Location

This prime industrial property is at the center of Las Vegas's Southwest submarket. It is considered the premiere area of Las Vegas due to its close proximity to the resort corridor, the Las Vegas Strip, T-Mobile Arena, Allegiant Stadium and Harry Reid International Airport as well as provides immediate access to the I-15 freeway via Tropicana Avenue and Flamingo Road.







For more information, you may contact

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