

DEAN MARTIN | BUSINESS CENTER

I-15 Frontage - Build to Suit Office Space!



±52,371 RSF

Office Space For Lease

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Space Available

**±52,371 RSF
FULL BUILDING**

**Can be demised*



Lease Rate

**\$2.25 /
RSF NNN**



Property Overview

Introducing a brand new, build-to-suit office building, advantageously located with I-15 frontage, less than a mile from the Blue Diamond interchange. This build-to-suit opportunity offers unparalleled accessibility and optimal building signage, exposing your brand's presence to the 150,000 average cars per day on the I-15. Situated approximately 5 miles from the vibrant Las Vegas Strip, Town Square Las Vegas, St. Rose Parkway interchange, and Harry Reid International Airport, this location provides unmatched surrounding amenities and convenience.

**SECURE YOUR
BUSINESS' NEW
OFFICE SPACE
NOW IN ONE OF
LAS VEGAS' MOST
DYNAMIC LOCATIONS.**

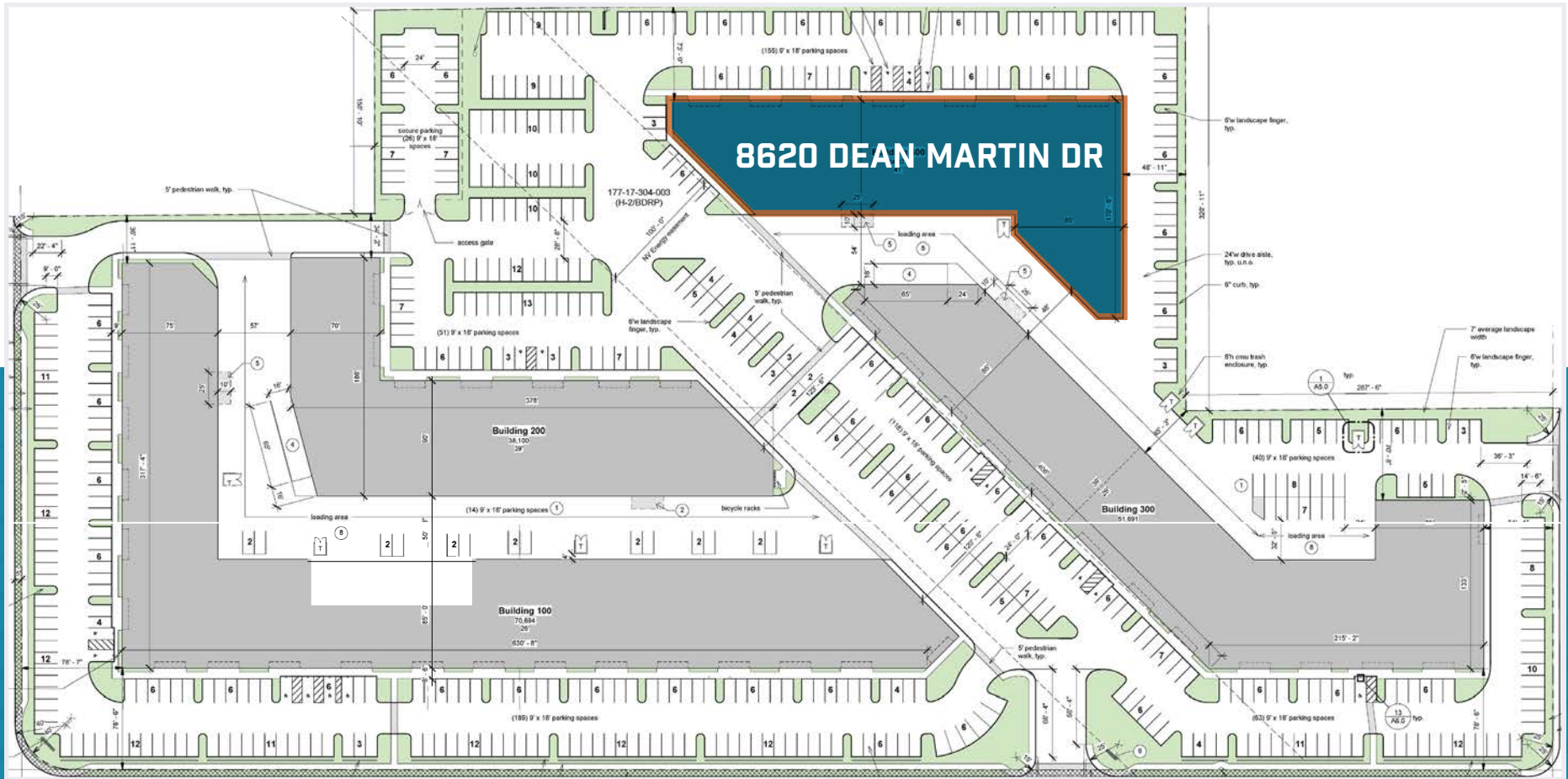
Site Plan

I-15 Freeway



W Wigwam Ave

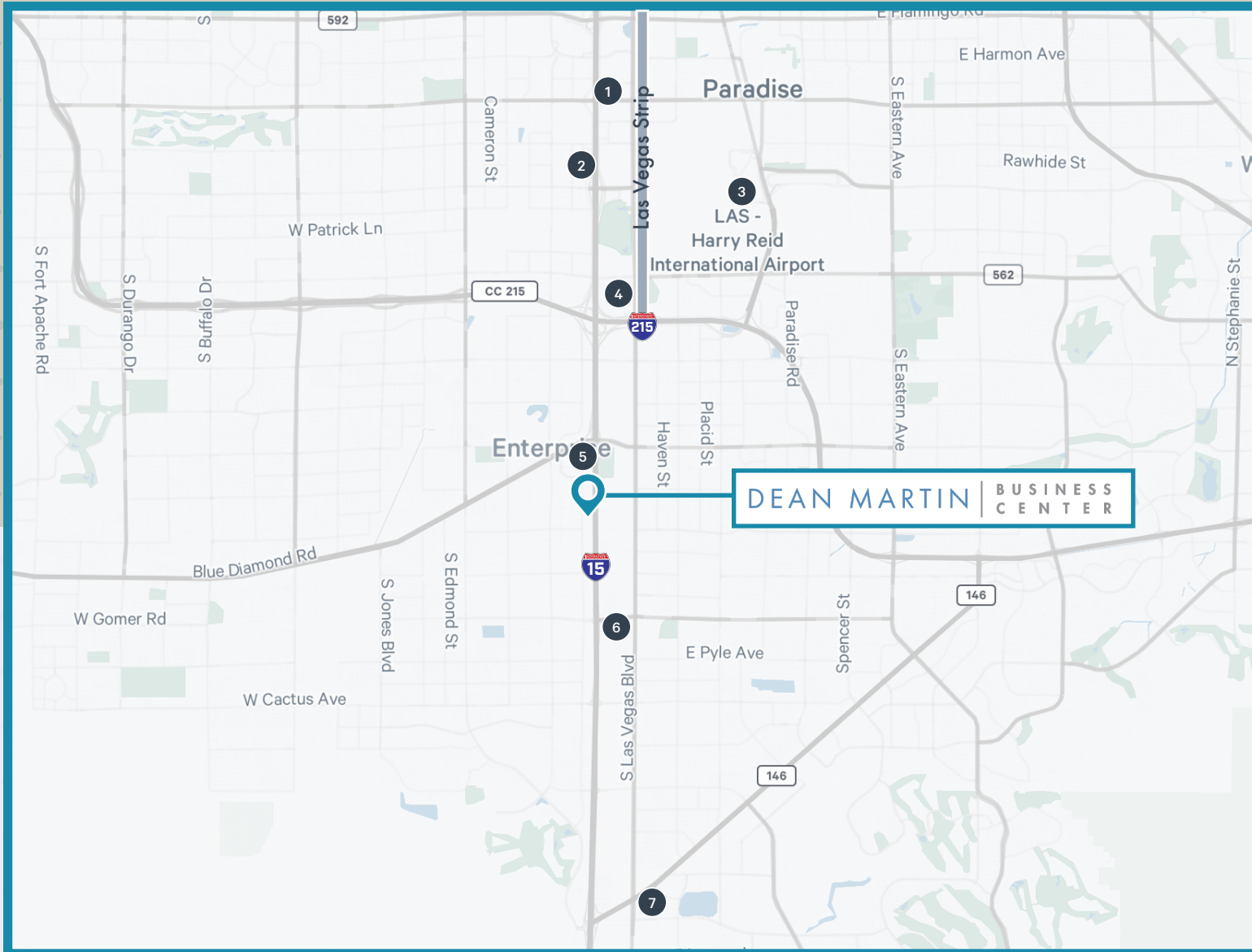
W Ford Ave



Dean Martin Dr

±52,371 RSF OFFICE SPACE

Nearby Amenities



1 T-Mobile Arena

2 Allegiant Stadium

3 Harry Reid International Airport

4 Town Square Las Vegas

5 Silverton Casino Lodge

6 South Point Hotel Casino & Spa

7 M Resort Spa Casino

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