



±800 SF FULLY FURNISHED OFFICE SPACE AVAILABLE

FOR LEASE

3223 E. Warm Springs Road

LAS VEGAS, NV | 89120

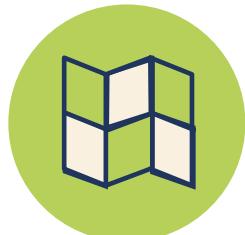
CBRE

Property Highlights

3223 E. WARM SPRINGS ROAD | LAS VEGAS, NV 89120



Move-in ready suite with open office area, a shared conference room, a shared breakroom, and a private restroom



Plug-N-Play Option - Furniture Fixtures & Equipment Available



Conveniently located with easy access to the I-15 Freeway and I-215 Beltway, close proximity to numerous restaurants to retail, banking, shopping centers and Harry Reid International

**±800 SF
AVAILABLE**

**\$1,500 FSG
TOTAL MONTHLY RENT**

MONTHLY RATE INCLUDES UTILITIES AND JANITORIAL

**MONUMENT
SIGNAGE**

AVAILABLE

**IMMEDIATE
AVAILABILITY**

Demographics

3223 E. WARM SPRINGS ROAD | LAS VEGAS, NV 89120

	1 MILE	3 MILES	5 MILES
2024 Population	12,758	126,554	362,923
2029 Population	12,765	130,858	420,469
2024 Households	4,927	53,614	170,157
2029 Households	4,961	54,479	176,584
2024 Average Household Income	\$134,233	\$116,782	\$105,574
2029 Average Household Income	\$149,196	\$129,602	\$117,329



Area Overview

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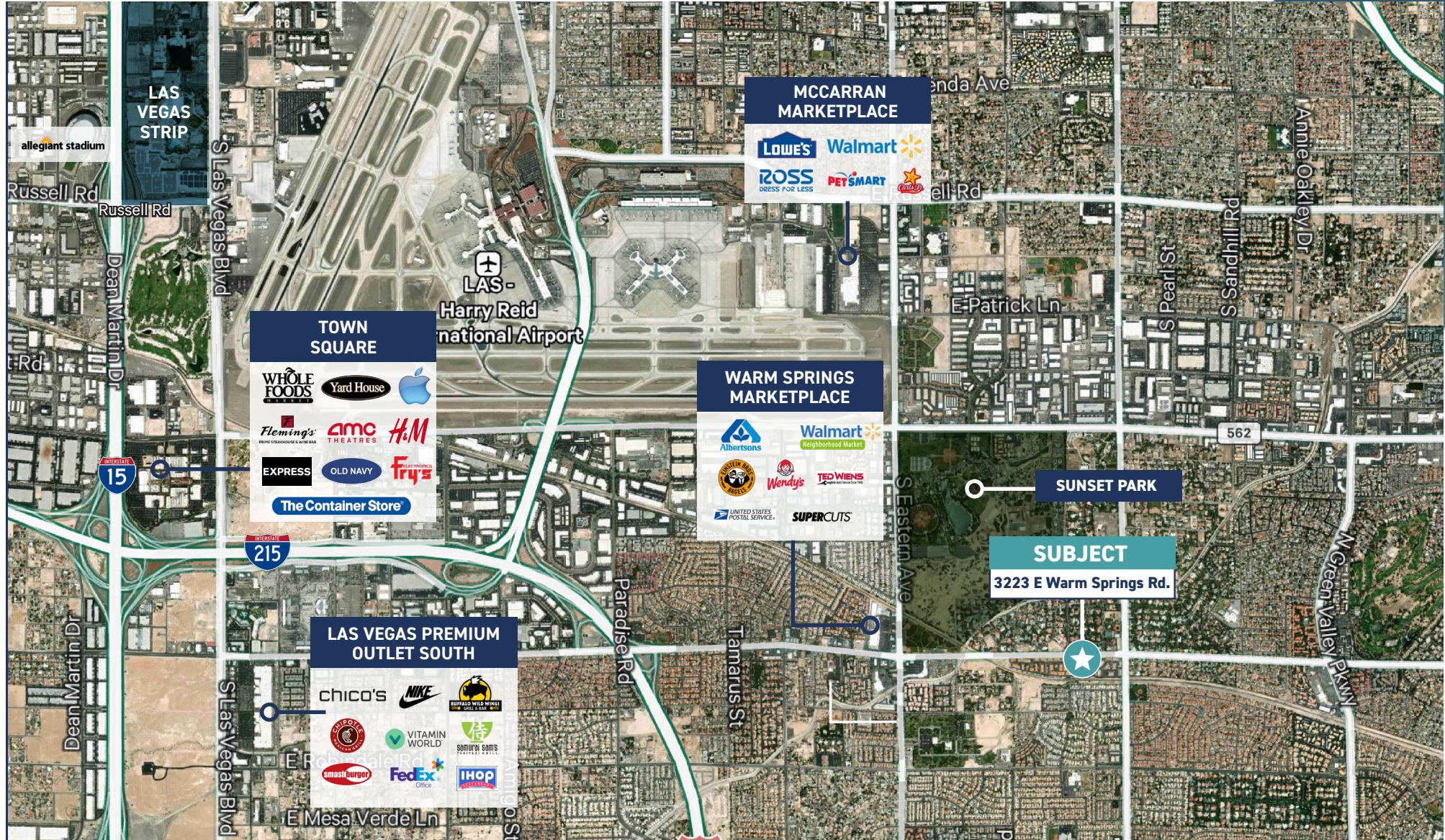
Situated along Warm Springs Road in the Airport submarket, the office park boasts a great central location between Henderson and Summerlin, with easy access to the I-215 Beltway via Warm Springs Rd. It's close proximity to major retail centers, a variety of dining options, the Harry Reid International Airport, and the Las Vegas Strip makes the Property a desirable location for any business owner.

Plug-N-Play Option
Furniture Fixtures &
Equipment Available



Surrounding Area Overview

3223 E. WARM SPRINGS ROAD | LAS VEGAS, NV 89120



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CONTACTS

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